

July 2024 Full Council Agenda Item 12.1 Aylesham South Update/Neighbourhood Area Designation

Introduction:

At the June Planning, Environment & Transport Committee meeting the Committee discussed the information given in the report circulated ahead of their meeting. (Below) Since this, the committee resolved to proceed with the application for the designation of a Neighbourhood Area, to enable the Parish Council to proceed with funding application. We are awaiting costing and timeline information from the Planning consultant.

Original Report, that has been circulated to the Planning, Environment & Transport Committee:

A meeting was held with Aylesham Parish Council Officers, and Planning Consultant Alison Eardley on Monday 17th June 2024 via teams, to discuss strategies for moving forward with involvement with Aylesham South in collaboration with planning consultants.

Key Points Discussed

Involvement with Master Planning

- Alison Eardley (Planning Consultant) advised the Parish Council to remain actively involved in the Master Planning process.
- Recommended applying to Dover District Council to designate Aylesham as a Neighbourhood Area. This designation would enable the Parish Council to apply for support and grants from Locality, including community engagement and technical support.

Funding and Support

- **Community Engagement Grant:** A grant of £10,000 is available from Locality to fund planning consultants, community engagement projects, and other related costs.
- **Technical Support:** This involves no monetary exchange but provides a bespoke package that includes support with design guidance and master planning.
- These Grants are typically associated with a Neighbourhood Plan. It was advised that while there is no obligation to continue with a Neighbourhood Plan if we apply for the support with Locality, this process would be cross referenced between both the Aylesham South work and a Neighbourhood Plan so could also benefit us in the future.
- Discussions touched on the possibility of an NP focusing on a few key policy areas, such as Green Space, to future-proof the parish against further development.

Community Engagement Events

- A series of community engagement events could be planned to run from Summer to Autumn 2024. These events aim to gather residents' aspirations, likes, and dislikes regarding Aylesham.
- The outcomes of these events can contribute to the development of both the 'Aylesham South' Master Plan and a Neighbourhood Plan if the Parish Council chooses to proceed with one. If the Parish Council decides not to proceed with an NP, there is no obligation to return the grant money.

Schedule and Costings

- Alison recommended involving Jim Boot (A Community Engagement Consultant).
- Alison will develop a detailed recommended schedule and outline the associated costs. These documents are essential for planning the next steps.

Officer Recommendations for the Planning, Transport, and Environment Committee:

Officers advise the committee to consider the following points to recommend to Full Council:

1. **Request Neighbourhood Area Designation:** Submit a request to Dover District Council to list Aylesham as a Neighbourhood Area. (As per drafted letter)
2. **Approve Schedule and Costings:** Once received from Alison, the schedule and costings should be reviewed and approved.
3. **Apply for Grant Funding:** Apply for the community engagement grant funding from Locality.

N. Purcell
Deputy Officer

July 2024 Full Council Agenda Item 12.2 Dover District Council Planning Application Reference: 23/00951

Proposal: Approval of reserved matters relating to layout, scale, appearance, access and landscaping for 39 residential dwellings on phase 3 parcel 1, together with details for conditions 2, 20, 21, 22, 24, 25, 32, 35, 37, 38, 39, 42, and 44 pursuant to outline planning permission 19/00821

Location: Phase 3 Parcel 1, Land For Aylesham Village Expansion North Of, Dorman Avenue North, Aylesham

1. Introduction

The Planning, Environment & Transport Committee has reviewed the Reserved Matters Application 23/00951 and recommends that the Full Council object to this application. Several critical issues have been identified which we believe need to be addressed to ensure the development aligns with community needs and regulatory standards.

2. Key Concerns

a. Connectivity and Public Rights of Way (PROW)

- **Removal of Connectivity:** The revised plans have removed all connectivity to the existing Public Rights of Way (PROW). This action undermines efforts to improve connectivity within the area and contradicts the objective of fostering accessible and interconnected community spaces.
- **Crossing Point to the Native Woodland:** The Committee questions the effectiveness of the crossing to the native woodland proposed when the existing PROW could be utilized. This reliance on the neighbouring development to provide a safe crossing point is impractical and shifts responsibility onto a proposed development.

b. Pedestrian Facilities

- **Substandard Quality:** The quality of pedestrian facilities is inadequate for the scale of the development. Safe and accessible pedestrian pathways are crucial, and the current proposal falls short in providing these.
- **Removal of Pavements:** The revised plan has removed a pavement to "enhance the rural appearance." This removal is particularly problematic near the children's play area, where safe pedestrian access is essential.

c. Traffic and Road Safety

- **Ratling Road Issues:** Ratling Road is already problematic even with a 30mph speed limit due to its narrowness. Increased traffic from the development is likely to exacerbate bottlenecks and other traffic issues.

d. Visitor Parking

- **Insufficient Visitor Bays:** The provision of only six visitor bays is inadequate for the size of the development. This will likely lead to parking overflow and congestion.

e. Public Consultation

- **Lack of Consultation:** There appears to have been no public consultation on this development area similar to the approach taken for Freddie's Field. Engaging with the community is essential to address their concerns and incorporate their feedback into the planning process.

3. Previous Objections

The committee reiterates that previous objections still stand, as these points have not been addressed in the revised application:

- **Inadequate Road Proposals:** Ratling Road is too narrow, impacting existing properties negatively and highlighting poor infrastructure and inadequate lighting.
- **Safety Concerns for Cyclists:** The development is situated on a national cycling route. Increased car volume poses significant safety risks for cyclists.
- **Inadequate Lighting:** Insufficient lighting detail for Ratling Road and no lighting provision within the development itself.
- **Insufficient Ecological Survey:** The ecological survey provided is of poor quality and illegible in parts. There is a legal requirement for a 10% net gain in biodiversity, necessitating an up-to-date survey.
- **Inadequate Crash Data Response:** The crash data response provided does not sufficiently address safety concerns.
- **Lifetime Home Designs:** There is still no detail on homes being accessible, which is crucial for ensuring inclusive living environments.

4. Conclusion

In light of the above concerns, the Planning Committee strongly recommends that the Full Council objects to the Reserved Matters Application 23/00951. The issues raised need to be thoroughly addressed to ensure the development is safe, accessible, and beneficial for the community.

N. Purcell

Deputy Officer

July 2024 Full Council Agenda Item 17

CON/15/00068/DDDD - Allotments Project Update

1. Project Timeline:

- **Start Time:** The estimated start date for the works is September 2024.
- **Completion Date:** The completion of the project is expected by January 2025.
- **Dependencies:** Please note that these dates are dependent on the procurement of contractors and weather conditions and are therefore subject to change.

2. Lease Preparation:

- Dover District Council will soon be in the process of preparing the lease for the Parish Council.
- All relevant communications will be the responsibility of Aylesham Parish Council. (For example, contacting those on the waiting list at the appropriate time.)

3. Member of the Public Inquiry:

- **Issue Raised:** A member of the public has contacted us regarding rear access to their property, once the Allotments are in place.
- **Clarification:** We have clarified this matter with the DDC, who have confirmed that there will be a walkway provided to the rear of these properties. This walkway will be separate from the allotment site, ensuring that property access is maintained independently of the allotment area.
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Officer Recommendation:

It is recommended that the Parish Council instruct our solicitor, Kate Jackson of Surry Hill Solicitors, to begin preparations for the receipt of the lease. This proactive approach will enable her to progress with related matters promptly once the lease is received and ensure a smooth transition once the lease is finalised.

N. Purcell
Deputy Officer