

CHESTFIELD PARISH COUNCIL
MINUTES OF THE MEETING HELD ON 13 FEBRUARY 2017

Present: Parish Cllr Steve Bailey (Chairman)
Parish Cllr Tricia Chapman
Parish Cllr Chris Ellis
Parish Cllr Paul Clayson
Parish Cllr Anne Loder
Ms Amanda Sparkes, Clerk to the Council

Five x residents

152. CHAIRMAN'S WELCOME

Cllr Bailey welcomed everyone to the meeting. Apologies for absence were received and accepted from Parish Cllr Chris Brealy (operation), Parish Cllr Andrew Rabey (family commitment), Parish Cllr Pat Gibson (annual leave) and KCC Cllr Michael Harrison (hospital). Cllr Bailey explained that the producer of the BBC One Show had approached him as the Chairman with a view to doing a feature on TV about the increase in flytipping nationwide and including the Share and Coulter site as an example locally. The Chairman commented that although the site is not in the parish the impact of flytipping there and around does impact and affect Chestfield residents. The Chairman explained that he may be invited to filming although he was not sure if the BBC would do the feature yet. If it does air it should be shown later in February 2017. (See also Minute No. 157 below).

153. MEMBERS' INTERESTS – Cllr Chapman declared an interest in Grasmere Pasture due to the proximity of the home.

154. VACANCY ON THE COUNCIL

Philip Lennard resigned from the parish council on 23 January 2017. The Clerk has followed due process and posted relevant notices and the call by 10 electors for an election expires on 15 February 2017.

155. MINUTES OF THE MEETING HELD ON 09 JANUARY 2017

KCC Cllr Mike Harrison contacted the Clerk after the meeting to make a slight correction in his report. Whilst Cllr Ian Thomas is indeed taking over from him he will not be part of Chestfield as that job will go to KCC Cllr John Simmonds.

With that amended, Cllr Baily proposed and Cllr Chapman seconded and the Minutes were accepted as a true record of the meeting and the Chairman duly signed them.

156. POLICING

The PCSO Jade Hoyle had sent the following report of incidents to the meeting:
19/01/17- Sainsbury's- Shoplifting; 24/01/17 -Shell Petrol garage- Burglary – a Lorry went into the side of the garage. On-going investigation; 28/01/17 -Chestfield Road – Burglary – the informant had a male come to her door trying to sell items. He was there for a while. Once he had left she noticed items from her property had been taken. Believed to be the male that knocked on her address. Investigation on going.

157. MEETING WITH POLICE SERGEANT

Cllr Rabey, Cllr Brealy and the Clerk met the Sergeant Nick Barton, Community Safety Unit Sergeant on 19 January 2017. The Clerk's mainly confidential notes had been shared with councillors. The Police may have a presence at the Fun Day on 23 July 2017.

PS Barton gave a copy of the latest **Kent Control Strategy 2016-2017**. The emphasis has shifted away from community policing to 'offence types' with a focus around victims and vulnerability. The Kent Police key priorities currently are:

- Child sexual exploitation
- Human trafficking and modern slavery

- Domestic abuse, violence and sexual offences
- Gangs
- High harm impact crime
- Counter terrorism and domestic extremism

Not many of the above priorities apply in Chestfield!

For the flytipping at the Share and Coulter site, there is the possibility of creating 2-3 foot high bunds to prevent vehicles tipping. Cllr Brealy has prepared a map and layout and the Clerk discussed the bunds idea with the neighbouring parish of Herne and Broomfield who responded that they would also jointly support the idea of these being created. The two councils together may lobby for these between CCC and KCC who have differing responsibilities. Cllr Bailey advised he had spoken to city councillor Robert Jones about the problem as the responsibility for flytipping lies with the city council. Cllr Bailey commented that the Police won't get involved as it is a civil offence. This is a nationwide issue however and there is a need to set emotion aside. Cllr Bailey advised that coincidentally this month he had had personal experience with builders working for him struggling to legitimately get rid of rubbish when not in domestic vehicles. He commented that it appears that KCC have other 'rules' imposed for residents too, at their waste and recycling centres, such as how many bags of rubble can be dropped on one occasion. Cllr Ellis queried whether an exercise in costs for flytipping clearance versus free access at the tips for removal had been done. Cllr Bailey commented that the recent partial cleanup at the Share and Coulter site had cost CCC £8,000.

Chestfield Parish Council have some actions they could consider to try and help with the flytipping problem – it was agreed to carry these forward to the next meeting as the situation on the ground may change by then, and it should be known whether the BBC feature had been filmed. In the meantime, the Clerk will speak to the Herne and Broomfield Clerk to see if there is any update from their side.

158. **NEIGHBOURHOOD WATCH**

Cllr Brealy had taken a telephone call about a report of a suspicious man at Radfall recreation ground – he had circulated details to councillors and Cllr Rabey had agreed to walk the area on occasion.

Neal Fowler, Vice Chairman of the Canterbury and District Neighbourhood Watch had provided a report to the meeting which had been circulated to all councillors prior to the meeting.

1. A number of vehicles in the Whitstable area have been targeted by thieves seeking DIY/electrical tools. Police have issued the following advice:
 - a. Do not leave doors or windows unlocked when vehicles are unattended;
 - b. Make sure items which could contain valuables, such as jackets or bags are concealed away from view, or better still, not left in the vehicle at all. Remove stereo fascias and sat navs;
 - c. Activate any security devices when leaving your car unattended;
 - d. Remove valuable items from vehicles overnight.
2. NHW coordinators across east Kent have reported the following scams during the past few weeks:-
 - a. Doorstep callers posing as workers from Dyno-Rod claiming that local work has been carried out and that they need to check your water pressure. This is false and an attempt to access vulnerable people's property. Always ask for a caller's ID and if in doubt call their office prior to admitting them to your home or use a nominated neighbour scheme.
3. General warnings issued to NHW in the area by the police, the National Fraud Intelligence Bureau and/or other trusted sources over the last month:-
 - a. Fraudsters are emailing members of the public who are expecting to make a payment for property repairs. The fraudsters will purport to be a tradesman who has recently completed work at the property and use a similar email address to that of the genuine tradesman. They will ask for funds to be transferred via bank transfer. Once payment is made the victims of the scam soon realise they have been deceived when the genuine tradesman requests payment for their services.
 - b. Calls have been received from persons purporting to be from BT Call Management. The caller states they are associated with BT to prevent nuisance calls and because some of these are still getting

through they were reducing the monthly direct debit charge from £5 a month to £3 per month. They request bank details sort code and account number to organise this on behalf of the customer. This has been checked with BT who confirm it is a scam attempt.

159. **ADJOURNMENT OF THE MEETING**

Dr Jackson, Chair of the Grasmere Village Residents Association (GVRA), was present and he explained that he wanted to thank Chestfield Parish Council for supporting the local residents association in seeking the removal of Grasmere Pasture from the Canterbury District Local Plan (CDLP). Since the last meeting both the residents association and the parish council has been sent the same letter from the city council's CEX. Dr Jackson commented that the city council's original Sustainability Ability Appraisal had a red marker on the pasture as an unsuitable site. Dr Jackson advised that the residents associations are trying to do something for the city council's final modifications consultation taking place currently. He advised they will write to the Planning Inspector although it looks like the site is proceeding earmarked for housing.

Cllr Bailey thanked Dr Jackson for his comments. He reminded the room that he too had spoken to the Inspector about the site's unsuitability on aspects that affect the parish. The Inspector said that issues around legalities would not be dealt with at the CDLP Hearings. Dr Jackson commented that Inspectors have rejected Appeals on other flood risk sites as the sequential testing has not been done, so GVRA will continue to fight on this basis.

A resident commented that the Screw Fix unit on Reeves Way has a new very large illuminated sign, which is very bright, and which displays way past opening hours and affects residential properties nearby. The Clerk agreed to check if this signage has planning permission.

The meeting continued.

160. **PLANNING**

Councillors considered planning applications in Appendix 2 previously circulated. Decisions reached and latest information now attached as Appendix 2 to these minutes.

**CA/16/02971/OUT – Outline planning application, Land at Grasmere Road, Whitstable
Outline application for the erection of up to 170 dwellings with public open space,
landscaping and sustainable drainage system including access from South Street and
Grasmere Road.**

The Clerk and Cllr Brealy met on 19 January 2017 and their separate report about key points about the proposal was circulated to full council. Although the site is not in the parish any development would impact upon it. The main concerns concentrated on those which they feel are in the terms of reference of the parish council: namely accesses, traffic and capacity in existing services. A letter to the developers Gladman Developments was sent direct and a response received. A subsequent representation to Canterbury City Council was sent prior to the 3 February 2017 deadline, with detailed concerns about the application and suggesting that it be withdrawn in its current form. The full response can be read on Canterbury City Council's planning portal, and is also attached as an appendix.

Canterbury District Heritage Forum – Inaugural meeting

NOTED the Clerk report of the meeting held 30 January 2017 at CCC offices. This new Forum is being championed by City Cllr, Cllr Robert Thomas. The Clerk will keep a watching brief on future progress and bring any items relevant to Chestfield to the parish council's attention.

Canterbury District Local Plan – Grasmere Pasture

From 10 February 2017: CCC is consulting on the Local Plan Main Modifications to 24 March 2017. Full details are viewable at: <https://www.canterbury.gov.uk/planning/local-plan/emerging-local-plan/local-plan-latest-news/>

The proposed main modifications are expressed in the form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Grasmere Pasture site is now being included as a confirmed strategic site rather than a proposed one and the description has been amended.....

Insert new ~~proposed~~ strategic site

<u>SITE 12</u>	<u>DEVELOPMENT</u>	<u>AMOUNT/TYPE</u>
<u>Land South of Ridgeway (John Wilson Business Park), Whitstable</u>	<u>Housing</u>	300 dwellings
	<u>Employment space</u>	<u>1ha</u>
	<u>Other</u>	<u>The necessary provision of and contributions to primary school education and the necessary provision of and/or contributions to secondary school education; Community facilities to meet local need; Improved public open space, including play area and multi-use games area; health care provision</u>
	<u>Infrastructure</u>	<u>Highway improvements, including roundabout at junction of A2990 Thanet Way and Reeves Way, Whitstable</u>

Enforcement case

The Clerk chased CCC Enforcement about a case created in July 2016 that is as yet unresolved. Councillors discussed it. A shed has been built ahead of the building line attached to a garage. It is a breach of regulations and if allowed would set a precedent and all councillors resolved that the Clerk should reply to both CCC enforcement and building regulations to investigate and enforce it as appropriate.

161. **FINANCIAL MATTERS**

RECEIVED the bank statement for January 2017, and RESOLVED the signature of a councillor other than the Chairman thereon;

NOTED that the Clerk attended a KCC Local Government Pension training course at the CCC offices on 24 January 2017.

NOTED receipt of the KCC Local Government Pension Scheme 2016 valuation report that sets out the valuation results, including the level of employer contributions payable for 2017/2018, 2018/2019 and 2019/2020 - which remain at 21.9% of payroll effective from 1 April 2017.

NOTED that the Clerk delivered the £25 Love to Shop vouchers to each of the four Prize Draw winners on 2 February 2017 (following telephone calls to each to advise them of this). All four agreed to their details being published in the March magazine.

NOTED that the Chairman authorised overtime in the February salary for the Clerk for extra work undertaken over the last few months. (Budget provision had been made for some.)

Internal Audit

NOTED that the parish council's new internal auditor Lionel Robbins conducted his first internal inspection with the Clerk – and RECEIVED the Internal Auditor's report of the internal audit inspection undertaken on 12 January 2017. There are no areas for concern.

NOTED that the next Year-End Internal Audit is booked for Monday 24 April 2017

Application for a Community grant

CONSIDERED the request for a £50 grant towards the Churchwood Park annual Street Meet community event to be held in June or July 2017. Cllr Ellis commented that it was an excellent application and of a very high standard. This annual event has been supported for the last couple of years or so. Cllr Ellis proposed and Cllr Chapman seconded that a £50 contribution be made.

162. **AUTHORISATION OF ACCOUNTS**

The Clerk presented finance sheets for cheque payments requiring authorisation totalling £1,188.79, together with an additional sheet totalling £3,885.01. The financial matters and accounts were authorised for payment.

163. **CAROLS EVENT 2017**

At the January 2017 parish council meeting, Cllrs previously considered residents' suggestion for a change of start time to 7pm (from 8pm) to encourage families and children to attend in future, and felt it was a good idea. The Clerk explained she was asked to speak to the vicars about the suggestion – so far Father David has approved the suggestion, and she will write directly again to Father Kevin to seek his views.

Cllr Bailey commented that the parish council could consider inviting the local primary school to have a children's attendance under a gazebo if the earlier time goes ahead.

164. **FUN DAY 2017 Sunday 23 July 2017 from 12pm to 4pm**

Notes from the third sub meeting have been circulated. The Clerk will again set a date for another meeting for the sub-committee to meet again. Cllrs Bailey, Gibson, Casey and Brealy to attend. Cllr Clayson agreed to send a link round to the councillors of a possible band to book. Cllr Bailey asked Neal Fowler, vice chairman of the Canterbury District neighbourhood watch if they would have a stand again – Mr Fowler said he did not know.

165. **CHESTFIELD VILLAGE SURVEY 2016 AND ACTION PLAN**

The initial full write-up of the numerical and narrative responses from residents has been circulated to all councillors (450 responses gives a response rate at 32%.)

Cllr Bailey worked on pie charts for the numerical elements in the village survey. This was presented at the thank you event for some volunteers on 27 January 2017.

Further work so far, has involved two informal meetings with the clerk and Cllr Rabey and Cllr Gibson to disseminate the numerical and narrative comments from residents in the surveys. The Clerk explained she is to meet with Cllr Chapman and Rabey offered to get involved and work with the Clerk, and report back. An Action Plan will be formulated and brought to full council in due course. This will act as a steer for the parish council for the next 5 years or so.

Treasure or Trash Survey - It was previously discussed that the Clerk and Cllr Rabey will offer a 'treasure or trash' survey with children and young people in the village and invite them to send their best and worst photos with their comments. NOTED: The original thought was to run an article in the March magazine – but on reflection this will now run in the June magazine in the hope for better weather. It is separate to the emerging Action Plan. If there are any participants their photos could be displayed at the Fun Day on 23 July 2017.

166. **Thank you event 27 January 2017**

Cllr Chapman commented that this had been a great event and asked that thanks be recorded to Cllr Bailey and the Clerk for organising it. Cllr Bailey commented that he would like thanks recorded to resident Neal Fowler for his initial assistance in the preparation of the survey format for analysis input.

Cllr Bailey also commented that the two events had worked well and although there had been reasons for splitting the event over two this time, this pattern may well be repeated next year.

167. **Parish Council website – new platform and navigation**

The Clerk advised that the new platform, look and feel for the website has taken place with the new look website going live. She asked all councillors to look at the website and advise of any comments, or amendments required, which she would try to rectify.

168. **Magazine distribution –**

NOTED that the Clerk has undertaken an exercise to remind all distributors of their particular households for their delivery to ensure full village coverage and to touch base with distributors that there are no problems with their rounds.

169. **Annual Parish Meeting 27 March 2017**

Porchlight are confirmed Guest speakers at Annual Electors' meeting to be held on 27 March 2017. Cllr Bailey advised that Paul Hollywood is now their new patron.

The Clerk advised that she has advertised the event in the parish magazine.

170. **CLERK'S REPORT**

C/fwd – to ask for a visit from the Rural Kent Coffee and Information Project

In April 2017, Action with Communities in Rural Kent will launch a new service bringing a library of information with a mobile café to rural communities in Kent and Medway. The café will provide a source of information and a friendly, informal meeting place for residents. This item was deferred to discuss alongside the emerging action plan from the village survey.

New Locality Guide “How to keep it local”

A new guide produced by Locality “How to Keep it Local – Five step guide for councillors and commissioners”, has been flagged by the National Association of Local Councils (NALC). The guide aims to help “create a better commissioning environment - that supports local communities, maximises the value of limited resources and inspires excellence in public service provision” and provides practical tips and some case studies which should be helpful in any future engagement with a principal authority. Read it at <http://locality.org.uk/our-work/campaigns/keep-it-local/> .

KCC's Freight Action Plan for Kent

Kent County Council is consulting to update its Freight Action Plan for the county. Since the first Plan was adopted in 2012 Kent County Council have implemented a number of measures to reduce the negative impacts of road freight on residents and visitors in Kent. The latest version of the Freight Action Plan outlines what KCC has done and what it plans to do next. The Plan outlines five major actions which are:

1. To tackle the problem of overnight lorry parking in Kent
2. To find a long term solution to Operation Stack
3. To effectively manage the routing of HGV traffic to ensure that such movements remain on the strategic road network for as much of its journey as possible
4. To take steps to address the problems caused by freight traffic to communities
5. To ensure that KCC continues to make effective use of planning and development control powers to reduce the impact of freight traffic

The consultation runs until 12 March 2017. Read the Freight Action Plan for Kent and complete the online questionnaire, at www.kent.gov.uk/freightactionplan. Or send a written response to sam.yates@kent.gov.uk

171. **SPEEDWATCH**

There have been four checks since the last meeting with 19 vehicles recorded doing 37-42mph. NOTED that the Clerk is to facilitate a meeting with speedwatch volunteers on 16 February 2017 re the Kent Police new online requirements and practices. The Police community speedwatch manager will also attend to answer questions and concerns. There are concerns about the willingness of the volunteers to make the changes needed for the speedwatch group to continue to operate.

172. **HIGHWAYS**

Railings by train station hit yet again

Cllr Bailey advised of yet another incident with a vehicle hitting a section of the railings by the train station at the Old Thanet Way roundabout at the junction with Chestfield Road. This occurred on 12 February 2017 and the road had to be closed for the clear up. (Kent Highways have the driver details and will recharge costs to them).

The Clerk will add these details to the ongoing accident and incident record being kept by the parish council.

The Clerk explained that she has chased again for possible land markings and chevrons being installed to try and stop these repeated railings incidents.

Also, she has chased for the parish council request to pay for a Traffic Regulation Order to consider a reduction in the speed limit here from 60mph to 40mph. She will chase for this again – especially in light of the Grasmere Pasture site progressing as a confirmed strategic site in the Canterbury District Local Plan and the only access for the 300 or so new homes planned for the Reeves Way/Sainsbury roundabout.

Residents' petition regarding flooding issues at Radfall Road

As reported since the November 2015 parish council meeting, the Clerk has been chasing for investigations by The Business Performance Team at Kent County Council, County Hall, Maidstone, and The Land Drainage Team at Canterbury City Council. There is still no update.

Right hand sign for Radfall Hill to alert drivers to the junction at Dukeswood

Ongoing – The parish council would like a right hand sign prior to the junction of Radfall Hill with Dukeswood. The parish council was told they needed to appoint a traffic consultant to try and achieve this. The Clerk contacted an officer at Amey and was progressing this. Unfortunately that officer has left the company. C/fwd action: for the Clerk will try and make fresh enquiries.

173. **WRFC BALL COURT**

Following the recent very positive meeting with rugby club representatives about a limited open access to the ball park via a key to be held by the steward at the sandwich/burger stand, the Chairman's message in the March magazine mentions this.

The Club secretary has also provided text with an update about the Club, for an article to run in the magazine.

Some signage about key access, CCTV coverage, 'rules' for use such as respect and take litter home, etc. has been sent to the Rugby Club secretary and when agreed the parish council will get signage made up.

An agreement around ball park access has been drafted by the Clerk. This should be signed by both sides – the Chairman signed two copies at the meeting which the Clerk will send to the Rugby Club secretary for their Chairman or representative to also sign one copy and return.

174. **ENVIRONMENT**

Burger van concerns

Cllr Bailey asked the clerk to chase for any response from the Rugby Club about residents' concerns around the amount of signage; a valid license and use of site; rubbish; vermin; and smells and noise generated. The Club committee should have held a meeting since residents reported these issues to them.

Possibility of a donated bench in the parish

The Clerk has spoken to the family of a deceased Chestfield resident who are prepared to consider costs of the purchase and installation of a memorial bench. Cllrs DISCUSSED the possibility of the memorial bench being installed on the pathway linking Share and Coulter Road to Polo Way (and which forms part of the parish council's promoted circular walk). This is the family's preferred location. It is on land that belongs to Allied London after the Churchwood Park development was built. A few years ago Allied London stopped maintaining the strip of land in the area and offered it to the parish council who declined it. The Clerk will try and contact them as the landowners for permission to site a bench along the pathway, and assume that they are happy for this to proceed if the parish council do not hear back from them.

Line of very tall fir trees at the back of the play park

The very large fir type trees at the back of the play park alongside Fern Close are in KCC ownership and are dying and need attention. One tree has recently been removed. Chestfield parish council, as another joint initiative with KCC, have offered to part fund total removal and

provision of new trees in the same way as the others on the frontage, which have been well received.

The Clerk has written and spoken to all residents directly affected in Fern Close. All are highly supportive of their removal. The Clerk also wrote to the properties fronting Chestfield Road and received one representation.

Kent Highways Services have advised costs of removal will be in the region of £1,920 and as 16 trees are being removed there are conservation area commitments to put 16 back although there are issues of spacing to ensure room to accommodate new trees at maturity.

The Chairman suggested an offset planting – this could also allow growth and light.

Kent Highways have advised that they will speak to the city council to see if some may be replanted at another location in the vicinity.

Kent Highways have suggested a good tree would be a Holm Oak. Costs for 16 new trees of this variety could be around £4,000. The parish council felt that this would be a very slow growing variety and that the new fir trees already planted by the play park car park may be preferable, especially as they were significantly cheaper.

Kent Highways have advised that the felling of the trees and stump grinding could be done in one operation and could be done at reasonably short notice, but it would have to be a minimum of two weeks to allow for objections.

The Clerk will liaise with KHS for further ideas and comments. She was asked to email the amount of financial contribution being expected of the parish council by Kent Highways after adjustments to species etc.

Chestfield Parish Council resolved that the council should place an appropriate order under delegated authority if necessary to get early planting in 2017 if appropriate. Although if the planting cannot be done until the Autumn that would be acceptable – and residents along Fern Close have also said that an early removal and later planting would also be preferable.

Cllr Chapman reminded the council that on the site meeting with the tree officers in the Autumn of 2016 a possibility of the parish council installing a new noticeboard at the play park entrance had been discussed – this would not only be a form of communication but would also act as a barrier to vehicles getting on to the grass area by the car park. The Clerk will chase this idea up with Kent Highways who must give permission for the parish council to install one.

Circular walk

Cllr Rabey had sent the Clerk photos of the particularly bad stretch which is muddy and impassable for a stretch of the circular walk at the bottom of the golf course path. Cllr Clayson advised that he had also walked the route on 12 February and found this section impassable also.

The Clerk will contact the golf club with the parish council's ideas for improvements and ask them as the landowners for permission to go ahead with getting quotes for the work to be carried out and paid for by the parish council.

Cllr Clayson kindly offered to then obtain quotes, if the Club are agreeable, for shingle secured with a mesh – or wooden duck board with chicken rail to keep it from being too slippery – and even a hand rail?

The meeting closed at 9.15p.m.

Signed: Date:
Chairman

Please note these Minutes remain as draft Minutes until they are approved by the parish council at their next parish council meeting

Withdrawal of paper plans for future planning applications

The Clerk has written an article for the March magazine to advise residents of the new processes, and this information has also been published on the village noticeboards.

Canterbury District Local Plan

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	<u>Infrastructure</u>	<u>Highway improvements, including roundabout at junction of A2990 Thanet Way and Reeves Way, Whitstable</u>

New Applications

	AMENDED : CA/16/02783/FUL - 9 Chestfield Road, Proposed front, rear and side single-storey extensions.	The Clerk received a letter that amended plans / additional information have/has been received in respect of the above application, relating to changes to the proposed roof on rear elevation. (This application was subsequently granted)
52	CA/17/00125/FUL – 8 Willow Way Single-storey rear extension together with pitched roof over the front section of flat roof to the side	The parish council has no comments
53	CA/17/00206/FUL - Brookfield, The Drove Proposed detached garage together with conversion of existing garage into living accommodation.	The parish council has no comments
54	CA/17/00208/FUL - 56 Chestfield Road Infill extension to front elevation.	The parish council has no comments

Notifications

CA/16/02712/FUL – Greenlee, Radfall Road Extension and alterations to dwelling	Granted by CCC
CA/16/02741/FUL – 37 Plantation Road Proposed single-storey and two-storey extensions to side and rear and porch to front.	Granted by CCC

**CA/16/02971/OUT – Outline application, Land at Grasmere Road, Whitstable
Outline planning application for the erection of up to 170 dwellings with public open space, landscaping and sustainable drainage system including access from South Street and Grasmere Road.**

RESPONSE SENT TO CANTERBURY CITY COUNCIL re this outline application:

Chestfield Parish Council are writing concerning the above outline application for land just outside the parish of Chestfield – and although the site is not in the parish it does have an impact on it.

In summary, the parish council has six main concerns, which will be detailed further below:

- i) Proposed Accesses
- ii) Increased illegal use of the unadopted section of Grasmere Road/bridleway
- iii) An increase in traffic numbers along Chestfield Road
- iv) An increased risk of flooding in Chestfield – both properties and key roads
- v) Capacity for new patients in the Chestfield medical centre and other key infrastructure
- vi) If the proposal goes ahead the maintenance arrangements for the public open space

i) Accesses –

Chestfield Parish Council supports the Kent Highways comments in their 19 January 2017 representation on the city council's planning portal, points 1 and 2 in particular:

- 1.) The southern parcel of the site, accessed via South Street, does not include any secondary or emergency vehicular access. According to Kent Design Guide standards, any development in excess of 50 dwellings, must include a secondary access. This part of the site is proposed to contain 88 units. A primary access to the site should be investigated off of the Thanet Way (A2990) as this is the nearest distributor road to the site, with the South Street access being the secondary access.
- 2.) Large volumes of on street parking has been observed in the Grasmere Road cul-de-sac at the proposed site entrance. This location is not deemed suitable as the primary vehicle access to the site serving 82 units.

Chestfield Parish Council is minded to support the view that if the proposed development is permitted that an access off the Thanet Way would be more preferable, and that this should be explored at an early stage, and prior to any decision on this outline application.

Chestfield Parish Council also strongly support the highways comments that there should be no form of access to Grasmere Road:

Chestfield Parish Council support Kent Highways' objection to Grasmere Road for reasons of limited width, cul de sac nature and the on street parking necessary to meet existing residents' needs. But there is a further important local concern that does affect Grasmere Road when it enters the parish boundary of Chestfield:

Use of the unadopted section of Grasmere Road/bridleway

There is concern over the unadopted bit of Grasmere Road and the fact that it is not a public highway. But that it could be used as a 'rat run' and short cut by new residents and visitors.

On a map it looks like Grasmere Road runs from the proposed site to Chestfield Road at the western end. But this road has an unadopted unmade section along it in our parish – and which is a no through road with no vehicular rights for members of the public. This section is a classified Restricted Byway. It is maintained by residents fronting it – managed in the main by the Grasmere Village Residents Association (who are making their own representation to both you (CCC) and Gladman Developments directly.)

Despite this, there is already illegal use by drivers (as it shortens the distance to Chestfield village and to Canterbury and beyond). Any proposed development would increase this we believe – and signage alone (as is already in place) will not stop this issue. Illegal traffic use increases the burden of maintenance of the unmade road on the residents fronting it, which is wholly inappropriate.

In its current form, Chestfield Parish Council feel it would be irresponsible to allow permission for this outline development with the accesses as proposed above.

(Should the development be permitted, then there must be dialogue with the Grasmere Village Residents Association to secure satisfactory mitigation on this issue.)

Traffic and Speedwatch statistics

In addition to the illegal use as mentioned above and traffic entering Chestfield directly into the heart of the village off Grasmere Road, the development will of course also increase traffic along Chestfield Road.

Chestfield has a very active team of speedwatch volunteers who undertake weekly checks at various different sites within the village. Since November 2011 the speedwatch volunteers have undertaken 179 checks and recorded 2143 vehicles speeding in the village between 36 and 65 mph.

There will undisputedly be an increase in vehicles on Chestfield Road from this proposed development, which coupled with the background growth in traffic predicted, is of particular concern to Chestfield Parish Council. The figures will be further increased by new development being built at the Herne Bay Golf Club.

Further afield, looking at the road to Canterbury, following the windy un-lit road through woodland, there is then a pinch point at Hackington (before the University). Hackington Parish Council has traffic concerns over number of vehicles and speed of vehicles through their village. They have speedwatch statistics backing up speeding traffic through their village. To get to Canterbury vehicles will travel through Hackington, so measures to control traffic and speeding will be needed outside of the parish and all along the primary route to the City.

Flooding

There is a known history of flooding in Chestfield, exacerbated by the London Clay soil. Page 149 Para 7.22 of the Canterbury District Local Plan states that Canterbury City Council's objective is to discourage inappropriate development in areas at known risk from flooding. Para 7.33 states that Chestfield is a known flood risk and Para 7.34 advises the Swalecliffe Brook is at saturation.

Chestfield Parish Council has a concern about the surface water from the proposed northern SUDS – these will be going into Clover Rise. There is existing flash flooding on the A2990 alongside McDonalds and The Oyster bed. The proposed development could severely worsen this if not properly attenuated as we believe that this is the catchment area for the Swalecliffe Brook. The flash flooding now brings the A2990 to virtually single lane – which is wholly unacceptable for such a major road.

Chestfield Parish Council would seek an assurance that Gladman would offer to improve the drainage along the A2990 between Foxgrove road and McDonalds as a mitigation measure if CCC are minded to grant this application.

Capacity in local doctors etc

Chestfield Parish Council would question whether there is sufficient capacity for new patients in the Chestfield medical centre? Has Gladman researched this? Additionally for school places and numbers? We realise that there would be planning obligations in terms of education and health but question the actual capacity and capability to meet the increased demands.

Maintenance arrangements for the public open space

Chestfield Parish Council would seek assurances that the open spaces have been given enough thought and that there is one or more bodies willing to take over their future maintenance and management and upkeep of all the common areas. Previous large scale housing developments within the parish have seen certain areas of land and paths become neglected as there is no maintenance arrangement in place. Most areas of open space should be maintained by management companies which are funded by the estates which benefit from them.

In summary, Chestfield Parish Council considers the outline application as submitted, to be flawed and inadequate, and would like to see Canterbury City Council as the planning authority requesting that it be withdrawn.