

Dunkirk Parish Council - Extraordinary Meeting

Minutes of Extraordinary Meeting held at Dunkirk Village Hall on 2nd April 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 and Cllr D. Brice. Rebecca Parr (Clerk).

17 members of the public including Councillor representatives from Selling, Boughton, Graveney and Hernhill Parish Councils.

Declaration: Any Declarations of Interest by members present to be made at the commencement of the meeting:

Cllr Tutt declared that he had spoken to the Monitoring Officer regarding his interest as Chair of the Boughton and Dunkirk Neighbourhood Plan. Cllr Tutt confirmed that he has no preconditions or pre-determinations regarding the Land At South East Faversham Between A2 Canterbury/London Road And M2 Faversham Kent ME13 9LJ.

1. **Apologies for absence** – Cllr Hewett.

2. **Planning:**

a) **Consider applications:**

1) **24/500674/FULL | Erection of a steel agricultural barn for storage of machinery associated with the nursery (retrospective). | Maytree Nursery Courtenay Road Dunkirk Faversham Kent ME13 9LH**

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

Dunkirk Parish Council at its Extraordinary Meeting on the 2nd April 2024 unanimously agreed to object to the application on the grounds that the archaeology on the Site is unknown in view of the application being retrospective. The Site is close to that of the 1838 Battle of Bossenden Wood and is adjacent to an area of Scheduled Ancient Monument associated with the area of the Radar Station. In addition, the area is known to have Prehistoric potential. A site adjacent to that of the current application (21/502877) was required to have a programme of archaeological works as a condition as it was considered by the KCC Senior Archaeological Officer to be in an archaeological sensitive area close to the finding of a Neolithic axe in the area of Maytree Nursery (KCC HER – MKE73562) and the proximity to the Radar Station

2) 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 Clerk advised that SBC Planning had agreed an extension for Parish Council comments to the 20th May 2024. It was highlighted that of the total proposed development area, 26% lay in Boughton Parish and 9% in Selling Parish. A number of different members of the public choose to voice their objections to the application for which the Councillors noted. These included the following:

- No Social/affordable/intermediate housing for rent
- Concerns over flooding of the railway and or the A2 as ground levels are proposed to be raised.
- Incorrect information submitted that the development could not be seen from a public road.
- Negative impact on the setting of surrounding heritage assets
- Air quality impact
- Water quality impact, additional impact on already high nitrates on local water
- Poor location of the water treatment plant next to Brenley Corner, does not consider any impact on any upgrade to Brenley Corner
- Perceived lacking in bus capacity
- Lack of supporting infrastructure, roads, doctors, dentist, water
- Potential lack of surgery staff and /or Trust to acquire doctors surgery
- Use of prime agricultural land when we need to grow more of our own food
- Noted that it is not in the current approved Local Plan not the Boughton and Dunkirk Neighbourhood Plan and is therefore speculative.
- Incorrect location and details of footpaths in the Plan

The Council voted 5 in Favour and 1 Abstention to object to the application. Given the complexity, the Council agreed to formulate their material considerations and planning comments outside of the meeting. It was agreed to return with final draft comments for approval and submission by the Council at an Extraordinary Meeting on the 7th May 2024.

- 3) 24/501097/LAWPRO | Lawful Development Certificate for proposed loft conversion with flat roof dormer to the rear and insertion of 5no. rooflights to front elevation. | 41 Courtenay Road Dunkirk Kent ME13 9LH

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

Dunkirk Parish Council at its Extraordinary Meeting on the 2nd April 2024 voted unanimously to support the application on the condition that the number of rooflights were switched so that there are 5 to the rear and 2 to the front in order to be in keeping with the street scene and neighbouring properties.

b) Correspondence

- 1) Letter received addressed to the Chair from Shaptor regarding 'Proposals for a new community at Winterbourne Fields'. This proposal is for up to 1,815 homes, open space and supporting infrastructure. The developer, Shaptor, is looking to engage and to brief the Parish Council on the latest proposals – Decide whether to engage.

The Council had received correspondence from the developer informing us that they will soon be ready to submit an application. They wanted to meet with the Council to discuss their plans. The Council noted the correspondence and as per previous discussions on the subject, the Council unanimously resolved that they would not engage until a full application was submitted to avoid any prejudice and predetermination. As such, there is no further action by the Council at this point in time.

- 2) Letter addressed to the Clerk from WHP Telecoms Ltd regarding a proposed base station installation upgrade at cornerstone 10678039, Faversham, Dunkirk Radio Station, The Farm, Rear of Courtenay House, London Road Faversham, Kent, ME13 9LF, NGR: e: 607438 n: 159278. The purpose of the letter is to consult with you and seek your views on our proposal before proceeding with the works. Proposed upgrade to the existing 33.50m High Lattice Tower. Existing 9No. Antennas to be removed and replaced with proposed 6No. Antennas. Proposed installation of 2No. 300ø Dishes and associated ancillary works. Existing Equipment Cabin to be upgraded internally. The company is to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter – Decide whether to engage.

The Council discussed and raised concerns regarding the issue of radiation. The Council also requested to know the application date. Action: The Clerk is to contact the applicants requesting more information. The Council unanimously resolved not to comment on the application until it had been submitted.

The Meeting was closed at 8.25pm

Date of next meetings:	Full Council:	15 April 2024
	Extraordinary Meeting	7 May 2024

Rebecca Parr,
Clerk to Dunkirk Parish Council

Signed	Signed
Chair		Vice-Chair	
Date	Date

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