

Dunkirk Parish Council
Minutes of Planning Committee meeting held at Dunkirk Village Hall on
6 February 2017

Present: John Peto (Chairman), Jeff Tutt, Paul Mellett, Steve Hitch, Vaughan Howland, Daniel Brice, Louise Blackshaw (Clerk)
19 parishioners

17/500313/OUT - Land North Of Canterbury Road

The majority of parishioners were present to discuss this application. It was a resubmission of a previous application which was now reduced from 77 dwellings to 49 dwellings (reduction of 38%) and increased commercial use (increased by 83%). 30% housing was proposed to be social/affordable. The site area was reduced from the previous scheme.

The parishioners present were invited to ask questions and express their views on the proposed development. The comments made were similar to the previous application – the development was felt to be too dense in a rural area; it would create a housing estate which would vastly increase the size of that area of the village; increase in traffic and no infrastructure to cope. There were concerns that the increase in commercial use would create an expansion of the current industrial site adjacent. There were also concerns on what impact the proposal may have on the adjacent woodland and its wildlife.

The parishioners were thanked for attending. 18 parishioners left the meeting leaving one who remained for the duration.

The Chairman then formally opened the meeting.

Declarations of Interest: Vaughan Howland and Daniel Brice expressed an interest in item 4 (application 17/500313/OUT)

1. Apologies: none

2. Notification of additional agenda items: Football Field

3. Receive Decisions

16/506840/FULL - 4 Stoney Road - Conversion of study/integral garage to form a bedroom with en-suite. Approved.

16/501552/FULL - Winterbourne Wood Quarry, Jezzards Lane-Revocation of quarrying use and erection of 4 No. detached dwellings with garages, associated landscaping, enlarged lake and use of existing access. The SBC Planning Committee meeting on 2/2/17 had deferred the decision to the meeting scheduled for 2/3/17 to enable a site meeting to take place. The site visit was arranged for 20 February at which the parish council will speak to oppose the application. As the parish council were speaking at the site meeting they would not be permitted to speak at the planning committee. It was agreed to see how many attended the site meeting and review whether to contact the members not present to inform them of our views in advance of the committee on 2 March.

4. Consider Applications

Daniel Brice requested to speak on the following item before it was discussed. He said that comments which had been placed on Facebook regarding the boundary of the application site stating that there was access into the wood was misleading to the public. An assumption had been made that the line drawn on the plan was a footpath whereas in fact it was a drainage pipe. He felt that the word “access” would imply “footpath” to the general public.

The chairman stated that he had been informed of the Facebook message by a PC member who pointed out that the boundary extension was for drainage, not access into the woodland; the chairman immediately contacted the PC member who he discovered had put this message on Facebook and asked that he send out a correction to his original statement.

The chairman added that this reinforced the need for a communications policy which was currently being drafted. Any councillor using social media (or any form of communication)

should clearly state they are speaking from a personal viewpoint and not a parish council view if they are making personal comments.

Vaughan Howland and Daniel Brice expressed an interest in the next item and left the room while the discussion took place.

17/500313/OUT - Land North Of Canterbury Road - Outline application for mixed use development comprising up to 49 residential dwellings with associated commercial (B1) and retail (A1) units, hard and soft landscaping, and associated infrastructure

The comments made by the parishioners present earlier in the meeting were discussed and following the review of the plans already undertaken, it was unanimously agreed to oppose the proposal, largely based on the same reasons as the previous application. The draft to be circulated for comment before submitting.

It was also proposed to undertake a traffic survey and use this data in the comments presented.

Cllr Tutt requested to discuss the application with Cllr Henderson. This was agreed.

Vaughan Howland and Daniel Brice rejoined the meeting.

5. Red Lion Caravan Park

The planning consent was subject to a S106 agreement regarding the onward sale of properties. The S106 specified that properties for sale have to be marketed to Dunkirk parish for the first 3 months, then neighbouring parishes for a further 3 months, before offering for sale on the open market. The parish council are also to be notified when a property is for sale and receive confirmation that the criteria above has been met. It had transpired that the paperwork between SBC and the owner had been lost and had to be redrafted. This had now been completed and signed and the S106 agreement in place. SBC are to confirm how the requirements of the S106 are passed onto the residents to ensure they are aware of its obligations.

6. Planning Enforcement

Moth Field – it was reported that calor gas had been installed but not known whether anyone had moved onto the site. The clerk to notify Enforcement.

7. Football Field

A letter had been received on behalf of the Trustees. They had made a site inspection at the end of the lease and were not happy with how the field had been left. Rubble and other debris had been left on the site. In addition, the scrub alongside the current fence needs to be removed before the new fence is erected in the new position. It was agreed to obtain quotes for both jobs.

8. Matters not on Agenda

Highway issues: The following to be reported to Gary Gibbs:

- Roadside by Moth Field is falling away.
- Courtenay Road by Fir Tree Cottages – the drain may be blocked as surface water not draining away which then freezes in icy conditions.
- “Bumpy Road” Sign along Donkey Bob Hill is in poor condition and should be replaced or removed if no longer needed.

Date of Next meeting: Monday 20 February – Full Council
Monday 6 March – Planning Committee

Signed (Chairman)

Date