

Planning Committee – 26 April 2018 – TABLED PAPER

From: Graham Mabb

Sent: 26 April 2018 12:47

To: Andrew Spiers

Subject: Planning Application 17/506151 (2.2) - Leaveland Corner

Dear Mr Spiers

Further to our telephone conversation of this morning we write to express our concern that local residents of Bagshill Road are not able to provide any face to face comments at tonight's proposed Planning Meeting where the above application is currently scheduled to take place because notice of said planning hearing was only received indirectly via an automated email from the online planning portal last night at 17:00

I can confirm that the many local residents have not received any prior notification as you suggested with a date of 18th April

This being the case, and in order for us to be able to comply with the Democratic Services Procedure of prior registration, no later than 24 hours before the Planning Meeting, we kindly ask for the above planning application to be deferred to a later meeting

If the above is not possible, following reading your 15 page Planning Recommendation Report, late last night, I kindly ask that the following points, in no particular order, be raised to those concerned before tonight's hearing:-

1. It would appear yet again that those mostly affected via the visual impact of the planning application have not been well informed in a timely fashion, which has been a constant fact all along the way
2. Most, if not all those supporting the application either work for English Rural Housing or do not live in any of the local Parishes. Surely, the thoughts of those in the Parish of Leaveland must have a higher priority than those from afar?
3. Point 9, the development will be seen from our property and we are unsure whether the final application has sufficient all round screening to aid the development to blend into the Kent Countryside?
4. Point 9.11 we believe the upholding of the AONB is a must, not only for this application but for future application and also for the law of precedent could be a factor here in the future if this application is allowed. It is apparent from your comments that you too are concerned over the visual impact on the AONB and we feel this is one of the main reasons why this application should be refused
5. Point 9.12, local residents would again like to point out that the proposed site is on a notorious "black spot" for Road Traffic Accidents
6. Point 11 – we would like a condition added whereby workman parking is not permitted in Bagshill Road, which is a narrow road and on the notorious blind Leaveland Corner
7. Point 12 – if this is indeed a benefit to the local community we would like the permitted working hours not to merely follow the standard times shown for a weekday and a Saturday but for no Weekend working to be allowed, thus lowering the noise impact for the local residents and for the Weekday working to take place

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from 08:30 to allow for the Public Bus Service No 666 which collects the school children from Leaveland Bus Stop at 08:11 every day. For your information the arrival time of the 666 Bus for end of school is circa 16:20

8. Residents and parents are extremely concerned about the increased risk to harm for their children, mine included, due to the planning site surrounding the Leaveland Corner Bus Stop and therefore proper Health and Safety procedures must be put in place to order and harm -m a planning condition point MUST
9. We have extreme concerns about the financial viability of the project especially, as for the first time of finding out from reading your report, that English Rural a £188k shortfall in their budgets. This sum is vast and the question has to be asked if funding is not found will the project, if allowed, be turned into a Commercial, for profit, Venture?
10. Due to high elevation of the site and the surrounding area being mostly open farm land , noise is going to be an issue. We kindly ask that a noise condition is added to minimise the impact to the surrounding community

Regards Mr Graham Mabb