

# Dunkirk Parish Council - Extraordinary Meeting

Minutes of Extraordinary Meeting held at Dunkirk Village Hall on 7<sup>th</sup> May 2024 at 7.30pm

## Present:

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

1 member of the public.

**Declaration:** Any Declarations of Interest by members present to be made at the commencement of the meeting: Cllr Hewett declared a pecuniary interest as he had worked with the architect association with planning application 23/505533/EIHYB

**Apologies for absence** – Cllr D. Brice

## 1. Planning:

### a) Consider applications:

- 1) 24/500630/FULL PROPOSAL: Change of use of of first floor of communal facility building to a self-contained residential flat, including hip to gable roof extension, insertion of 2no. rooflights, and 2no. side dormers (retrospective). ADDRESS: Brotherhood Wood Gate Hill Dunkirk Kent ME13 9LN

The Council discussed and voted unanimously to object to the application with the following comment:

DPC recommend it should be refused on condition 20 of SW/13/0137; consented 29 mobile homes and an absolute maximum of 36 caravans.

Condition 20:

The communal building hereby approved shall be used only for the management of the site, and for the amenities of residents of the application site. The building shall not be used for residential purposes.

**Grounds: In the interests of the amenities of the area, and because the site lies in a rural location where new residential use would not normally be permitted, and in pursuance of Policies E1, E6, E9, E19 and H2 of the Swale Borough Local Plan 2008**

DPC also recommend it should be refused on the following conditions from application **17/502338**.

This consent for 40 caravans was only approved with insufficient dayrooms **as the building was to serve their needs. This is not normal gypsy and traveller site practice**, but it was put forward and approved.

Condition 9. **The utility/day rooms on individual pitches** as shown on drawing 2549/PL/Sk05 Revision D shall be constructed in materials details of which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In accordance with the terms of the application and in the interest of the amenities of the area.

Condition 10. Details of the design, internal layout and external materials for all dayrooms and storage sheds not already provided on drawing 2549/PL/Sk05 Revision D shall be submitted to and approved by the Local Planning Authority before these are erected.

Reason: In accordance with the terms of the application and in the interest of the amenities of the area.

Condition 11. **No caravan may be occupied until details required by conditions (9) and (10) above have been approved, and upon approval these dayrooms and/or storage sheds shown on drawing**

**2549/PL/Sk05 Revision D shall be erected in the position shown on this drawing within three months of the occupation of the respective caravan.**

Reason: In accordance with the terms of the application and in the interest of the amenities of the area.

Condition 20: The communal building within the site (shown as Amenity Hall Existing) on drawing 2549/PL/Sk05 Revision D **shall be used only for the management of the site, and for the amenities of residents of the application site. The building shall not be used for residential purposes. Reason: In the interests of the amenities of the area, and because the site lies in a rural location where new residential use would not normally be permitted.**

We believe that currently no dayrooms are on the site, creating a greater need for the facilities as consented, and a breach of planning consent.

<https://www.bing.com/maps?cp=51.288681%7E0.992257&lvl=19.0&style=h>

The proposal doesn't show an office for the management of the site, as the original purpose.

The site location shows a red area (that doesn't correspond with the title) and the blue area that would indicate land 'owned or under the control of the applicant'. This is not the case as the blue area title is in the name of Purcell. Felix Nolan also owns a parcel of land that is possibly part of the application site, and neither Purcell nor Nolan is shown as having been notified.



The 'claimed' land, i.e. the application site does not agree with the registered title. The applicant does not own the track to the road.

The original recreation land on the site now has caravans on it, as well as statics on the land consented and set-aside for travelling show persons.

The agent suggests because the applicant may need to repair or replace his mobile, this is a reason to consent this application. Unfortunately, this is not a material consideration. It is the reality of property ownership.

The application is in conflict with Bearing Fruits DM10, 14, 17, 19 24 and 28, and the conditions for its approval.

This should be refused on the grounds of reduced facilities for gypsies and travellers on site and other issues as noted.

DPC recommend refusal and enforcement

- 2) 24/501627/FULL | Installation of new roof and updating materials to existing outbuilding. | Wilverley Dunkirk Road North Dunkirk Kent ME13 9NZ

The Parish Council discussed and voted unanimously to support the application given that the proposed design is in keeping with the local vernacular

- 3) 24/501722/FULL | Erection of a detached garage with annex over and creation of a new vehicular access. | Oak Lodge Hickmans Green Boughton Under Blean Faversham Kent ME13 9NT

The Parish Council discussed and voted to support the application on the condition that the proposed residential annex is ancillary to that of the main residence.

- 4) 23/505533/EIHYB | a) Full planning permission for Phase 1 of a mixed-use residential led development of 261 homes and 3,021 sq m of non-residential space, including: local centre with retail, commercial, community, business and/or employment uses (including Class E uses); water recycling centre; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; supporting infrastructure; engineering, utilities, and other associated works. b) Outline planning permission for the remaining phases of the mixed-use residential led development, including: retail, hotel, commercial, business, employment uses (including Class E uses); Class B2 and/or B8 uses; community and sports provision; primary school; nursery accommodation; health facilities; sheltered and/or other older persons' accommodation; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; temporary access and construction route(s) as required; supporting infrastructure; engineering, utilities, and other associated works including the demolition of buildings and structures. All matters to be reserved. | Land At South East Faversham Between A2 Canterbury/London Road And M2 Faversham Kent ME13 9LJ

The Council discussed and agreed to further update their comments in light of the objection previously agreed at the Extraordinary Meeting on the 2<sup>nd</sup> April 2024.

- i) Approval of comments of previously agreed objection.

The Council discussed and agreed to further update their comments in light of the objection previously agreed at the Extraordinary Meeting on the 2nd April 2024 noting that the submission deadline had been extended to the 25<sup>th</sup> May 2024. The Council agreed to finalise and approve the revised comments at the May full council meeting.

- ii) Discussion of joint approach with neighbouring parish councils

The Council discussed and agreed to address further at the May full council meeting.

- iii) Discussion of potential legal assistance and associate costs

The Council discussed and agreed to address further at the May full council meeting.

The Meeting was closed at 8.50pm

Date of next meetings:	Full Council:	20 May 2024
	Extraordinary Meeting	3 June 2024

Rebecca Parr,  
Clerk to Dunkirk Parish Council

Signed .....  
Chair .....  
Date .....

Signed .....  
Vice-Chair .....  
Date .....

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