

Dunkirk Parish Council - Extraordinary Committee Meeting

Minutes of Extraordinary Committee Meeting held at Dunkirk Village Hall on 7 November 2022 at 7.00pm

Present:

Parish Councillors: Cllr K. Kemp (Chair of Parish Council), Cllr J. Coleman (Vice Chair),

Cllr J. Tutt, Cllr J. Clifford, Cllr G. Hewett, Cllr N. Smith and Rebecca Parr (Clerk).

Cllr A. Gould (SBC),

There were 7 members of the public.

1. **Declaration of Interest** – None.
2. **Apologies for absence** – received from Cllr R. Lehman (KCC) and Cllr T. Valentine (SBC).
3. **Planning – Consider Applications**
 - 1) 22/504757/FULL PROPOSAL: Construction of 2no. Residential dwellings with associated access, parking and amenity space. ADDRESS: Yew Tree Cottage Staple Street Hernhill Kent ME13 9TX

The members of the public attended in relation to this planning application that live in the vicinity of the property concerned. They all made representation to the council airing their views which were common themes. These included the size of the development in relation to nearby residential properties which are predominately single storey. The predominant concern was regarding road safety and the location of the proposed access to the development in relation to the junction of Dawes Road with Staplestreet. They also mentioned that KCC Highways had not been consulted as it did not meet criteria but highlighted SBC commented that any concerns regarding Highways should be raised and to request a Highways consultee. Comments were also made in relation to the rural, narrow nature of Dawes Road with no pavements. There were also concerns by residents that the application had not been well publicised. The Clerk confirmed that this had been discussed with Planning at SBC, who confirmed that the required notices had been made in accordance with planning guidelines.

The council discussed the case, echoing many of the comments made by residents, being too high, highways concerns, Cllr Kemp, confirmed that there were no TPO's applicable with the site. Additional comments were made in relation to the Site not included in the Local Plan nor the draft Boughton and Dunkirk Neighbourhood Plan and was considered speculative; the loss of large trees; negative impact on the street scene; insufficient parking for the number of bedrooms. The council voted unanimously to object to the application with the following comment:

“Dunkirk Parish Council Voted to unanimously object to the proposed development. Dunkirk Parish Council has a Neighbourhood Plan which has now passed the examination stage; it is now waiting to go forward to referendum and is therefore considered to carry planning weight. The Parish Council considers that the proposed development lies outside of the ‘built up’ area boundary for development for the parish based on the plan and is therefore considered speculative. The council does not consider that the Site meets planning policy.

The proposed design of the two houses are considered too large for the plot and in relation to the immediate surrounding area which is mainly single storey thus affecting privacy and a negative impact on the street scene. The greatest concern is for Highways safety. The application does not meet criteria for Highways consultation so the Parish Council would like to raise concerns directly to Swale Borough Council regarding the access in and out of the development. Given the large number of representations made by residents to Dunkirk Parish Council, we would ask for a KCC highways appraisal. The access is close to the junction with Dawes Road and Staplestreet Road. The junction has limited sightlines being on a bend and the junction is considered to be dangerous, especially as the vehicles will need to cross over into the far side of the road for entrance and exit to the proposed development and will be so close to the junction in what is a narrow rural road. The street scene for this section of the rural road will be impacted with the loss of a mature hedge and trees. The council consider that there is insufficient parking for the number of bedrooms. Whilst the proposals include a recommended 3

spaces for each house in line with recommended guidance, this does take into account visitor parking for which they would have to park elsewhere away from the property as the Dawes Road is not suitable for on street parking and therefore would have to overflow into nearby roads. Consequently should the council be mindful to grant planning permission, the council consider that the four bed house should have additional space and both units should also consider additional spaces for visitors.

- 2) 22/504735/FULL PROPOSAL: Reinstatement of car park to rear of Gate Service Station, including new footpath to hotel with associated lighting, fencing and works. ADDRESS: Land To West Of Travelodge Gate Service Station A2 Roman Road Faversham Kent ME13 9LN

The council discussed the application, noting the subdued lighting, there was little by way of comments and the council voted unanimously to offer No Adverse Comments to the application.

4. **Playing Field Benches**

Following the full council meeting, the Clerk had investigated the impact of the playing fields being part of the radar station scheduled monument. If the new benches were to be secured below ground by concrete then scheduled monument consent would be required from Historic England (HE). The Clerk confirmed that HE will offer a free pre-application advice service prior to any application. The clerk had set out a number of possible options which included, continue with existing design for concrete below ground with an application; find a way to secure the benches above ground, choose a different design, or; go for cheap version with the risk of loss.

The council discussed the various options. The view was to minimise the impact on the scheduled monument and voted unanimously to continue with the same benches but with a different base design to make the benches heavier using wooded sledges instead of using below ground concrete.

5. **Playing Field Hedges**

The Clerk advised that the proposal for hedges around the perimeter of the playing field would also have a below ground impact on the Scheduled Monument. The council discussed and unanimously voted to consult with HE for a pre-app. The pre-app could also be used for guidance in regards to other potential future projects concerning the playing field. **Action:** The Clerk is to contact HE.

6. **South East Water Community Fund**

The Council had received a letter from South East Water (SEW) notifying the council of a £250k Community Fund by SEW and that the Council and other local organisations could apply for funding by the end of November. The Clerk had contacted SEW following receipt of the letter to confirm that no individual compensation payments would be made to residents following the water supply problems over the summer. As the extreme heat caused the issues, SEW were not obliged to offer compensation. However, as a gesture of goodwill they created the Community Fund instead. The Clerk confirmed that she had also not heard from residents of anyone successfully receiving compensation. The Council discussed the position and were dismayed that compensation was not being offered. It was agreed to write a letter to SEW asking them to reconsider their decision not to award individual compensation. The council were also unhappy that this had not been communicated to residents by SEW and that by default with the notification of the Community Fund that the Council were effectively communicating it. The Council agreed that the Clerk should publish the SEW Community Fund letters on the website and Facebook along with the council's letter in response in order to inform residents. **Action:** Clerk to post on the website and Facebook. The Clerk is also to inform the village hall committee as a local organisation in case they wished to apply for a grant.

The discussion then moved onto what projects DPC have that we could apply for a grant. Other than the bus shelter replacement, the only other possible project was suggested by Cllr Clifford in relation to a speed camera which was

discussed and discounted. Prior to the meeting the Clerk had researched bus shelters and had obtained 3 quotes. The Externiture quote for the eastbound shelter by Courtenay Road included relocation to the road to make the shelter more accessible for a 3 bay seated shelter at £8823.47 pre VAT. Their quote for the westbound shelter was 2 bay and included removal of the existing concrete structure and traffic permits for £7415.38. A refurb option for the eastbound shelter was possible. But quotes were still being finalised.

Ace Shelters only offered removal of the aluminium shelter and not the concrete shelter. Nor did they offer refurbishment. A 3 bay seated shelter would be £8640.00 pre VAT each plus we would need to cost in removal. 7

Macemain and Amstad, only offered a 2 bay shelter and that the council would need to arrange removal of existing and foundation for the new. Refurbishment was not an option plus also the quote did not include traffic permits. Their quote was for £5345 pre VAT. Whilst appearing cheaper as only 2 bay the requirements for separate work meant that this quote was dismissed. The Externiture quote offering the complete removal and installation package was deemed the best to move forward. The council voted unanimously to apply for a grant for 2 x 3 bay bus shelters with Externiture. **Action:** The Clerk is to finalise quotes with Externiture and apply for the grant with SEW.

7. Closed Session

Following a discussion in the closed session, the council voted 6 in favour to amend the Council's standing orders with the following:

- That no Councillor should represent themselves as the Chair or Vice Chair of the Council, unless they are duly elected to that post
- That no Councillor shall represent themselves as speaking on behalf of the Dunkirk Parish Council unless duly authorised by the full Council to do so,
- That any e-mail sent to the Officers of the Swale Borough Council should clearly state that these are the views of the Individual Councillor and in no way represent the views of the full Dunkirk Parish Council unless duly authorised by the full Council to do so,
- That any e-mail sent to any Officer of Swale Borough Council should always be CC'd to the Clerk of the Dunkirk Parish Council, to maintain an audit trail, unless it is of a confidential nature which cannot be disclosed to the Full Council and is applicable to the Councillor concerned and a Parishioner.
- Items of a confidential nature discussed by the Dunkirk Parish Council should remain confidential to the Dunkirk Parish Councillors / Clerk and should not be discussed or revealed outside of a Closed Meeting of that Council, unless authorised by the Council, after being properly proposed, seconded and passed by the Councillors.

The Meeting was closed at 8.50pm

Date of next meetings:	Full Council:	21 November 2022
	Planning Committee:	5 December 2022

Rebecca Parr,
Clerk to Dunkirk Parish Council

Signed	Signed
Chair		Vice-Chair	
Date	Date

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