

DUNKIRK PARISH COUNCIL

Minutes of the Planning Committee

Dunkirk Village Hall

19.30 Monday 3rd February 2020

DRAFT MINUTES v5

Present: Councillors Jeff Tutt (Chair), Julie Coleman (Vice-Chair), Dan Brice, Stephen Hicks and Kevin Kemp. In attendance: Richard Bartley, Clerk.

20/30P APOLOGIES

Apologies were noted from Councillors Gould and Valentine (attending another meeting).

20/31P DECLARATIONS OF INTEREST

No declarations were made.

20/32P PUBLIC OPEN SESSION

No members of the public were present.

Cllr Tutt was pleased to welcome PCSOs Denislav Pashov and Jamie Dolton to the meeting. He invited them to speak under item 20/36P. Councillors were content to amend the agenda to enable the officers to leave and resume their duties without delay.

20/33P Planning

The following notices of decisions were received since 20th January 2020:

19/506163/FULL Status: Permit. Bracken Brae Jezzards Lane Dunkirk Faversham Kent ME13 9PH Demolition of existing dwelling. Erection of a 1no. replacement three bedroom dwelling and associated works (part retrospective). (Resubmission of 19/502572/FULL).

It was noted that this planning permission was subject to the conditions requested by the Council.

19/506086/TPOA Status: Permit. Victory Wood Dargate Road Hernhill Kent ME13 9HB
Marked stem to cut. Small oak stem to be cut as overhanging path, approx. 8cm dbh, 5-6m. Leave deadwood away from path. 1d Marked stem to cut. Small sweet chestnut stem to be cut as overhanging path, approx 8cm dbh, 5-6m. Leave deadwood away from path 2 Unmarked small birch stem leaning out high across the road, 4-5cm dbh, 6-8m, worth snipping off if still there, as likely to break off at some point. All of these small trees fall within an ancient woodland compartment with an adequate level of natural regeneration of oak, hornbeam, sweet chestnut, birch and wild service where full trees have been felled restocking will be by natural regeneration.

19/502422/FULL Status: Permit. Blean Cottage, Hickmans Green, Boughton Under Blean, Faversham ME13 9NT Erection of a detached two storey dwelling following the demolition of existing dwelling.

It was noted that Swale BC had refused the application, but the Planning Inspectorate had now allowed the appeal and granted planning permission, subject to conditions.

RESOLVED: To note the above decisions received.

20/34P Consider new planning applications

19/506179/FULL Status: Pending. 30 Courtenay Road Dunkirk Faversham Kent ME13 9LH Erection of part single, part two storey side and rear extension (revised: 9/502835/FULL).

Prior to the discussion the clerk informed councillors that although Swale BC had validated the application 6th January, the papers did not arrive until 22nd January. Therefore the clerk had arranged an extension with the case officer to enable the Council to respond.

The plans were discussed alongside the Council's response to the previous scheme ref.19/502835/FULL. Councillors noted that no neighbour comments were visible on this application and that the previous scheme had gained full approval in July 2019. The Council recalled that it had no reason to object previously, and Natural England made no comment on the revised plans. It was noted that the current scheme shows a rear extension 2m wider than the approved design. The ridge of the proposed rear extension and gable are correspondingly higher. It was confirmed that the flank walls have no additional windows which could overlook the private spaces in neighbours' back gardens. Overall the proposed design was considered to be more balanced, provide better living accommodation and improve visual amenity.

RESOLVED: to SUPPORT application 19/506179/FULL

b). Approve any actions

The clerk was authorised to write in support of application 19/506179/FULL

c). Note any applications received after publication of the Agenda

No further applications had been received.

20/35P Outstanding applications and enforcement actions

19/505953/LDCEX Status: Pending. Land East of Courtenay House London Road Dunkirk ME13 9LF Lawful Development Certificate (Existing) to establish the existing use of land as a residential garden in association with Flat A, Courtenay House.

No new correspondence was showing on file, and Swale BC's decision remained pending.

RESOLVED: to note.

20/500102/FULL Status: Pending. Land rear of The Queens Head 111 The Street Boughton Under Blean ME13 9BH Erection of 2no. three bedroom detached houses, bin stores, car

parking (including new wall, piers and gate to main pub car park entrance) and associated hard and soft landscaping works.

Concerns were expressed that the Queens Head car park is fully used, but the proposed development site is on back land, south of the parking area. The layout would restrict access to these dwellings for service and emergency vehicles, and affect pub customers and on-street parking. The inclusion of neighbouring parish councils in consultations was viewed as a welcome improvement in Swale BC's planning process. This will require liaison between parishes. It was considered that as Boughton under Blean Parish Council had not yet responded to this application it would be premature for the Council to do so.

RESOLVED: to authorise Cllr Tutt to liaise with Boughton under Blean PC and report.

19/505582/FULL Status: Pending. Westgate House Site, 21 Horselees Road Boughton Under Blean Faversham ME13 9TG Demolition of the existing 5 bedroom house and attached garage. Construct 6no. 3 bedroom semi-detached houses and 1no. single storey 3 bedroom bungalow.

There was no new correspondence showing on file, and Swale BC's decision was still pending.

RESOLVED: to note.

19/504495/SUB Status: Pending. The Old School London Road Dunkirk ME13 9LF Submission of details pursuant to Conditions 3 (Amended drawing showing eastern side elevations to plots 3 and 5), 7 (Drainage details for the disposal of foul and surface waters), 9 (Details of hard and soft landscape works), 12 (Joinery details), 15 (Construction Method Statement), 16 (Details of cycle storage), & 18 (Ecological Design and Management Strategy), of original application ref: 16/506316/FULL.

This application remained subject to an appeal against Swale BC's decision to approve five dwellings on this site, but not to permit a sixth dwelling. The matter remained with the Planning Inspectorate.

RESOLVED: to note.

Current enforcement actions were reviewed briefly: there was no new information to report on any of the sites. It was noted that 29th March is the enforcement deadline for the removal of the unauthorised caravan near Goddens Corner. The creation of permitted development rights at Scoggers Lane was questioned, but this possibility was not considered to be a risk as Swale BC had issued an enforcement notice, and this case was still running.

RESOLVED: to note.

b). Approve any actions

Cllr Tutt agreed to circulate the Swale BC address for reporting enforcement related issues.

20/36P Receive reports, correspondence and notices

PCSO Denislav Pashov and PCSO Jamie Dolton introduced themselves and reported that they are both based at Faversham Police Station, Church Road, Faversham ME13 8AL. They cover

Faversham and the parishes around the town, including Dunkirk, and they report to Sgt Jason Hedges. The officers drew attention to the reported crime rate in Dunkirk. This is particularly low, with only 20 calls recorded over three months. This indicates to Kent Police that there were probably instances of unreported crime in the area. Members of the public were urged to call in any suspicions on either 999 or 101, as Kent Police cannot respond to unreported crime. The limitations of the published crime data were discussed.

Councillors engaged and all considered that vehicle-related crime was the main issue in Dunkirk. Specifically, there were incidents of fuel theft from the petrol station on the A2, and thefts from cars parked in the Travel Lodge car park. Overnight fly parking by foreign lorry drivers, human waste and fly tipping were related issues, but instances of fly tipping should be reported to Swale BC. HGV parking in dangerous locations on the slip road obstructed vision and created hazards for other road users. CCTV coverage linked with ANPR systems would monitor the frequent obstructive parking events and identify vehicles associated with fly tipping.

PCSOs Dolton and Pashov advised that if the police issue two warnings under Section 59 of the Road Traffic Act against either the driver or the vehicle in one year, then the police can confiscate the vehicle. Section 59 provides a powerful deterrent, but it is not as effective against foreign lorries, or their drivers.

The bollards placed on the A2 slip road were believed to have reduced the instances of dangerous parking on the bends and this improvement was welcomed. Councillors requested additional warning signage and proposed 'be aware of fuel thefts' and 'uninsured vehicles can be identified and seized' signs would help to improve matters further. It was agreed that more police officers are needed, but resources are stretched and day-to-day deployment decisions will respond to the level of reported crime in each area. Again the public were urged to report their suspicions on 999 or 101.

It was noted that all PCSOs are restricted in the types of crimes they are trained and equipped to attend, and their powers to detain are limited to S24A. The police patrol cars provided to PCSOs have blue flashing lights, but they are not equipped with the dual red and blue lights required to deal with traffic incidents on the A2.

PCSOs Dolton and Pashov confirmed that they will attend future Council meetings when possible, and provide the Council with crime reports. They were informed that the Council's new website will soon provide a communication channel to reach Dunkirk residents. It was predicted that there would be strong community interest in any local success stories, but the publication of any reports of arrests and convictions would be subject to prior approval by the inspector.

Neighbourhood Watch activity was discussed in the areas of Courtenay Road, Dunkirk Road South, Berkeley Close and The Street, Boughton. The consensus of the meeting was that Neighbourhood Watch notifications were infrequent, and sometimes not passed on. Finally, the benefits of the Country Eye reporting app were highlighted. This app enables members of the public to report issues easily, and in real time, and add geo-located photographs, which helps the police to locate crime scenes in rural areas. The app is free to use on both iPhone and Android platforms.

Cllr Tutt thanked the PCSOs, and stressed that they would be very welcome at future meetings.

RESOLVED: to authorise the Clerk to follow-up the matters raised.

The Council welcomed the news that Swale BC had opened the Hernhill Neighbourhood Plan Area Designation statutory consultation. This process invites the Council's response by the deadline Monday 16th March.

RESOLVED: to support the designation of the parish of Hernhill as a Neighbourhood Plan Area.

b). Approve any actions

Councillors to copy the Clerk into any Neighbourhood Watch notifications they received.

Clerk to circulate the contact details for both PCSOs, and follow-up the various matters raised by the PCSOs.

20/37P Matters not on the Agenda (for information only)

Councillors were informed that Ashford Borough Council had received a planning application for the building of a large winery off New Cut Road, on the vineyard planted by Taittinger. It was questioned where the proposed site was in relation to the AONB boundary. The Clerk would check the application details and inform councillors.

Cllr Tutt confirmed that KCC Highways' draft Weight Restriction Order on Various Roads in Boughton and Dunkirk, Swale will go on public deposit from Friday 7th February.

Website related issues were brought to the Council's attention. Particular concern was raised regarding the stream of correspondence relating to the new accessibility regulations and parish council websites. Some of the correspondence received was considered to have contained questionable marketing practices. Swale KALC would discuss this important matter further, as it affected many parish councils. Swale BC's present website was not thought to comply with the new accessibility regulations, and this was a concern.

Reports received from residents from other parishes were heard concerning the ongoing difficulties they experience when trying to book the meeting room at Dunkirk Village Hall. On occasions they had had to go elsewhere. Cllr Tutt would look into this matter and bring the issue to a future meeting.

A resident has written regarding the issue of the leaning railings on the unstable embankment on Boughton Hill, and the lack of response from KCC Highways over several months. The Clerk reported that temporary barriers are in place and KCC Highways had a job scheduled for the site on its workplan. These works are due to start, but the work description is unclear.

The Clerk reported that Cllr Kemp now had a place booked on the rescheduled KALC Dynamic Councillor course in March, and that KALC's Website Accessibility course was well presented and full of valuable practical information that will be relevant for the Council's new website. He also reported that Dunkirk Parish Council was ahead of many others in terms of compliance with GDPR, as its councillors already had their own email addresses for use on Council business.

The clerk presented the invoice obtained from Zurich Insurance. This enabled a cheque for the previously approved sum of £541.58 (Chq. 001434) to be signed at the meeting by Cllrs Brice and Tutt.

Cllr Tutt reported on the ongoing problems with the service from NatWest, concerning the continuing delays experienced with bank statements and the replacement cheque book. The Council's postal address had now been changed. The remaining cheque in the cheque book would be reserved for an emergency until the replacement book arrived. Cllr Tutt also confirmed that he had removed the late Cllr Howland from the list of authorised signatories and this was up to date. Cllr Tutt noted that Cllr Demery could only be added as a signatory with an online form.

Cllr Tutt agreed to attend a Community Safety Briefing, hosted by the Swale BC Economy and Community Services Manager, and Chief Inspector Alan Rogers on Tuesday 4 February at 7pm in the Committee Room.

Cllr Tutt also agreed to attend a briefing from the Swale BC Development Manager and the Affordable Housing Manager on Affordable Housing and Planning on Tuesday 3 March at 6.30pm in the Council Chamber.

It was noted that KALC had opened an online member satisfaction survey, with a reply date of Friday 27 March.

20/38P Meeting dates:

Full Council Monday 17th February 2020 at 7.30pm
Planning Committee Monday 2nd March 2020 at 7.30pm

RESOLVED: to note

20/39P Close the Meeting

Cllr Tutt closed the meeting at 21.13

DRAFT MINUTES v5

Signed Chair, Dunkirk Parish Council

Minutes approved date: 2020