Dunkirk Parish Council

Minutes of Planning Committee meeting held at Dunkirk Village Hall on 5 August 2019 at 7.30pm

Present: Jeff Tutt (Chairman), Julie Coleman (Vice Chair), Daniel Brice, Steve Hitch,

Lizzie Talbot (Clerk)
4 members of the public

Declarations of Interest: None

1. Apologies: None

2. Public Session to Review Planning Application for Berkeley House, Boughton Hill (Item 4 (a))

Chair welcomed members of the public and invited them to view the plans. Questions raised/comments voiced around the:

- design not being in keeping with the character of the village and unlikely to be affordable
 to local people more likely to be attractive and affordable to people from out of the area,
 perhaps as holiday/second homes
- huge increase in property numbers single dwelling to ten dwellings
- potential for light pollution as a result of large increase in dwelling numbers (it was noted that a plan had previously been requested from the developers to show the increased lighting, ie, night time plan, but this had not been received to date)
- the inevitable higher volume of traffic the increased number of dwellings would create
- lack of provision for extra public transport
- lack of pavement street lighting installation for pedestrians given the certain increase in traffic
- potential highways risk entering and exiting given that traffic often reaches 50 to 60 mph at this point on the hill
- subsidence issues not only for this application but potential wider risk for further subsidence on Boughton Hill and surrounding properties

The Chair responded with information around the environmental aspects of this development, the proposed car sharing scheme and the changes to the entrance way. It was voiced that as the car sharing is unenforceable and that, along with visitor vehicles to the properties, car numbers are likely to be far higher than the car sharing scheme predicts. It was also noted that the developers are planning to pile and therefore subsidence risks would be low.

2 members of the public then left the meeting.

The Chairman then formally opened the meeting.

3. Review Decisions

19/502572/FULL – Bracken Brae, Jezzards Lane. Refused. Whilst this application received no objections from DPC, Swale Borough Council (SBC) had refused it.

4. Consider Applications

(a) 19/503137/FULL: Berkeley House, Boughton Hill. Demolition of the existing detached chalet-style dwellinghouse and its associated outdoor swimming pool and pool house; revitalisation of the existing landscape, foliage and diverse woodland; and the construction of a new residential apartment building consisting of 9no. apartments and 1no. holiday let with a rear green-roofed car barn set into the hillside, associated secure

storage and other surrounding landscaping works.

The plans were reviewed and whilst the environmental considerations of this development were viewed positively (as was the offer to include an electric car-charging point for the village) it was agreed to object to the proposal on the following grounds: too many dwellings from one single dwelling; visual design not in keeping; development does not add to the fabric of the village; increased height of property (three storeys from two); increased potential Highways risk for entry/exit; unenforceable car-sharing scheme; possible subsidence and light pollution.

(b) 19/501493/FULL: New Bungalow, Staplestreet Road. Single storey front, side and rear extension with loft conversion to residential bungalow and creation of new parking. 31/7/19 - Further AMENDED PLANS submitted (incorrectly dated on portal as 17/7/19) which are the same as previous but with one more window included in the 'Storage Room' above the garage and at a higher level. It was agreed to object to the proposal.

5. Urgent Matters not on Agenda

Date of Next meetings:

<u>New Clerk Contract</u> – Following item 2 (above) the Chair tabled the contract for the new Clerk, Lizzie Talbot, for approval and signature. The contract was signed and approved subject to insurance requirements being checked and other employment declared.

<u>Swale Landscape Sensitivity Assessment</u> - Chair introduced SBC's assessment document which he considers is a comprehensive and useful publication to understand the potential sites available for future development (residential and business) for Swale. Five areas have been identified in Dunkirk, four of which have been deemed 'High Sensitivity Status' and the other 'Medium to High Sensitivity'.

The document can be viewed online at https://www.swale.gov.uk/evidence-in-progress/ Chair encouraged Cllrs to review this document.

Monday 19 August – Full Council Statutory Meeting

	Monday 2 September – Planning Committee Meeting
Signed	(Chairman)
Date	