

BARMING PARISH COUNCIL

MINUTES OF BARMING PARISH COUNCIL PLANNING MEETING HELD ON WEDNESDAY 19TH AUGUST 2015 IN THE PARISH HALL, TONBRIDGE ROAD

Present: Cllrs Gooch, Manser and Hyndman

Also in attendance: One local resident

1. APOLOGIES – received and accepted from Cllrs Doe and Vizzard; also from the Clerk Mrs Nicola Attwood.

2. NOTIFICATION TO BE RECEIVED FOR INTENT TO FILM, PHOTOGRAPH OR RECORD ANY ITEMS.

None

3. COUNCILLOR DECLARATIONS - None.

4. PLANNING

4.1 14/506419: Taylor Wimpey: Amended details: Erection of 35 residential dwellings, together with associated highway works and landscaping provision; Bell Farm, North Street, Barming

During the discussion, Cllr Greenwood arrived to express his view, then gave his apologies and left. The discussion continued and **Members therefore resolved to object to the proposal as amended and requested that the application should be referred to the MBC Planning Committee** for the following reasons:

Members noted the 5m extension to the site to enable modest layout improvements, but which still leave the following concerns unmet:

The proposal fails to maintain the width of the carriageway in North Street between the junction with Heath Road and no.56b North Street, causing buses and other large vehicles to bump up on to the footway to pass; delivery vehicles stopping to deliver will block the road. This will be exacerbated by multiple accesses onto the rising blind bend, and will present blatant dangers for pedestrians, cyclists, horse riders and vehicular traffic. Furthermore, drivers travelling southward from Heath Road will not see, or be prepared for, pedestrians at the cross-over at 43 North Street. These significant road safety issues cannot be supported by the parish council.

Barming is already set to suffer the accumulative impact of extensive new developments off Hermitage Lane as traffic avoids the Fountain Lane junction by “rat running” along Heath Road and North Street to reach the A26. This proposal will worsen the situation. The proposed shared spaced and effective narrowing of North Street will not mitigate this.

Parking provision is still inadequate particularly as garages are too small for the average car

The low density housing at Barming’s edge, positively contributes to the rural setting of the south western approach to the town of Maidstone. This proposal will erode that setting.

If MBC is minded to approve this application:

1. a) North Street must be closed during the construction period except for immediate access for residents; and
- b) There must be wheel washing facilities on site during the whole construction period to prevent mud spreading across North Street and Heath Road

in the interests of safety of pedestrians, local traffic, construction vehicles and site operatives.

2. The following road signage must be installed at the junction of North Street / North Pole Road / Heath Road:
 - a) 'immediate access only' to North Pole Road, to deter any through traffic to/from Teston Corner and beyond
 - b) 'stop' signs at Heath Road, to ensure traffic emerging from Heath Road stops before turning into North Street

in the interests of highway and pedestrian safety.

4.2 15/506299: Mr & Mrs Canning: Conversion of garage, first floor and two storey side extension, single storey rear extension and external alterations; 76 North Street, Barming

Members resolved to raise no objection, and do not wish the proposal to be referred to MBC Planning Committee.

4.3 Any other planning matters received prior to the meeting

CLLr Gooch advised the meeting that previously approved proposal 13/2079 Land South West of Oakapple Lane, being the development of up to 80 dwellings on the stable land at the end of Broomshaw Road, was being referred to MBC Planning Committee the following evening for amendments to Section 106 contributions to be agreed.

5. DATE OF NEXT MEETING

Wednesday 9th September 2015 at 7.30pm in the Parish Hall, Tonbridge Road