

Dunkirk Parish Council – Full Council Meeting

Minutes of Full Council meeting held at Dunkirk Village Hall 19 February 2024 at 7.00pm

Present:

Parish Councillors: Cllr K. Kemp (Chair), Cllr J. Tutt (Vice Chair), Cllr D. Brice, Cllr G. Hewett and, Cllr P. Barkaway.
R Parr (Clerk).

There were 10 members of the public.

1. **Declaration:** Any Declarations of Interest by members present to be made at the commencement of the meeting
Cllr Hewett made a non-pecuniary declaration in relation to planning application 23/500203/FULL Location: Former Builders Yard Horselees Road as he knows the owner.
2. **Apologies for absence**
Apologies for were received from), Cllr J. Clifford. As well as Cllr R Lehmann (KCC & SBC) and Cllr A. Gould (SBC).
3. **Minutes of the full council meeting of the 15th January 2024.** A motion to approve the minutes by all present was approved with unanimous approval from those that attended.
4. **Councillor Vacancy and Co-option**
No applications have been received in the past month. The Clerk continues to advertise on the website and noticeboards. The vacancy will also be included in the next issue of the Boughton Magazine.

The Council resolved to move item 18 on the agenda to this point given the attendance by a number of members of the public for this item.

18. Church Yard Maintenance – Update and decide upon maintenance contribution levels

- A. The PCC representative attended and provided an update on their tendering process and outcome with a contract with Tim Last for £1450 pa and the appropriate public liability insurance in place. The PCC was looking to the Council for a contribution of half towards the annual contract starting in April. The Council voted unanimously and it was resolved for the Council to contribute half with the invoice from the PCC to the Council.
- B. The Council have a number of volunteers to assist with some clearance in the churchyard prior to April. It was agreed outside of the meeting to liaise with Tim Last for a date and agree a focus for the works.

5. Public Participation

- A. PC Gary Morris provided an update that fuel theft had been reported at the Gate Services also in Boughton there had been a car number plate theft. PC Morris also confirmed that he had carried out another speed check in the area at a time of 3pm and that there was only one motorist over the limit but not enough to trigger a prosecution. It was discussed and agreed that an evening time for the speed check could be used. PC Morris continues to monitor the parking of lorries at Gate Services but until the upgrades in signage by National Highways are undertaken, there is little that can be done. A number of councillor and members of the public highlighted the use of motorised scooters through the village. PC Morris would investigate.
- B. The applicants of the planning application concerning the Builder's Yard requested to speak in favour of their application to follow up an email they had previously sent to all councillors ahead of the meeting in answer to previous points raised by the Council.

The Council resolved to move item 6.B(iv) on the agenda to this point following the public participation by the applicants for this item.

6. Planning:

A. Consider Applications

- iV. 23/500203/FULL Location: Former Builders Yard Horselees Road Boughton Under Blean Kent ME13 9TG
Proposal: Erection of 2no. four bedroom dwellings with associated parking and landscaping.

The Council discussed a number of issues concerning drainage, biodiversity net gain, parking and spaces. The Council voted unanimously to support the application provided a number of conditions were included for which the applicant was supportive of their inclusion. The following planning comment was summited:

“Dunkirk Parish Council note the additional information provided with the application and that the errors on the initial application form have been corrected. The Council voted unanimously to support the application on the basis on the inclusion of a number of pre-commencement conditions which are discussed and highlighted below:

The Council previously raised concerns back in their comments in February 2023 regarding Policy H5 under the Boughton and Dunkirk Neighbourhood Plan (B&DNP): Any new developments of good design and locally distinctive style respecting the current Kent Design Guide principle, and include green spaces and play areas.

The applicant has now provided a list of reference to the materials to be used in the development although a detailed plan should be provided as part of the any pre-commencement conditions. In additional further information has been provided in respect of parking spaces. The application has for the parking spaces included that of the garage within the application. Therefore the Council would wish to see it conditioned, that the garage remains in use as a garage otherwise the n umber of external spaces will be insufficient. Concerns over possible contamination were previously raised and these still remain. However, the applicant has stated that they are happy to commission a new contamination study should approval be received and the applicant is therefore supportive of this being a pre-commencement condition.

B&DNP Policy E2: Proposals for developments, which activity seeks opportunities for landscape, heritage, recreational and ecological gain will be supported in principle, as will the protection and enhancement of heritage assets and the management of the countryside.

The applicant has now provided a landscape plan confirming that large trees on the boundary will be retained. The applicant is happy to provided additional details concerning landscaping as part of a pre-commencement condition. Ecology has also been addressed within the additional application details. The applicant is also aware of the need to address archaeology and are supportive of any investigations as a pre-commencement condition.

Policy E6 – The concerns the Council have over the flooding and drainage can be addressed via condition for a full drainage plan and survey as part of any pre-commencement conditions. Whilst we are content for the culvert to be on the boundary of the site, this needs to be shown as a detailed plan. A detailed material plan would also assist.

Policy E8 - A minimum 10% net-gain in biodiversity for developments against a baseline condition is required, both under the B&DNP but also the national since the 12th February. The applicant has addressed this and they would need to buy habitat credit to meet the target. Whilst the Council would prefer for the credit to be gain within the Parish or Swale area, the Council appreciates that the purchase of credits is a new scheme and local options are limited.

Policy 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. Information concerning parking, waste and electric charging points have now been provided.

Should Swale Borough Council be minded to grant approval for this proposed application, to summarise, Dunkirk Parish Council request that suitable conditions amongst others are included to cover the following:

- Detailed Landscaping (hard & soft)
- Detailed Materials plan

- Parking and visitor car parking – garage to remain in use as a garage in perpetuity (not to be converted or have change of use) to ensure 3 parking spaces per property (including the garage).
- Drainage & flooding – full survey and plans to be undertaken pre-commencement
- Contamination – full survey to be undertaken pre-commencement
- Archaeology – programme of archaeological works to be undertaken pre-commencement

The Applicant has at the Parish Council meeting provided their support/agreement to these conditions.”

A member of the public raised that they had not been notified of the amendment to this application and following a discussion, it was noted that SBC do not appear to undertake letter drops to nearby householders any longer. The Council agreed to write to the CEO of SBC asking for the letter drop position to be reconsidered.

- i. 24/500023/FULL PROPOSAL: Change of use of field for creation of horse menage with surrounding earth bund. ADDRESS: Denstroude Farm Denstroude Lane Dunkirk Kent CT2

The Council discussed and resolved to support the application with the following comment:

“Dunkirk Parish Council voted to support the application for a menage as they consider it an appropriate use for the area.”

- ii. 24/500296/FULL PROPOSAL: Erection of oak framed single storey front porch. ADDRESS: Ashley Dene Staplestreet Road Dunkirk Kent ME13 9TJ.

The Council discussed and resolved unanimously to support the application with the following comment:

“Dunkirk Parish Council voted unanimously to support the application as it will improve the look of the village.”

- iii. 23/504718/FULL Location: The Vicarage 101 The Street Boughton Under Blean Kent ME13 9BG Proposal: Erection of two detached dwellings with solar panels, associated access, parking, landscaping, bin and shed/cycle stores.

The Council discussed and resolved unanimously to maintain their objection to the the application with the following comment:

“Dunkirk Parish Council voted unanimously to continue to object to the application following updated the plans submitted. The Council note that the applicant has still not addressed the issues previously raised where part of the development area falls with the conservation area. There is a need for the application to comply with the 10% Biodiversity net gain and that the Council consider the houses are not in keeping with those elsewhere within the close”

B. Received Decisions:

- i. 23/503564/FULL Manor House Orchard Gate Berkeley Close Dunkirk Faversham. – Application Permitted
- ii. 23/505247/SUB Shelias Kitchen Gate Service Station London Road Dunkirk Kent ME13 9LN Submission of details to discharge condition 11 - Archaeological Evaluation, Subject to 22/500624/FULL – Application Permitted.

7. Correspondence

- i. Road Closure - The A2 coastbound will be closed between Brenley Corner and Bridge (A250) weeknights, 8pm to 6am, from Monday 12 to Wednesday 21 February 2024
- ii. Road Closure - Butlers Hill Dargate 2nd April 1 day

8. Matters for public concern:

A. Highways Issues

- i. The Clerk reminded that KCC advised that the start date for the TRO works was originally the 25 February 2024 and the Clerk is waiting to hear from KCC for an updated start date.
- B. **Speed Toolkits & stickers** - There are about 20 stickers left. The Council discussed and resolved not to purchase additional stickers at this point in time. It was agreed to place a notice in the Boughton News to offer these on a first come first served basis for them to contact the Clerk. **Action:** The Clerk is to obtain the remaining stickers from Cllr Clifford. It was discussed where to place the toolkit banner and the village hall fence was a possible location. **Action:** Cllr Barkaway is to ask for approval with the village hall.
- i. A number of members of the public commented that they were not happy with the speeding in the village. The Council reiterated that they were doing all they can and that it was no financial feasible to purchase a static speed camera or introduce chicanes. The Chair commented that any concerns should also be raised with KCC and the Police and Crime Commissioner.

C. TPOs

The Clerk continues to chase SBC whether any progress had been made by SBC on the TPO submitted a few years back?

9. Finance

- i. Approve Finance Report - The Clerk read through the contents of the Finance Report for the end of January, which was approved by the Council and signed by the Chair
- ii. Approve Payments: The Council voted to approve the following payments for February.

A/C Name	Invoice No.	Chq No	Description	Net	VAT	Gross
45278		L - Online	Salary 12/23- 01/24	777.40	0.00	777.40
HMRC		L - Online	TAX - HMRC	24.20	0.00	24.20
Rebecca Parr			Net Pay	753.20	0.00	753.20
Rebecca Parr	Advice only	S/O	Office Expenses	20.00	0.00	20.00
Rebecca Parr		L- Online	Expenses - eSim	15.44	0.00	15.44
Rebecca Parr Total				788.64	0.00	788.64
HMRC NI		L - Online	Employer Contribution NI	2.68	0.00	2.68
Total HMRC Contribution		L - Online		226.88	0.00	26.88
SLCC		L - Online	Annual membership (50%)	91.50	0.00	91.50
Cuttlefish		L - Online	Website Hosting	400.00	80.00	480.00
SSE		L - Online	Streetlights December 2023	183.36	14.77	198.13
G Doy		L- Online	Grass Cutting - January	70.00	0.00	70.00
Prime One	1453	L- Online	February Streetlight Maintenance	214.48	42.89	257.37
Total				1977.54	137.66	1915.20

10. Village Hall Land titles

Investigations are still ongoing. Deferred until next full council meeting.

11. Bensted Charity – Applications

Unfortunately applications have now closed as at the 12th February for this round of funding.

12. Government Solar Rooftop Consultation - <https://www.gov.uk/government/consultations/the-future-homes-and-buildings-standards-2023-consultation>

It was discussed and agreed for Cllr Hewett to review and report back to the Council at the next meeting.

13. Biodiversity Net Gain – Government Planning Legislation

This concerns new government legislation that came into force on the 12th February. Given the importance to planning applications going forward, the Council is looking for guidance in this area. Cllr Tutt is aware of a speaker who could explain more. The council resolved to invite them to the March meeting. **Action:** Cllr Tutt is to arrange.

14. Preparation for April's Annual Parish Meeting – speaker ideas

Cllr Brice suggested a speaker from the Whitstable Maritime Trust, a charity in exchange for a £50 donation. The Council agreed to approach the charity. **Action:** Cllr Brice is to arrange.

15. Common Land – Preservation and protection

The Council discussed the common land at Rhode Common which is privately owned to ensure that it stays as is.

Action: A number of Councillors are to review the site and consider any appropriate planting strategies and grants and any potential works would need to be agreed with the owner. The Clerk highlighted one possible scheme being the Miyawaki Method. **Action:** The Clerk is to forward details to the Councillors.

16. Bossenden Wood Memorial Stone

Repairs are ongoing.

17. Community Youth Forum

A councillor had confirmed that there were some interest and that a meeting could potentially be arranged with SBC.

18. Milestones

Deferred until the next meeting.

19. Councillor's Reports

- i. In his absence, the Clerk read out an update from Cllr Lehmann. Topics include Faversham's waste Centre which is in the KCC funding for 2024/2025. Notification of a KCC consultation on adult social care. Highlighted changes to the SBC bin collection and for households to look out for a letter confirming of new bin collection days.
- ii. A Councillor highlighted that a number of fence panels recently installed by KCC on Boughton Hill as part of the piling project were now leaning. **Action:** The Clerk is to report to the KCC project manager.
- iii. The Council discussed a date for the next litter pick in April. **Action:** The Clerk is to investigate and arrange a date.
- iv. A Councillor highlighted issues with KCC not engaging at the Joint Transportation Board meetings.

20. Parish Pollinator Project

Nothing to report.

21. Administration/ Clerk's

- i. Regular Cleaning of new shelters - The signed contract had been received
- ii. Streetlight Maintenance issues and contract update – Ongoing. Further details are needed before KCC is approached.
- iii. VAT Reclaim - due to take place annually after this meeting
- iv. The Clerk provided an update that the Council did not win a grant from the British Heart Foundation of a defibrillator.
- v. The Clerk confirmed that the Internal auditor had been booked for the 24th April.
- vi. The Clerk had circulated to all councillors regarding moving your council to a .gov.uk domain couldn't be easier with the parish council domains helper service - News (nalc.gov.uk). The Council agreed for this to be added to the agenda for the next meeting to discuss.

It was resolved under Section 1, Paragraph 2 of The Public Bodies (admissions to meetings) Act 1960, the press and public be excluded from the meeting for the following items of business due to the confidential nature of the business. The Council went into closed session

21. Planning Enforcement

A number of different cases were discussed.

The Chair closed the meeting at 9.25pm

Date of next meetings:	Extraordinary (if required) :	4 March 2024
	Full Council Meeting:	18 March 2024

Rebecca Parr,
Clerk to Dunkirk Parish Council

Signed
Chair

Signed
Vice Chair

Date

Date

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