

Dunkirk Parish Council

Minutes of meeting held at Dunkirk Village Hall on 22 April 2014

Present: John Peto, Jeff Tutt, Vaughan Howland, Don Coles, Sandra May, Paul Mellett,
Phillippa Clarkson, George Bobbin, Andrew Bowles
Louise Blackshaw (Clerk)
38 members of the public

Declarations of Interest: None.

1. Apologies

Apologies were received from George Bobbin.

The meeting was opened at 7.45pm by the Chairman who thanked everyone for attending and introduced the members of the Parish Council.

As there were a large number of members of the public in attendance who were attending to discuss current planning applications, it was agreed that this item be brought forward to the start of the meeting.

2. Planning

(a) SW/14/0393 – RAF Mast – Data storage facility & permanent historical exhibition

The chairman gave an overview of the application. The previous appeal had been upheld and this revised application had taken account of the comments the inspector had made and various aspects had been revised - the size of the data storage building was reduced and the location of the unit and car park had moved. Various concerns were raised and discussed.

It was agreed that the council would object to the application on grounds of visual amenity, access from a rural lane, noise and light pollution, site safety. In addition, the members of the public present were advised to also submit their objections to SBC/UK Planning by the deadline of 2 May.

(b) SW/14/0416 & 0417 – Dunkirk School House - Change of use from school to dwelling
SW/14/0418 & 0419 – Dunkirk School - Demolition of flat roofed modern extension,
new 2 storey extension. Change of use to dwelling

The application to convert the school and school house into two dwellings was outlined and discussed. The only objection raised was that it was felt there should be strictly no parking on the main road as it is on a busy road, which would be dangerous to other road users and pedestrians.

(c) SW/14/0397 – Manor House – Restoration of manor house and 4 detached and 2 semi detached properties

The previous application had been withdrawn by the applicant and had now been revised to take into account some of the objections raised. However access to the proposed development had not changed which was a key issue along with drainage and subsidence. It was also felt that as a heritage asset the house and its setting should be protected.

The Council will be objecting on these grounds and will request that the Planning Committee undertake a site visit before making a decision. If a site visit takes place then members of the public will be able to attend and speak at the meeting.

(d) SW/14/0379 - Worcesters, Denstead Lane – 2 bed bungalow

Consent had been given for a temporary dwelling while the business was being set up. The consent expired March 2013 and this application is for a permanent dwelling so that the business can continue and develop.

The absence of the financial information due to confidentiality has meant that we are unable to assess whether the business is financially viable. It was agreed to support the application subject to SBC being satisfied that the accounts confirm that the business is profitable and sustainable.

(e) SW/14/0225 – Forewood, London Road – retrospective application for change of use to woodyard & container building for storage/equipment and mobile office

The site is the subject of an enforcement order which had been suspended last year pending the retrospective application now being considered for change of use to a woodyard with container building for storage and mobile office. The current application is for commercial use only but there was some concern about possible future residential use on the site.

A proposal was put forward to support the application on the basis use is for a commercial woodyard and conditions regarding improving visual amenity for neighbouring properties and noise restrictions are put in place. The office to be for commercial use only.
3 voted in favour, 4 against.

A counter proposal was put forward to object to the application on grounds that it is outside the village envelope, visual amenity for the residents in Courtenay Road is impaired, and the scale of the office building proposed is too large.
4 voted in favour, 3 against.

All remaining members of the public left the meeting.

As it had taken considerable time to discuss these planning issues the Chairman requested that only urgent items be discussed and the remaining items deferred to the next meeting.

3. Minutes of the previous meeting

The minutes of the Council meeting held on 17.3.14 had been previously circulated and were signed as an accurate record.

4. Finance

(a) Finance Report

The report and monthly cash account had previously been circulated and were taken as read.

(b) Payments

The following payments were approved.

Cheque 1078	HMRC	PAYE for Clerk	£57.00
Cheque 1079	L Blackshaw	Clerk wages & office allowance	£248.65
Cheque 1080	L Blackshaw	Clerk expenses (postage)	£14.59
Cheque 1081	KALC	Annual subscription	£382.78
Cheque 1082	ACRK	Annual subscription	£35.00
Cheque 1083	GW Finn & Son	Water consumption at football field	£7.15
DDR	EDF	Electricity Bill	£243.89
Total			£989.06

5. Enforcement Cases

It was agreed to report a revised list of enforcement issues:

- Radar Farm – containers being used for residential use
- Stud Farm, Denstead Lane – additional development outside planning consent
- 85 Courtenay Road – unauthorised work on an ancient scheduled monument site
- Worcesters Chicken Farm, Denstead Lane – development outside original planning consent
- Barn opposite Bradbourne Cottages
- Red Lion - continued expansion of living accommodation
- Dunkirk Road South – wooden building being used as residential
- Scoggers Hill – agricultural/horticultural development – being used as residential
- Courtenay Road, opposite Courtenay Farm Cottages – additional caravans/sheds/garage

6. Boughton Hill

It was feared that the road is subsiding again in the area going down the hill where it has previously been patched. To be reported to Kent Highways.

7. Potters Corner/Staplestreet Road

There had been no feedback from KCC regarding the road and supporting bank. Cones had been put in place however the road appears to be getting worse. To reported again to Kent Highways.

8. Swale Local Plan – Consultation for Gypsy & Traveller Site Allocations

John Peto & Jeff Tutt are drafting the response to the consultation. The deadline for responses is 25/4/14.

9. Builder’s Yard, Horselees Road

KCC Highways have decided that the best way forward is to proceed with a section 19 Flood Risk Assessment. Currently waiting for KCC to confirm next steps.

10. DCLG Consultation – Transparency Code for Parish Councils with a turnover not exceeding £25,000

Correspondence had previously been circulated. To be discussed further at the next meeting.

11. Repeal of s.150 (5) of the Local Government Act 1972 (2 signature rule)

Agreed to continue with existing arrangements (2 signatures on a cheque) and look at the implications of changing to electronic banking system in the future.

The meeting closed at 10.20pm

Date of Next meeting: Monday 19 May 2014 (Annual Parish Meeting and Annual Statutory Meeting)

Louise Blackshaw
Clerk to Dunkirk Parish Council

Signed

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Chairman

Date

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