

Dunkirk Parish Council Planning Committee

Minutes of virtual meeting held via "Zoom" at 7.30pm on 2 November 2020.

Present: Councillors Jeff Tuff (JT) Chair, Julie Coleman (JC) Vice Chair, Steve Hitch (SH), Daniel Brice (DB), Kevin Kemp (KK) and Jason Clifford (JCL) and Matthew Bullen (MB) clerk to Dunkirk Parish Council.

Any Declarations of Interest by members present to be made at the commencement of the meeting: None declared

Apologies for absence

Ward Councillors Alastair Gould and Tim Valentine and Andrew Bowles, KCC.

Minutes of the previous meeting and matters arising

The meeting planned for 5 October was cancelled due to a lack of applications to consider.

Planning

Received decisions:

- i. **20/503031/FULL** | Creation of animal rescue sanctuary, comprising a single storey building for use as a dwelling, administration office and training facility and 7 No. animal shelters with the addition of a separate single-storey maintenance and equipment building. | Land At Jays Wood Canterbury Road Boughton Under Blean Kent ME13 9NY - **REFUSED**

Consider applications:

- i. **20/504842/TPOA** | TPO Application - To cut back tree branches overhanging the pathway and encroaching the building/building roof by 2 meters around the perimeter of the site, species are a mixture of Oak European Filbert, Sallow, Hawthorn and Ash. Reason: Pinecones falling onto members of the public. | Travelodge Canterbury West London Road Dunkirk ME13 9LN

Some councillors have seen the site previously and all agreed that the proposed work needs doing. JT queried if all were happy to support asking the Clerk to update the planning portal website to confirm their agreement and this was agreed. **ACTION MB**

- ii. **20/504822/FULL** | Retrospective application for the retention of an existing mobile home for 5 years. | Denstead Stud Denstead Lane Dunkirk Canterbury Kent CT4 7NL

The Council is aware of several contentious issues at the site over many years, including some planning applications which have only partially been allowed. The situation has been compounded by a fire at the property destroying business accounts and other documents, as well the tragic loss of the father of the applicants.

Members had concerns that the application could potentially be used to delay a full planning application that itself should have been made many years ago and thus could delay this for further significant period. It was suggested that the application should be declined if the purpose of it is to delay a full application. Councillors queried the strength of evidence submitted to demonstrate the viability of the business, with the situation not being helped by the previous fire.

Nevertheless, JT asked the committee if they would like to consider perhaps agreeing to allow the application for one year, to give the applicants time to prepare a full planning application for the site, supported by detailed business plans?

Whilst being described as a generous proposal, councillors felt this was preferable to allowing the 5 years requested, subject to the business plans being provided.

SH proposed a motion that MB, with the support of JT, prepare a response to the application to state that, whilst the Council is unhappy with some of the past applications, including some made retrospectively, it would be willing to support the application for

a temporary period of 12 months, subject to a full planning application, including supporting financial statements regarding the health of the business, being submitted in that time frame. The motion was seconded by JC and carried unanimously. **ACTION MB AND JT**

- iii. **20/504229/FULL** | Conversion of existing garage with a single storey rear extension to create annexe accommodation | 1 Berkeley Close Dunkirk Faversham Kent ME13 9TR

Members commented that Berkeley Close is one of the few areas in the parish with reasonable amounts of off-road parking. JT reiterated his general reluctance at the thought of losing garage space but conceded this was not a particular issue to this site and the stated reasons for the application were reasons to support the application.

DB proposed a motion to support the application subject to the building being converted back for use a garage when the need for the proposed building is no longer required, as offered in the application. The motion was seconded by SH and carried unanimously. **ACTION MB** to update Swale BC website planning portal.

Parking issues in Weatherall Close and Dunkirk Road North

JT advised he had been contacted by a parishioner acting on behalf of the residents of Weatherall Close, who raised concerns about the parking of vehicles causing a danger to road users and pedestrians.

JT advised he checked with KCC, who then checked with the police and confirmed vehicles are permitted to park on the road, although they shouldn't block the junction. It is when vehicles do park on the junction that the matter becomes more serious. JT also advised that KCC have historically been reluctant to consider applying double-yellow lines. One member suggested we monitor the road while another queried what road markings already exist to identify the junction?

JT agreed to refer back to KCC with a request to consider double-yellow lines once more or failing that, other road markings to more clearly identify the junction. **ACTION JT**

Matters not on Agenda (for information only)

Mud and clay along Courtenay Road

One member advised that it appeared as though mud and clay was being tipped on the road in laybys and other passing places along Courtenay Road and other nearby roads. These deposits were making it slippery for vehicles to drive along.

JT agreed to discuss the matter with KCC to see if they could get to the bottom of what was going on and then review it from there.

ACTION JT

Swale Local Plan Panel

JT offered this update to the committee:

- The matter will be considered by the Cabinet but it is intended that the building of 3,500 new homes will be allocated to Faversham - including the Duchy proposal, which is 28% in Boughton and will impact the Boughton and Dunkirk Neighbourhood Plan, 90 in Selling (including some in the AONB) and a small number for Herne Hill and Graveney. There are currently no plans for any homes in Dunkirk or Boughton.
- Many areas identified for green spaces have been put into the plan, with many of them being accepted in principle. However, in view of the amount involved some of the work has been delegated to officers to consider in more detail, at which point they will be defined in the plan.

Date of next meeting: Full council 16 November 2020 Planning Committee 7 December 2020

Matthew Bullen, Clerk to Dunkirk Parish Council