

Castle Hill/Eastern Quarry Community Liaison Meeting

Tuesday 12 May 2020

This meeting did not take place in person due to Government advice re Covid-19. It was held with a reduced attendance to assist with practicality of hosting via Video Conference

1.0	<p>Present:</p> <p>Cllr Sue Butterfill, Swanscombe and Greenhithe Residents Association Cllr Sacha Gosine, Ebbsfleet ward Cllr Danny Nicklen, Ebbsfleet ward Nigel Hoad, Castle Hill Residents' Group Rev Penny Marsh, SEBA Pioneer Minister for Kent Thameside Peter Nelson, Director, Henley Camland Anna Komajda, Project Manager, Camland Consulting Claire Winterflood, Communications Consultant</p>	Note
1.1	<p>Apologies:</p> <p>Fraser Pollock, Property Manager, RMG Craig Morrison, Estates and Community Centre Manager, RMG</p>	Note

PLANNING UPDATE

	MINUTE	ACTION
2.0	<p>Overall Update</p> <p>Peter informed that the housebuilders are beginning to resume on-site with Taylor Wimpey and Chartway having started last week. Henley Camland has continued to carry out civil engineering where possible. Everyone is keen to progress with build and planning. Planning committees are continuing to take place with EDC via video conference. There will be a knock-on on the number of occupations with a likely 3-4 month hiatus. Forecasts are being re-worked to take this into account. There are currently 903 occupations at Castle Hill, with around 947 by the end of June. 1,000 will be passed during the Summer and 1100 by the year end. The latest forecast is attached.</p>	Note
2.1	<p>Planning Applications</p> <p>Peter shared the latest planning application schedule which is attached to these minutes.</p> <p>Planning applications submitted by Henley Camland</p> <p>Castle Hill South – re details around the bridges on the lake – earthwork bunds created for piling rig to allow bridge installation. <i>The lake will be opened in phases over the next year. Henley Camland is keen to share access to the lake and this will be done as soon as is practical, with the Central Area first – likely Spring 2021.</i></p>	Note

	<p>Alkerden Farm Park – Pre-app submitted to EDC. Full application in June. Discussions underway re link to the school. More consultation will take place with the community to determine the possible uses of the buildings. Secondary School – It is hoped the school application will be considered at the June committee meeting as contractors ideally need to be on site in July to allow the planned school opening in 2022.</p> <p>Planning applications by other parties Barratt/David Wilson Homes has submitted a planning application for 350 homes. In September plans will likely be submitted to the part of the development allocated for self-build/modular housing. <i>Cllr Sue Butterfill left the meeting</i></p>	
2.2	<p>S106 Delivery An all parties meeting is being schedule with S&G and EDC to discuss the placement of the offsite pitches at Craylands Lane/or alternative offsite location, which need to be delivered on completion of 1800 units. Community Hub in Alkerden – funding is being reviewed and discussions underway regarding what additional facilities might be included. A library, health centre, place for all-faith worship are required under the S106. The community will be consulted.</p>	HC
2.3	<p>Health Impact Assessment (HIA) This is underway regarding what is required in the Central Area. The results will be shared in due course.</p>	Note
2.4	<p>Retail offer and Pub The opening of the Co-op is now scheduled for end June. Peter has been liaising with pub operator Shepherd Neame. He explained that there is advantage for the operator to build this sooner rather than later, due to construction access which will alter as part of the Fastrack to Bluewater work programme.</p>	Note
2.5	<p>PCSOs The scope of the role for the two PCSOs has been agreed e.g service from 4-11pm, with additional hours on weekends and two officers with some overlap. This was slightly over the original budget but HC has agreed to fund. It is likely that discussions will recommence when there is some sort of normality in the coming weeks/months. Cllr Danny Nicklen has agreed to follow up re bringing attention back to the issue. Nigel Hoad noted that there has been a bigger police presence in Castle Hill. Cllr Sacha Gosine highlighted that residents are setting up groups on social media to ‘police’ the area themselves and is concerned about repercussions. He reiterated that he is keen to see the PCSOs on site asap.</p>	DN
2.6	<p>CCTV The Designing Out Crime Officer recommend CCTV installation at the entrance to Castle Hill. The cameras on the North side were installed originally as site security for The Observatory and Quarry but are no longer operational. HC will ask RMG if these can be ‘lifted up’ to act as a deterrent. Cameras currently installed are largely monitoring the construction sites rather than the Estate. There is a grey area when any cameras installed go into public ownership e.g how they are monitored/who pays. It is hoped with the PCSO presence, supplemented by the Securitas patrols will make a big difference. Peter will speak to EDC about raising this at a higher level with the Police and also liaise with others how CCTV installation could be managed. RMG do record for the cameras that they have, but there would of course be a cost implication to increase this coverage. HC will ask RMG</p>	HC/RMG

	<p>what the annual cost is and could be as well as possibility of installing some dummy cameras and signage.</p> <p>Cllr Danny Nicklen is looking to secure some funding for activities for young people to engage with them and help to avoid some of the anti-social behaviour. Peter noted the availability of the new pitches should support this too.</p>	DN
2.7	<p>Alkerden Lane Footpath</p> <p>Cllr Peter Harman is liaising with EDC regarding the proposal.</p>	PH
2.8	<p>Craylands Gorge</p> <p>Pipelaying work will be starting. Once the conditions are agreed work will start to build the bridge.</p>	Note

ESTATE MANAGEMENT

	MINUTE	ACTION
3.0	<p>Secured by Design review</p> <p>RMG or organise removal of graffiti by pavilion HC will organise signage for existing CCTV in NE park HC will obtain a quote to remove top layer of stones from filter drains and replace with soil RMG will arrange for Timber Play to repair auto closer to LEAP gate RMG will liaise with management companies re post theft from apartments</p>	<p>RMG HC HC</p> <p>RMG RMG</p>
3.1	<p>Streetlighting</p> <p>The HC lights reported as not working last month have all now been fixed. Developers or managing agents need to be approached in areas where streetlights are not working/not installed properly that are not on HC land. Cllr Danny Nicklen highlighted that this has been a difficult issue for example in the case of Swan Street car park where there are no lights at all. Persimmon say it is past the time where they would revisit. It was suggested that the original drawings are revisited e.g should they have been installed and have they been missed/were they never included but plans passed by the planning authority. Cllr Nicklen will pick up with EDC re original drawings.</p>	<p>Note</p> <p>DN</p>
3.2	<p>Letts Lane Flats - AGM</p> <p>An AGM is due shortly and residents of these flats are encouraged to attend and engage, particularly as they have so many concerns about service charges. Cllr Nicklen has asked RMG to provide a timeline and organise some promotion outlining how residents can become directors/responsibilities so there is a full update and residents and ensure the correct Governance for their blocks.</p> <p><i>Post meeting note from RMG - We are unable to provide a timeline as we are unsure when we will be able to host a residents meeting. We would hope to have this in the Summer if restrictions are relaxed sufficiently. Residents are sent notices a month in advance in line with company mem & arts and are invited to re-elect current directors and/or stand as directors during the meeting.</i></p>	Note/RMG
3.3	<p>Village Green/Tennis Courts</p> <p>In view of latest Government guidelines, can RMG confirm when the tennis courts will be open, and that the Maglock is installed?</p> <p><i>Post meeting note – the courts are now open, and the Maglock has been installed.</i></p>	RMG

3.4	<p>Broken Bandstand Tiles</p> <p>A report is being put together including funds already spent on the bandstand along with quotations to change the existing material.</p> <p><i>Post-meeting note from RMG - Due to issues in changing the tile material, we have raised an insurance claim on this to replace the existing damaged tiles instead, with a view to repair once the stones are removed. Quotations have been sent and we await approval from the insurers.</i></p>	RMG
3.5	<p>Post Box</p> <p>This has now been installed but is not yet operational and HC await news from Royal Mail as to when this might be.</p>	HC
3.6	<p>Amazon Lockers</p> <p>Cllr Gosine is approaching the Co-op to see if this is possible.</p>	SG
3.7	<p>De-Fib Machine for Castle Hill</p> <p>Discussion is needed on the proposed location of the machine that EDC/KCC agreed to purchase, as the community centre is not open 24/7.</p>	RMG
3.8	<p>Footpath at the top of Motte Lane</p> <p>Picture of the sign to be sent to HC so they can review visibility.</p>	NH
3.9	<p>Chicane near Taylor Wimpey sales suite</p> <p>HC will look at vegetation and cut back if there is a visibility splay.</p>	HC
3.10	<p>Sweeping the road near the station</p> <p>EDC has confirmed that NCP will ensure this is kept clear going forward.</p>	Note
3.11	<p>Footpath to Ebbsfleet Green</p> <p>HC is regularly chasing BT who need to make a diversion.</p>	HC
3.12	<p>Bailey Drive - There are still no lights or a sign in part of Bailey Drive.</p> <p>EQL have installed all their streetlights and Street Name Plates (SNP) on Bailey Drive (Green on the attached plan). Part of Bailey Drive is privately owned, and part is the responsibility of Persimmon Homes (Orange).</p>	NH
3.13	<p>Embleton Lane - There is a path halfway down Freeman close on the left leading to us but there is no sign saying "Leading to Embleton Lane" which would clear up a lot of confusion.</p> <p>Embleton Lane is owned by David Wilson Homes. Henley Camland will speak to the site team when they return to work. They are not currently on site.</p>	HC
3.14	<p>DWH flags</p> <p>DWH's site flags near Hoadley End were causing problems for a resident who is epileptic. DWH's site team has now removed these flags.</p>	Note
3.15	<p>Southfleet Road pedestrian crossing</p> <p>This is with Kent County Council. They are hesitant to put anything in as the walkway is temporary. Peter will review latest situation and update.</p>	PN
3.16	<p>Replacing shrubbery with fencing by Lett Lane flats</p> <p>Changing the planting to fencing would require a planning permission and additional cost for residents nearby which they do not want to fund. Upgrading current planting requires permission from EDC. It is therefore likely that the current planting will continue to be maintained.</p>	Note
3.17	<p>Castle Hill drive – 'blown' rubbish en-route to Observatory</p> <p>HC will ask Fryer Group to clear up on their next visit.</p>	HC

Date of next meeting

4.0	Tuesday 21 July 2020, 1pm, Castle Hill Community Centre, or video conference - tbc. A calendar invitation will be sent.	CW
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WHITECLIFFE