

POSTLING PARISH COUNCIL

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MINUTES of EXTRAORDINARY MEETING OF POSTLING PARISH COUNCIL held on Wednesday 5th June at 6.30pm

1. Attending: Cllr Frank Hobbs in the Chair, Cllrs Christine Hobbs, John Pattrick, Helen Calderbank, Charlie Wilkins, Clare Hamilton Parish Clerk, Ian McClintock. Apologies: Cllr John Elphick.
2. Postling Parish Council's response to Planning Application Y/19/0257/FH Otterpool Park was discussed in detail. **It was resolved** to submit the response below to F&HDC.

Additional matters arisen since publication of Agenda:

3. Y/19/0564/FH The Manor House, The Street, Postling.
It was resolved to Support this application.
4. Finance
 - a. Approval of expenditure:
 - F&HDC Election costs - £56.11
 - Clerk's travel expenses April and May meetings - £14.40
 - Clerk's Salary increase from £9.52 per hour to £9.96 per hour
NALC National Salary Award 2019/20, payable from 1 April 2019, LC1 SCP16:
£9.96 per hour x 4 hours per week (£39.84 pw) x 52 weeks per year = £2,071.68 p.a.
£2,071.68 divided by 12 = £172.64 per month. Paid bi-monthly after approval at PC meeting.
It was resolved to approve above expenditure. Proposed by Cllr Helen Calderbank, seconded by Cllr Charlie Wilkins.
HSBC has approved the new signatories (Cllrs F Hobbs and J Elphick), and forms for Online Banking were supplied to the branch on 4.6.19.
Cllrs Helen Calderbank, Charlie Wilkins and John Pattrick completed Acceptance of Office Forms which were signed by the clerk.
Cllrs Helen Calderbank and Charlie Wilkins provided Declaration of Pecuniary Interests forms.
5. For Information
 - Advert for noticeboards for Councillor vacancy prepared.

The meeting closed at 7.45pm

..... Councillor Frank Hobbs *Chairman* 31.7.19

Chairman Frank Hobbs

Parish Clerk/RFO Clare Hamilton. Tel: 01303 257321 / 07890 248601. 14a Elmstead Place, Folkestone CT20 1QU

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Postling Parish Council response to Planning Application Y/19/0257/FH Otterpool Park

Roads and Parking

As the proposal for Otterpool Park is many times larger than Sellindge and Lympe combined, more detail as to how road infrastructure will serve this new town is needed.

When the M20 is inevitably congested or closed due to Operation Stack, accidents and roadworks, the huge number of extra vehicles on local roads will result in an increase in vehicles seeking alternative routes through the narrow rural lanes in Postling parish, especially if, as has been reported, traffic lights are needed at J11/M20 slip roads. These rural roads are unsuited to any further increase in traffic, therefore more consideration must be given to avoid problems on all rural roads, as well as main roads.

The proposed diversion of the A20 at Newingreen is supported, although this may be of more benefit to residents and road users if it is diverted further south than shown in the proposal.

The northern end of Otterpool Lane should be right turn only for large goods vehicles in order to direct them to J11/M20 and prevent them driving through Sellindge.

Parking at Westenhanger Station is already congested, therefore much improved free parking facilities must be in place from the start of any development.

Sufficient parking must be included for residential parking at all new homes, at least to the levels in Ashford Borough Council's Residential Parking & Design Guidance adopted in 2010, at the minimum to Rural Location Guidance (A).

Any pedestrianised and green spaces where no cars are allowed is supported.

Soundproofing and landscaped screening for all properties near the M20 should be provided.

Light pollution from Stop24 is already an issue, and provision should be made in this proposal for its reduction. Street lighting and contractors' compound lighting on any development should be designed to minimise light pollution.

Water supply

It is understood the first 1,500 homes to be built will be served by Affinity Water's current supply, and that the Paddlesworth reservoir and main will be upgraded to service further development.

As Paddlesworth to Sellindge is on a direct line, it is likely the Paddlesworth main will run through Postling parish, and councillors request clear communication and consultation from Affinity Water regarding any works affecting the parish.

It is understood this pipeline construction will take approx. 5 years, therefore works to the main should commence at the outset of phase 1 in order to meet future demand.

More detail is required regarding an increase in demand for sewage treatment.

Health care provision

This proposal lacks detailed information on proposed healthcare provision. With NHS services at nearby Sellindge Surgery, New Lyminge Surgery and William Harvey Hospital already over-stretched and under strain, and the national crisis with the recruitment of GPs, it is imperative that provision is included in phase 1 of the development of new GP surgeries, clinics and a hospital, to provide for the huge influx of people to the area.

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Affordable homes

In order to be of true benefit for the local population, provision for social housing and more affordable homes must be provided, above the 22% currently proposed.

Schools

Two primary schools are indicated in phase 1; at least one of these should be operational from the start of the development, and secondary school provision should also be included in phase 1.

Policing

It is inevitable that a new population in a new town will cause an increase in crime. Clearer indications of how the area will be policed is needed.

Employment

Opportunities for local businesses to become established, develop and employ local people, (including business parks) must be included in the proposal from the start.

Retail

More consideration should be given to overcoming existing problems caused by the increasing closures of high street shops in Folkestone, rather than creating yet another retail area which would direct custom away from the town.

AONB and Wildlife

Preservation of views from neighbouring AONB areas should be considered as the current proposed development will be highly visible from Farthing Common and the Downs above Postling. It is likely that 3-5 storey buildings will be visible from a distance, therefore any taller buildings should be further away from AONB borders.

Green spaces should be preserved, especially in a 'garden town'.

A landscaped screening/green buffer zone should be provided from the outset of any development, especially around Lympne Industrial Estate.

Consideration must be given to preserve as much as possible of the countryside, and the wildlife and birdlife which has used this area for many years to breed, live and migrate. Bird and bat nest boxes and hedgehog highways should be included from the start of any development.

Heritage

Heritage, especially the Roman villa at Upper Otterpool, needs to be preserved, and provision for archaeological investigation made before any development commences.

Future-proofing

It is noted that housing stock will be on air-source heat pumps by 2025, with the initial phase on gas. In recognition of the environmental crisis, consideration should be given to achieving this, along with provision for solar panels and solar heating, from the start of any development.

Sufficient vehicle charging points must be included for the increased use of electric vehicles.

High-speed broadband and mobile phone signal provision must be sufficient from the start of any development.

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Conclusion

Parish of Postling - Broadband

Residents of the rural parish of Postling could not open the online Otterpool Park proposal documents due to such poor broadband provision in the area. The current broadband speeds in Postling are as little as 5.8mps which is insufficient for modern life and business, and the provision of much improved high-speed broadband for Postling should be included in this proposal.

Parish of Postling - Roads

Roads in the rural parish of Postling were not built for today's large family cars and large goods vehicles. Damage to roads caused by oversized and overweight vehicles abounds across the parish, and provision should be included in this proposal to upgrade and maintain all road surfaces in the parish of Postling.