

Dunkirk Parish Council
Minutes of Planning Committee meeting held at Dunkirk Village Hall on
5 December 2016

Present: John Peto (Chairman), Jeff Tutt, Steve Hitch, Vaughan Howland, Daniel Brice, Phillipa Clarkson, Louise Blackshaw (Clerk)

Mark Quinn & Simon Reynolds – Quinn Estates
14 parishioners

Land north of Canterbury Road

Quinn Estates had asked to meet with the parish council following the recent refusal by Swale Borough Council for application 16/505118/OUT. Mark Quinn outlined a proposed alternative scheme which reduced the development from 77 to 49 houses and included increased public open space and additional commercial units. He felt that this alternative scheme had taken on board the comments made at the SBC planning committee and the views of the parish. He then answered various questions raised.

Mark Quinn was asked what the options were and he responded that if the parish were in favour then they would submit the alternative scheme; if not then they would appeal the refusal of the original application.

Quinn Estates were thanked for attending and left the meeting.

The parishioners were then invited to give further views before the parish council considered their response to Quinn.

The parishioners present left the meeting.

The meeting was officially opened.

Declarations of Interest: Vaughan Howland and Daniel Brice – items 4-6

1. **Apologies:** Paul Mellett
2. **Notification of additional agenda Items:** None
3. **Receive Decisions:** None
4. **16/505118/OUT - Land North of Canterbury Road**

Vaughan Howland and Daniel Brice left the meeting

The proposal presented by Quinns and the comments made by the parishioners present were discussed. It was agreed to respond to Quinns stating that formal comments could not be submitted until a planning application was presented, however the parish council view was unchanged and they were opposed to development on this site.

5. **16/506574/FULL - United Agri Products Ltd, London Road**

Additional plans had been posted online showing an amended layout for turning of vehicles and exit to the main road, along with increased expansion into the Bossenden Place site. There were no accompanying notes with the plans to explain the reason for the change and why the track alongside the site was no longer being used. It was agreed to ask SBC for further clarification.

6. 16/507025/FULL - Bossenden Place, London Road

Additional information had been posted online. This was discussed and as it was connected with the Agri application it was agreed to suggest to SBC that this application should be deferred until the end of its 3 year expiry when the outcome of the Agri application had taken effect.

Vaughan and Daniel rejoined the meeting.

7. Consider Applications

16/506840/FULL - 4 Stoney Road - Conversion of study/integral garage to form a bedroom with en-suite. The plans were reviewed and concerns were raised over the loss of off street parking in an area where parking is already difficult. After further discussion it was agreed to defer the decision until some members had been able to visit the site. The application form incorrectly stated the number of current parking spaces which would be pointed out in the response to Swale.

8. Planning Enforcement

A response had been received from Abdool Kara offering a meeting with the Head of Planning and Enforcement team and it had been agreed to take up this offer. The Head of Planning had requested information in advance. The clerk will put this together.

It was agreed to send a copy of the letter to Swale and their response to the other parishes who had responded to the request for their views and experiences of the planning enforcement service which had been included in the original complaint letter.

One member stated that he felt that the largest reason for increased traffic along Courtenay Road was to Maytree Nursery which had expanded in recent years. It was also stated that Maytree was no longer a nursery and had become a garden centre and was selling plants brought in rather than grown on site which was in breach of its planning consent. It was agreed to include this in the meeting with Planning Enforcement.

9. Matters not on Agenda

Road to Foresters Lodge – the clerk had received a phone message from a resident who was concerned about traffic turning into the road, head on with oncoming traffic and it was becoming dangerous. It was agreed to report to KCC Highways to see whether line markings could be installed.

Goddens Corner – this area gets very icy and a nearby resident had put up a sign. It was agreed to see whether KCC Highways could install an official warning sign.

Date of Next meeting: Monday 19 December – Full Council
Monday 9 January – Planning Committee

Signed (Chairman)

Date