

Castle Hill/Eastern Quarry Community Liaison Meeting

Tuesday 26 November 2019

Castle Hill Community Centre

MEETING ONE – PLANNING UPDATE

Welcome and Apologies

1.0	<p>Present:</p> <p>Cllr Peter Harman, Greenhithe and Knockhall (left part way through) Cllr Danny Nicklen, Ebbsfleet ward Nigel Hoad, Chair, Castle Hill Residents' Group Jason Clitherow, Neighbourhood Watch Rev Penny Marsh, SEBA Pioneer Minister for Kent Thameside Peter Nelson, Director, Henley Camland Anna Komajda, Project Manager, Camland Consulting Che Eade, Senior Planner, Ebbsfleet Development Corporation (EDC) Paul Boughen, Community Building Manager, Ebbsfleet Development Corporation (EDC) Claire Winterflood, Communications Consultant</p>	Note
1.1	<p>Apologies:</p> <p>Cllr David Mote, Greenhithe and Knockhall Cllr Sue Butterfill, Swanscombe and Greenhithe Residents Association Cllr Sacha Gosine, Ebbsfleet ward</p>	Note

	MINUTE	ACTION
1.2	<p>Community Participation Strategy (CPS) Peter Nelson talked through this document confirming its role of participation of the right people at the right part of the process to support planning. A copy of the CPS is circulated with these minutes</p>	Note
1.3	<p>Dartford SCI The CPS refers to a Dartford Statement of Community Involvement (SCI) in 2006. Che to confirm if there has been an update of this SCI.</p>	EDC
1.4	<p>Education campus Will be submitted this week</p>	Note
1.5	<p>Ashmere Application for 281 homes is in and validated. Consultation is going out.</p>	Note
1.6	<p>Fastrack</p>	

	This is for the corridor through the two villages with a view to this going in early to support the tunnels to Bluewater. All parties are supportive of a 2021 delivery.	Note
1.7	Alkerden Barn Consultation event on 3 December in Swanscombe Town Hall, 5-8pm. The barn will be retained, and the consultation focusses on the land around the barn, how the barn might be used, and what people would like to see in the park. People's memories of the barn/area will also be recorded for possible future use. EDC's Design Review Group would like the farm theme to be continued. Committee advised to share the leaflet circulated with as many people as possible.	All
1.8	Alkerden An application for 150 homes is in with consultation to follow. Barratt/David Wilson Homes plus one other smaller niche developer will build out.	Note
1.9	Public Art consultation To take place to determine what people would like to see e.g two large gateway pieces, smaller items throughout development. HC would like to hear from anyone with an interest in art, who would like to be involved in this process.	All
1.10	Central Village HC is bringing forward the market centre with pre-application meetings. Consultation events will be held with discussions around what community facilities will be provided. An application is likely to be submitted end 2020 with a start on site in 2021.	Note
1.11	GP surgery Considered by members of the LLC to be the biggest issue in the overall development of the Garden City, in terms of availability of GPs to the new community. EDC is considering the health delivery for the village and working with multiple agencies to ensure provision is available. Space will be built with the hope that the CCG will realise the demand. A Health Impact Assessment to take place at 1,000 occupations – around the first quarter of 2020 – will support this. Cllr Nicklen would like to see Government representatives around the table to support this.	EDC
1.12	Section 106 obligations These are all running generally ahead. The next set of triggers are around the education campus. Alkerden Farm Park could be a location for one of the two Multi-Use Games Areas to be installed. EDC is coming up with a strategy for football pitches.	Note
1.13	Retail offer Symons has gone bust, but the developer is planning to liaise with contractors directly to get the units finished. The Co-op is still committed. A pop-up shop on land near the bottom may be a temporary solution. Other possible potential users of the units are a dentist, coffee shop and estate agent. One unit is still to be advertised.	Note
1.14	Communication As the site is developing out, it was suggested that a representative from Bean Residents Association is invited. Cllr Peter Harman's communications are circulated on the SGRA facebook page as well as their newsletter. Meeting minutes are also posted on the whitecliffeinfo.com website.	PH to advise Note All

MEETING TWO – Estate Management

2.0	<p>Present:</p> <p>Cllr Danny Nicklen, Ebbsfleet ward Rev Penny Marsh, SEBA Pioneer Minister for Kent Thameside Anna Komajda, Project Manager, Camland Consulting Sarah Fisher, Senior Project Manager, Residential Management Group (RMG) Fraser Pollock, Residential Management Group (RMG) Craig Morrison, Estates and Community Centre Manager, Castle Hill Community Centre Sam Fells, Residential Management Group (RMG) Claire Winterflood, Communications Consultant</p>	Note
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Matters Arising

	MINUTE	ACTION
2.1	<p>Plan to improve the approach to Castle Hill via the roundabouts EDC to send update to LLC via email.</p>	EDC
2.2	<p>Footpath to Ebbsfleet Green Work has stopped on the Redrow side due to dormouse nesting season. It is likely it will now open in Spring 2020.</p>	Note
2.3	<p>PCSOs A superintendent is due to visit Cllr Danny Nicklen. Danny will chase a meeting date.</p>	DN
2.4	<p>Full site conveyancing plan RMG is unable to produce a full plan due to GDPR re sharing property boundaries etc. They can however, identify for individual resident's what they are responsible for on request.</p>	Note
2.5	<p>RMG Accounts The accounts have now been issued and individual requests from residents are being dealt with.</p>	RMG
2.6	<p>Dumped Silver Van This has now gone.</p>	Note
2.7	<p>Car parking near school Staff are now using their separate car park and no issues have been reported.</p>	Note
2.8	<p>Community Hall The deposit for hiring the hall is being increased to £150 to cover the cost of cleaning after an event. Penny mentioned the cleanliness of the chairs and RMG will organise cleaning. HC to confirm if any additional space might be available to run evening events as hall at capacity.</p>	Note HC

2.9	Letts Lane Flats Phase 3B land. Suggested that around 3m of shrubbery is replaced by fence to stop residents using this as a short cut. Fraser will liaise with Adam re a price for this. Will this need planning permission? Will need to liaise with residents in this area.	RMG
2.10	Castle Hill sign Scratched sign identified as KCC's. Cllr Danny Nicklen will contact re replacement.	CN
2.11	RMG Communication to Clarion tenants Fraser invited Camilla Jean-Baptiste to the meeting. No response yet received.	RMG

Matters Raised

3.0	Streetlighting Clapperknapper Lane – original issue with streetlights had been sorted with all working and having been fixed by the relevant developers. But at the junction with Swan Street, there is a lack of streetlights in position causing dark areas and problems with theft. Cllr Nicklen will pick up with Clarion.	Note DN
3.1	Village Green/Tennis Courts An electrician is reviewing to see if the installation of a maglock would be best re continued breaking of lock.	RMG
3.2	Whitecliffe/Castle Hill Drive Cllr Danny Nicklen asked about CCTV coverage of this area due to anti-social behaviour. RMG will speak to their contractor to assess viability.	RMG
3.3	Carol Services Penny mentioned the carol services around Castle Hill on Tuesday 10 December in phase 1 at 7pm and phase 2 at 8pm. To advertise these events, wooden angels will be placed around Castle Hill. Penny will draft a note for RMG to circulate explaining what the angels are for.	PM/RMG

Date of next meeting

4.0	Tuesday 21 January 2020, Castle Hill Community Centre. Meeting 1 re planning – at 1pm Meeting 2 re estate management – at 2pm A calendar invitation will be sent.	CW
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