

Wises Lane Report – April 2023

The Marketing suite has now been installed in Wises Lane and was opened on 25th March. This will give Parishioners the chance to make any complaints direct to BDW. If they are unable to go there, then they can email wiseslanedevelopment@dhaplanning.co.uk with their complaint.

Our scheduled meeting with Barratts is on the morning of the Council meeting and any issues that arise from this I will report to Council on the 13th of April.

There is one further planning application, to be considered by Council this month.

As mentioned in earlier reports the existing website to provide information for residents has been provided by the developers David Wilson Homes and can be found at www.Wiseslanedevelopment.co.uk.

Construction work on the houses has started. There has been no further progress on the provision of the extension to footpath ZR121.

Complaints have been received on a number of issues and again passed onto the Site Manager at Barratts and these have been circulated to Councillors.

As reported last month residents in the area and also elsewhere in the Parish are still affected regarding the road closure of Wises Lane which began on the 31st January 2023 and was scheduled for 8 weeks followed by a further 10 weeks of traffic control temporary lights for new drainage and kerb realignment works. As a result of problems during the works the closure of Wises Lane has been extended for a further 4 weeks until the 24th April. A two-week closure of part of Cryalls lane, for UK Power Networks, for works with regard to the Wises Lane development is now going ahead from 9th May to 22nd May. Information has continued to be provided to Parishioners about these works on the Councils website and social media pages.

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Responses to points raised at the March meeting by Parishioners in attendance, for consideration by Full Council.

At the March Council meeting two Parishioners in attendance during the Public Participation session asked for clarity on several points regarding the Wises Lane Monitoring & Liaison Group (the Group).

Please see the points below in bold italics and the responses put forward for consideration.

➤ ***Clarity on the role and function of the Wises Lane Monitoring & Liaison Group.***

The Terms of Reference which were set out by the Parish Council for the Wises Lane Monitoring & Liaison Group (the Group) can be found on the Parish website at <https://www.bordenparishcouncil.gov.uk/community/borden-parish-council-15283/home/>. These are reviewed annually, normally at the May Parish Council meeting.

The Terms of reference describe the role and function of the Group.

To clarify your point the role that the Group was set up to do, is to monitor the development under the planning application 17/505711/HYBRID against the planning conditions and report any issues to the Parish council.

This is an advisory group and as such does not have any decision-making powers but are permitted to liaise with the developers taking care to only express the approved view of the Council.

The members of the Group are permitted to consist of up to 5 Councillors, which it has now. There is good resident representation within the members of the group as one lives locally to the development and a further three of the 5 members are affected by lorries using the village.

As an advisory group, their meetings are informal and not open to the public or subject to the same agenda requirements as the Parish Council, this includes the taking and publishing of formal minutes. The Group are required to provide regular updates to the Full Council on any issues and put forward appropriate recommendations for the Full Council to consider. This is done via a monthly report which is also published on the Parish Council website.

Swale Borough Council monitor all the Conditions as does the Group. This Group have looked at all 43 requests, made by BDW to have Conditions discharged and by resolution of the full Council have passed any comments to Swale BC.

If Conditions are breached it is the responsibility of Swale Borough Council to act. Any breach of Conditions the Parish Council is made aware of, are passed to the Planning Department. It is important to note that conditions cannot be revised once they are discharged.

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- ***What influence the Wises Lane Monitoring & Liaison Group have regarding BDW. A request that minutes are taken from meetings held with BDW, with clear actions, which are published.***

As stated in the previous point, as an advisory group, the Groups meetings are informal and not open to the public or subject to the same agenda requirements as the Parish Council, this includes the taking and publishing of formal minutes. They also have no decision-making powers.

Meetings with BDW are covered in a written and verbal monthly report made by the Group to the Full Council at the Council's monthly meetings. These reports and minutes are published on the Parish Council website. From this any action required will be brought up by the Group at the following meeting with BDW, to confirm that the actions are dealt with.

As stated, the Group has no direct powers regarding this development. However, it uses the meetings with BDW to try and influence on a wide range of issues raised by Parishioners. Listed below are some examples of what influence the Group has had with BDW.

- The road closure at the bottom of Wises Lane has been a concern for everyone. It was unfortunate that KCC gave permission for these closures to occur without consulting the Parish. This closure also increased delays with KCC's other road closures across the Borough. I understand that KCC Streetworks thought a full closure was necessary for the safety of Coinford employees working in Wises Lane. Coinford did have control over the application for road closure, but utility companies also needed to work at the same time. The Parish Council has no control over this. The construction traffic was originally using Brisbane Avenue and Cryalls Lane to access the site, which was not the authorised route set by KCC Streetworks. This was met with huge disapproval by Borden residents, the Council using the communication links with BDW arranged for BDW to put signs up at Adelaide Drive, School Lane, Brisbane and Sydney Avenues telling the construction traffic it was not to use those routes. Borden Lane/The Street is the route KCC Streetworks gave permission for and unfortunately there is no alternative.
- It has also discussed with BDW the name 'Bradgate' which came to the Groups attention last year and they expressed their concern to BDW. They were informed that this name is generic and used at other sites of BDW. BDW give the house style a name and it is then adopted in all sites. BDW find it easier to keep one name for the same style of house, specifically for their clients who know which style they want to buy but look at different sites/areas. The Group asked for the name to be changed and were told this was not possible due to the reasons I have just explained. It is unfortunate it has the word 'Brad' is in it, but this was purely coincidental.
- The damage to the triangle at the junction of The Street and Wises Lane was identified immediately by the Group to BDW and Coinford did a makeshift repair until they no

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longer have to use that route. Once that happens, the Council will be asking Coinford to make good the damage.

- ***There was concern expressed that the Borden Parish Council has taken it upon itself to handle complaints about the Wises Lane development.***

This is information that Swale BC sent out incorrectly, they have since confirmed that they will be rectifying this as explained verbally at the March Council meeting. To reiterate that the correct agreed process with Barratts and Swale BC is for a complainant to:-

- Initially contact the developers at wiseslanedevelopment@dhaplanning.co.uk
- If a response was not received or the residents was not satisfied with the response then the resident can contact the Clerk at clerk@bordenparishcouncil.gov.uk who will monitor correspondence and forward to the Wises Lane Monitoring and Liaison group and also make the full Council aware.
- If there is thought to be a breach of planning conditions residents should contact Swale Planning & Enforcement at <https://swale.gov.uk/planning-and-regeneration/planning-breaches-and-enforcement>.

- ***Request that BPC ask SBC about their 5-year Housing Plan.***

A response to this point was given verbally by Cllr Baldock at the March meeting. However, if further clarity is sought then this should be addressed directly to Swale BC.

It is proposed that the Clerk writes to these two Parishioners using the responses above.

John Fassenfelt April 2023