

WLMG Report 11th June 2024

Following the full council meeting in May several issues were raised and a Teams Call was arranged to discuss these points with BDW. The call was held on 11th June at 1500

Discussion Points

Public Open Space

This is the area along the Southern Boundary from the Oast House to Almost in Chestnut Street

- The application is Outline only and Levelling
- No Usage has been defined as this Stage and this would come as a planning Application
- The Levels will not be higher than the existing public footpath hedge base or higher than the existing level where the final screen hedge is to be planted, It sounds as if it is going to be tiered with slight slopes.
- The new Hedge on the Southern boundary will be 10 to 15 Meters wide so access to the Skylark area will be difficult and a mixture of Hedge and trees giving a wildlife corridor along the southern edge of the Open Space.

Wises Lane

- Due to finish 27th June.
- Site Manager confirms it is going to be tight but possible
- Lack of work during extended time was due to staff not willing to take this on due to the short hour allocation
- KCC are instating its finished as this closure impacts on other planned road works in the area. No Penalties.

Chestnut Street roundabout

- Works on Drainage are on target although slight delays with the rehabilitation of the Badger set of their site which delayed Pond digging activities.
- Planned to complete in the Autumn
- Road extension through November to January, Show house at the top of the slope due to Open in January 2025

KCC Widening at Maidstone Road

- Widening works and footpath by substation start early 2025
- 4th Arm start early 2025 once the roundabout is completed

Footpath Closures

- ZR117 due to reopen in mid-October.
- ZR118 hooks hole mid-November due to UKPN need to do some overhead power line works.

Wises Lane Signage

- Agreed to put a permanent sign on the junction of Ashmead Rise and the old Wises Lane in the area near the current flag poles
- This was requested as visitors do not realise that Wises Lane has been diverted.

Vehicles unloaded in the Street

- Questioned if the road roller and dumper truck unloaded in the Street were anything to do with BDW? Answered NO

Compound and Car Park Rubbish

- Asked if these areas could be kept Clean as rubbish blows about. They are putting instructions out to their contractors to observe the collection bins and not leave rubbish laying about.

Future Meetings

As we are now set on ad hoc meetings it is difficult to set up at a short notice. WLMG team have it set in their Diaries to meet on the Monday after the FC meeting to see if anything needs to be taken to BDW.

We now have the Thursday following FC at 1000 set in Diaries to raise issues either face to face or Teams call with them. Both meetings can be cancelled if there is nothing to discuss.

Cllr Brian Jemmett

11th June 2024

Addendum to meeting

Email received 12/06/2024 from BDW Re: Wises Lane, Phase 2F Open Space Levels & Earthworks

Further to our meeting yesterday, please find set out below notes from our discussions regarding the Parish objection to the Phase 2F open space levels & earthworks Reserved Matters, where we provided further clarifications on the proposals.

- The submitted application does not include a design for the open space. It simply seeks approval for levels and associated earthworks only, to make the parcel more suitable for recreational/open space use and making the space more accessible for a range of users (those with buggies or the less abled) as there are some quite large level changes across the area. The Council is therefore not being asked to consider the design of the open space, or what it will contain, as part of this application, nor can they consider this because no details have been submitted.

- The skylark mitigation land sits beyond the red line to the south and is not included within Phase 2F. There will further be a c. 10-15m dense and treed landscape buffer between Phase 2F and the skylark mitigation land. In addition, as above no playing pitches are applied for as part of this application. There should therefore be no concerns in relation to disturbance from balls on the skylark mitigation land as a result of this application.
- As we discussed, the levels are proposed to be brought up at the southern end of Phase 2F, to be at a similar ground level to that at PROW ZR119 as currently there is a significant slope, meaning the area would be difficult to use for future recreation.

The proposed levels strategy also ties in with existing ground levels around the existing hedge, to ensure its retention.

On the basis of the above, and that all concerns have been addressed, we trust this is sufficient for Full Council to remove its objection to the application?