

ADDINGTON PARISH COUNCIL
Minutes of an Extraordinary Meeting held on the 6 August 2014 at 19:00hrs
in the Pavilion, Park Road.

Present: Cllr. A. Holmes – Chairman for this meeting, Cllrs. Mrs. M-F. Bailey, Mrs. M. Castle, Mrs. P. Garrett and Mr. P. Robinson
2 members of public

1. APOLOGIES FOR ABSENCE:

Cllrs. Mr. S. MacDonald-Gay and Mrs. J. Grey

2. DECLARATION OF INTERESTS:

There were none.

3. MEMBERS OF THE PUBLIC:

Two representatives from the RGA attended the meeting and expressed their gratitude to Members for their co-operation throughout the whole process of deregistering the trackway around the village green and in the preparation of the Deeds of Easement and a Management Agreement.

4. SIGNING OF THE DEEDS OF EASEMENT FOR ACCESS OVER THE TRACKWAY AROUND THE VILLAGE GREEN FOR MEMBERS OF THE RESIDENTS GREEN ASSOCIATION

Members were reminded that there are three parties to the Deeds: the Parish Council, the property owners (as on the Land Registry titles), and the management company. Representatives from the RGA, Mr. P. Catt and Mr. S. Alexander had been given 2 copies of each Deed and had arranged for all the residents concerned to sign both copies. Their signatures were witnessed and Mr. P. Catt and Mr. S. Alexander, as the management company directors, had also signed both copies.

At this meeting it was **resolved** that Cllrs. Mrs. A. Holmes and Mrs. P. Garrett signed each copy of the Deed on behalf of the Parish Council and the Clerk signed each copy as a witness. The Parish Council will keep one copy for its own records and the property owners will then be issued with one copy. It is down to each property owner to register the Deed of Easement with the Land Registry. The Clerk will arrange for the Parish Council's copies to be stored at KCC archives.

The Chairman thanked all Members and Mr. P. Catt and Mr. S. Alexander for all their help and support in reaching this successful outcome. Cllr. Garrett and the Clerk, in particular, were thanked for all their hard work and research in preparing the application for deregistration. The representatives of the RGA and the Parish Council are delighted with the outcome and the fact that the process is a good example of communities working together. It was **resolved** that the Clerk would prepare an article giving details on this initiative which will be sent to be hopefully included in the local newspapers and other local government publications.

5. PLANNING APPLICATIONS:

1) TM/14/02084/FL – Blackmans, Trottscliffe Road, Addington, ME19 5AZ Proposed erection of triple bayed detached garage with office above

Resolved: *We object. We are concerned about the impact of the vertical scale of the proposed building and the harm to the residential amenity of the neighbouring properties. We would like to request that this application is considered by the Area 2 Planning Committee. We are disappointed that the applicant continues to submit amendments which by the nature of their bulk and scale represent an over development of a prominent site at the entrance to our village. You may recall that the visual impact and scale and bulk of the*

original proposals were of concern. We would be happy to see a double single garage with a low profile roofline and see no need for the proposed garage with office space above.

2) **TM/13/01535/OAEA – Kings Hill Phase 3, West Malling, ME19 4QG**
To consider a Consultation Response Statement to the above application.

Resolved: In summary we still object.

We have considered the response to the arguments presented by HOW Consulting to each of the areas we originally raised and listed below and have the following observations:

Original observation: *We would dispute the given traffic flow data and have concerns about the effect these proposals will have on the neighbouring villages and the A20. The current proposals for business use would mean that people would be driving into Kings Hill to work or travelling around Kings Hill to get to work in the morning. The new proposals to add to the housing stock will mean that more people will be leaving Kings Hill during the morning peak times to get to school or work in areas outside Kings Hill. The reverse situation will occur in the evening. This would create more problems with queues at peak times in the morning and evening and will have a detrimental impact on the surrounding villages with more traffic on already established rat-runs which are affecting the safety of parishioners in our rural villages.*

Response: *An explanation of the methodology used to collect the data has not been given. We would disagree that an increase in residential development and a consequential decrease in commercial development would lead to a substantial reduction in traffic generation at peak times. You clearly accept that there is no secondary school provision and surely not enough employment opportunities for residents living in the proposed housing so surely this will aggravate the current problem of traffic queuing along the only, and inadequate access road to the A26 during peak times. The recent closure of Seven Mile Lane for essential roadworks is surely a better indication of the impact of increased trip generation caused by the proposed increase in residential properties. The area was grid-locked and already established rat-runs were inundated with speeding and frustrated drivers. Parishioners complained about pets being killed and dangerous roads within these rural villages.*

Original observation: *Air Quality on the A20, the A228 and in the surrounding villages has already been identified as a problem.*

Response: *We disagree with the conclusion that road traffic impacts will be insignificant given that trip generation will be increased.*

Original observation:

We are also concerned about the impact on the medical and other community services which are already over- stretched. The application makes no reference to increasing the capacity of these services.

Response: *Addington residents use the same group of doctors as the residents of Kings Hill. Services are already over-stretched. It is, for instance, already impossible to make an appointment. The proposed two storey extension will not ensure that the doctor to patient ratio is increased. We would disagree that the scheme will not have a detrimental impact on local services for Addington residents and do not agree with the suggestion that Kings Hill has an excellent range of local services.*

Original observation: *We appreciate that the proposals mention the provision of a further primary school but what about secondary schooling? The proposed housing of 635 households could mean an influx of more teenagers requiring places in local secondary schools which are full. The school buses in the morning are full and more services would be needed which again will have an impact on Air Quality on the A228 and A20.*

Response: *The proposals fail to recognise the significance of an influx of more teenagers and the impact on both educational services and transport. Bus services are already overstretched. We would dispute the claim that there are good transport links.*

Original observation: Planning permission was originally granted by Borough Councillors and planners at T&MBC for Kings Hill as a mix-use site. We find it unbelievable that T&MBC are willing to consider a change to these proposals.

Response: We are still of the opinion that the proposals do not support the aim of Kings Hill to be a mixed use development. The proposed community facilities do not outweigh the negative impact that an increase in residential properties would have on local transport, infrastructure and services. We remain disappointed that T&MBC are willing to consider back-tracking on the original justification of this development.

We would like to highlight that if the proposals are supported we would require speed restrictions on the A20. We would also require restricted HGV access and traffic calming measures on the main routes through our village. A new access road would also be required from Kings Hill to the A26. Improvements to the current access which is narrow and dangerous in parts would also be needed.

The meeting was closed at 20:02hrs.

SignedChairman Date