

Dunkirk Parish Council - Extraordinary Meeting

Minutes of Extraordinary Meeting held at Dunkirk Village Hall on 4 December 2023 at 7.00pm

Present:

Parish Councillors: Cllr K. Kemp (Chair of Parish Council), Cllr J. Tutt, Cllr P. Barkaway, Cllr J. Clifford, Cllr Hewett and Cllr D. Brice .
Rebecca Parr (Clerk).

Two members of the public.

Declaration: Any Declarations of Interest by members present to be made at the commencement of the meeting: None

1. **Apologies for absence** – received from Cllr R. Lehmann (KCC & SBC) and Cllr Gould (SBC).

2. **Planning:**

a) **Consider applications:**

23/504718/FULL

PROPOSAL: Erection of two detached dwellings with solar panels, associated access, parking, landscaping, bin and shed/cycle stores.

ADDRESS: The Vicarage 101 The Street Boughton Under Blean Kent ME13 9BG

The council had been invited by Boughton Under Blean Parish Council to comments on this application given the joint Boughton and Dunkirk Neighbourhood Plan, The Council discussed and unanimously agreed to support Boughton Parish Council objection along with additional comments as follows:

Please refer to Appendix 1 for the full comments.

3. **Church Yard Maintenance – Update following meeting with church – discuss and decide upon the way forward**

The meeting was attended by Julian Owen from the PCC and the new vicar, Cathrine Ngangira following a PCC meeting to provide an update on the way forward and for the PCC to take up greater responsibility with the churchyard maintenance contract. The PCC is supportive of a joint approach with the PC to the churchyard maintenance and suggested obtaining 3 quotes on work based on an earlier approach with the main areas around the actively visited graves, war graves and war memorial kept tidy, and pathways to the graves maintained. The remaining areas would be more loosely maintained with the border edges only maintained to prevent brambles and encourage biodiversity. **Action:** The Clerk is to provide the PCC with the specification of the early contract as a starting point. The PCC would also arrange for the quotes from 3 local suppliers. Once these have been received, the PCC will attend the January full council meeting in order to discuss amounts and then the PC can decide upon a contribution.

4. **Update and to consider Streetlight Maintenance contract renewal**

The Clerk advised that she had undertaken full due diligence of the Prime One contract and the streetlights covered and had identified one in Horselees that was required to be included. As a result, the approval to renew the contract provided at the the last full council meeting at the present level of £3044.52 (incl VAT) needed to increase to £3088.52 for the additional light. The Council unanimously agreed to renew at the slightly higher amount.

The Meeting was closed at 7.55pm

Date of next meetings: Full Council: 18 December 2023
Extraordinary Meeting (if required) 2 January 2024

Rebecca Parr,
Clerk to Dunkirk Parish Council

Signed
Chair
Date

Signed
Vice-Chair
Date

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23/504375/FULL Demolition of vacant hotel and the erection of a freestanding Restaurant with drive thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD).

Former Travelodge Canterbury West London Road Dunkirk Faversham Kent ME13 9LL

Dunkirk Parish Council (DPC), at full meeting on Monday 20th November 2023, discussed and agreed unanimously to **object** to the application.

(It was noted that the supporting statement stated 'Broughton bypass, Canterbury' [there is a Broughton in Hampshire and another in Wales] although as titled it is London Road {Broughton bypass} and, correctly, in DUNKIRK).

DPC formally request that the application is referred to the planning committee.

The application is in conflict with National, Borough and the made Boughton and Dunkirk Neighbourhood Plan.

NPPF Paragraph 180 considers any Ancient Woodland, Ancient and Veteran Trees which are in the vicinity of the proposed development. Paragraph 180c of the NPPF sets out that any development resulting in the loss or deterioration of irreplaceable habitats, should be refused.

The application is in conflict with SBC Bearing Fruits DM6

Boughton and Dunkirk Neighbourhood Plan T3

The grounds for refusal are based on the following material considerations.

Highway issues: traffic generation, vehicular access, highway safety & Pedestrians.

With the existing petrol station and the extant permission for Costa, the traffic flows as shown bring multiple directional movements into conflict.

1. Costa/McDonalds/Petrol Station traffic crossing each other within the site, sometimes in three different directions, and therefore serious potential to cause accidents. This can be seen in a number of locations within the curtilage of the three businesses.

2. Potential for petrol station and extant Costa customers to be queuing back through the Slip Road on to the main A2 road potential causing of accidents.

3. Traffic from Dover, Canterbury, (target markets) and normal flow of A2 Traffic means a huge increase in vehicle movements on and off the A2 Westbound. Extra traffic from Faversham travelling Eastbound before crossing via/through Upper Harbledown village and returning Westbound to Gate Services.

4. Slip Road exit would now be from three businesses, adding to the petrol station traffic flow issues, further potential for causing accidents.

5. Travellers (Brotherhood Wood) turning right from their site into the Petrol Station potential for causing accidents.

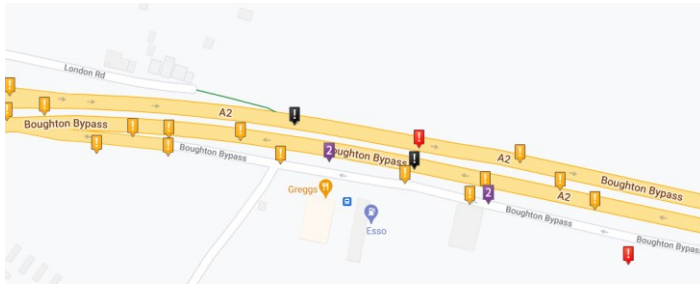
6. Whilst it is noted that lorries on the slip road are parked illegally [from outside of Sheila's Kitchen (Costa Building)] it is a factor; and leaves only space for single width for buses and cars, right through to the end of the Barrier when re-joining A2.

7. Increased vehicular movements through the slip road for Dunkirk to cross from the Westbound Carriageway to the Eastbound Carriageway to return to Canterbury.

8. Major concerns about increased vehicular movement through both villages of Boughton Under Blean and Dunkirk.

9. There are 39 parking spaces and ten staff cars (25%) are expected as: **4.0 ACCESSIBILITY ASSESSMENT 4.1** *The site is not accessible by walking or cycling.* This conflicts with the made Boughton and Dunkirk Neighbourhood Plan policy T3. Note, DPC would also expect provision for cyclists, albeit statement that no staff will cycle to work, there are many other cyclists who could access the site.

10. Buses pass by the site and Eastbound over 4 lanes of dual carriageway (70mph). With no pedestrian access, fears of people crossing the barriers is very real. There has been a number of near misses in the past.



11. Road safety concerns over crossing of A2, lack of footpath especially from Garage and Holiday Inn site going Eastbound and of course returning from the Westbound site of proposed McDonalds. DPC does not wish to see pedestrians risking crossing the 70mph dual carriageway and barriers.

DPC does not feel that these concerns have been adequately addressed by the Planning Statement or the Travel Plan.

Adverse impact on environment, nature conservation interests & biodiversity opportunities.

1. The application does not comply with the made Boughton and Dunkirk Neighbourhood Plan E8 where a minimum of 10% biodiversity net gain must be proven.

2. Paragraph 180 of the NPPF considers any Ancient Woodland, Ancient and Veteran Trees which are in the vicinity of the proposed development. Paragraph 180c of the NPPF sets out that any development.

3. Paragraphs 175 and 179 of the NPPF should be considered especially in connection to Bats and Slow Worms found in the area resulting in the loss or deterioration of irreplaceable habitats, should be refused.

4. The application is in conflict with the made Boughton & Dunkirk Neighbourhood Plan E6: Specifically, Air Quality as the site is in close proximity to the A2, therefore the development (if granted) should not be commenced until a report, undertaken by a competent person in accordance with current guidelines and best practice, has been submitted to the local planning authority for approval.

An odour assessment should be included in the plans.

5. The application is in conflict with the made Boughton & Dunkirk Neighbourhood Plan E10: *Schemes must produce a cohesive and high-quality design approach for car parking, **charging points**, boundary treatments, bin stores, utility storage boxes, lighting and street furniture. All landscaping and boundary planting should be of native species.*

Application Travel Plan: *8 EVCPs which are proposed to be provided on the wider services site.*

DPC states that this is not acceptable, and provision should be on site.

Noise

A full noise assessment should also be carried out prior to the application being considered.

External Lighting

Both Horizontal and Vertical Light spill assessments should be carried out prior to application being considered.

Rubbish

This is already a problem locally with vast amounts of detritus spread around the parish. We would ask [if granted] for a condition to have all packaging from the drive through printed with a car registration to enable DPC, BPC and SBC litter picks to establish who is culpable.

Whilst we recognise and applaud the suggested litter pick within 150 metres of the site, it is felt that this should be further and specifically noted as to actual sites.

We also wish to raise a concern for the safety of McDonald's operatives. KCC will not litter pick the slip road to Dunkirk without a full road closure, which is why they don't do it.

DPC respectfully request that the application is refused.

Should the committee be minded to grant.

If mindful to grant planning consent, DPC requests addition of a number of conditions.

1. The applicant to obtain a TRO regarding the speed and parking along the slip road both West and East of the site. Consideration should be given to restrict traffic from Brotherhood Wood turning into the site in direct opposition to the traffic leaving the site.
2. Condition on rubbish as mentioned above.
3. Condition to discuss with DPC and officers regarding an S106 to include substantial and sustainable benefits to the community.