

Report to Full Council

Wises Lane Working Group

10th August 2023

The group will be holding its regular meeting with BDW and SBC on the morning of the next council meeting. An oral report of matters arising will be made at the council meeting.

Issues to be discussed at the BDW/SBC meeting

- A complaint received from residents regarding the building of the 2 houses facing drivers as they approach the development from the A2 was agreed with and that the roofline of plot 28 is unsightly.

The planning application shows two different roofs designs for the houses: hipped ends in the overall layout and gable ends in the individual designs.

- A resident complained about damage to the footpath at the lower part of Wises Lane.
- Whether all 39 Skylark plots have been marked out in areas A, B and C of the Skylark mitigation.
- There have been no reports of work starting before 7.30 so no further action is required.
- There have been complaints from residents in Wises Lane about the amount of dust that is falling particularly on their cars
- Planning Applications regarding Approval of Reserved Matters for phases 1B, 2A, 2B and 2C for the erection of 209 dwellings.

This is a reapplication from last November. The group considered that it was beyond their expertise and time availability to identify the amendments in numerous documents.

The complaints raised by BPC against the original application have been addressed.

The group will ask BDW and Simon Dun-Lwin if there are any changes that may cause concern.

- There have been quite a few complaints made by local residents to workmen on the development. Serious matters have been dealt with and residents are grateful for this.
- BDW issued an invitation to visit the showhouse prior to its launch. The date was inconvenient for all. We will discuss alternatives

Terms of Reference for the group

Following discussion at last month's Full Council meeting regarding the Terms of Reference for the group, it was agreed to recommend that:

- point 6 should read "to provide regular updates to Full Council on any issue and make recommendations for consideration."
- All references to 'committee' in should be changed to 'group.'

Borden Directory

The group is happy that the directory is ready for approval by full council. Copies will be circulated to councillors before the meeting.

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The map has proved the most difficult part to get right and four items were identified as possible amendments. However, any further amendments will attract a cost of around £50.

- Footpath missing from Briar Road to Maylam Gardens
- Add 'and cricket' to Borden Football Club
- Check if apostrophe needed in Ss Peter and Pauls Church
- 4th arm on roundabout to the A249 from Platinum Way

The printing cost from the Designer's printer £885 for 1500. Copies on 130gsm paper. I am currently in discussion with the print room at Swale House. They have produced samples which I will bring to the meeting along with the prices.

Cllr Jemmett suggested Solo Press as he has used them successfully and were extremely cheap. 1,000 A5 135g silk would cost £220 unstapled.

S106 money

The group agreed that full council needs to draw up plans for spending the S106 money for the woodland and Nature Reserve. The group came up with a few suggestions:

Woodland - £10,000

- a rain/sun shelter
- Byelaws signage at 2 locations

Nature Reserve - £40,000

- Wooden sculpture
- Information boards
- Seating – rustic
- Hide
- Byelaws signage at 2 locations

The plan can then be submitted to Swale Borough Council with a request for the transfer of the money BPC.

Other items

The Archaeological Report is on portal and a copy has been sent to us. There were no significant findings.

There has been incursion by quad bikes on to the Ward's land. Should BPC request BDW to fence the land and if so, where?

A badger report is on the portal, carried out by Aspect in May 2023.

The group understands that Councillor Bolas and the Clerk are in correspondence with the Enforcement team as there were questionable responses from them regarding the Skylarks.

George Cole

Chair

Wises Lane Monitoring & Liaison Group