

# Dunkirk Parish Council - Planning Committee Meeting

Minutes of Planning Committee meeting held at Dunkirk Village Hall 7.30pm 6 September 2021

## Present:

Parish Councillors: Jeff Tuff (JT) Chair, Julie Coleman (JC) Vice Chair, Daniel Brice (DB), Kevin Kemp (KK), Matthew Bullen (MB) clerk to Dunkirk Parish Council and two members of the public.

**Declaration:** Any Declarations of Interest by members present to be made at the commencement of the meeting:

DB advised he knows the proprietors of the Jays Wood application and has supplied goods in the past. The Chair advised this would not preclude him from commenting on the application.

1. **Apologies for absence** – received from County Councillor Lehmann and Cllr Clifford
2. **Appointment of Mr. Gregory Hewett to the office of Councillor and signed declaration of acceptance**

Greg (GW) signed the documents in front of the clerk and was duly welcomed to the Council.

Following the departure of a previous member in July, a vacancy on the Planning Committee had now arisen. JT proposed that this was filled by Cllr Clifford as he had expressed an interest in the position previously and this was agreed unanimously.

## 3. Planning

a) Received decisions:

- i. **21/504460/FULL** | Creation of a wildlife pond for Great Crested Newts. | Jays Woods Boughton Hill Woodside Dunkirk Kent ME13 9FL - **WITHDRAWN**

b) Consider applications:

- i. **20/503031/FULL** | \* Originally refused and now appealed\* 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

JC proposed a motion that the previous objection was maintained which was seconded by JT. The motion was agreed by JT and JC and DB abstained.

- ii. **21/504729/TPOA** | Tree Preservation Order application: Re-coppicing, harvesting and clearing Chestnut Trees to preserve the stools. The Sweet Chestnut makes about 95 of the trees. The remaining 105 is made up of Oaks, Beech, Birch, Holly, Hornbeam and other native trees. These will be left standing. We will leave trunks and brushwood in places around the edge of the area for wildlife and biodiversity. | Hurst Wood Iron Hill Dunkirk Road South Dunkirk Kent ME13 9PD

One member commented that proposals looked reasonable. A motion to support was proposed by DB, seconded by JC and agreed unanimously.

- iii. **21/504638/SUB** | Submission of Details to Discharge Condition 5 (Electric Vehicle Charging Point) Subject to 19/505582/FULL | Westgate House Site 21 Horselees Road Boughton Under Blean Faversham Kent ME13 9TG

The Clerk updated the Council to advise this had been approved by Swale planning officers prior to the meeting.

- iv. **21/500326/SUB** | Submission of details pursuant to condition 6 (details of the external finishing materials) in relation to planning permission 19/505582/FULL | 21 Horselees Road Boughton Under Blean ME13 9TG

The Clerk updated the Council to advise this had been approved by Swale planning officers prior to the meeting.

- v. **21/504361/OUT** | Outline application with all matters reserved for the erection of 1no. two bedroom detached two-storey house with off-street parking and rear garden amenity space. | 19 Horselees Road Boughton Under Blean Faversham Kent ME13 9TG

The Chair asked the Clerk to note to Swale Borough Council that the application related to a site located in Dunkirk, not Boughton as had been stated **ACTION MB**

Members commented that the site does not offer appropriate space and there would be issues with privacy and overlooking. The provision of one parking space and reducing the parking for the existing dwelling is inadequate and would further compromise road safety. A motion to refuse the application was proposed by JT, seconded by DB and agreed unanimously.

- i. **21/504096/FULL I** Change of use of land to allow glamorous camping ('glamping'), camping and stationing of caravans and mobile cafe including the conversion and extension of an existing stable block to provide a site office, store, toilet and shower block and use of a Shepherd's hut for holiday accommodation as well as landscaping, parking, access and other associated works.

Members raised concerns about; the lack of refuse arrangements; no indication of a provision for the treatment of foul water; parking arrangements and in particular that vehicles could be parked outside the site causing a hazard; the absence of conditions committing to limiting the further development of the site in future.

A motion to refuse the application was proposed by DB, seconded by JT and agreed unanimously

- c) Pre-planning presentation:

- i. **"Tuition extra" use of Poundfall wood**

The Operations Lead and Head of Service at Tuition Extra outlined their plans for the site at Poundfall Wood, which had recently been purchased for use by the organisation, as well outlining the organisation's history as an education service specialising in helping children and young adults with learning difficulties.

The site had been identified as being ideal for their operation due to its proximity to Canterbury, wide array of wildlife and was considered to present an excellent opportunity for people to learn about "the outdoors". It is intended to be a comfortable, calm environment that is very different from a normal school environment.

The proposers stated that, whilst some amendments to the site would be required to ensure it is safe for use, as well as provide suitable access, it is their desire to look after the site appropriately and protect it for the future. They are willing to undertake all necessary ecological surveys and develop a proper plan with the Forestry Commission for the area.

A member queried how many people would use the site at any one time and it was stated it would typically be used by 5 or 6 students, rising to 10 on occasions. As the students require 1:1 assistance, this would mean up to 20 people.

A member queried the age range for students assisted by the programme and it was stated people up to the age of 25 are included.

A member queried who funded the organisation, to which it was advised that the majority of funding is provided by KCC, whom they are a preferred supplier of, as well as some funding from other schools and private individuals.

A member queried if the facility would be available to other people locally who do not have special educational needs, to which it was stated that was intended for referrals only. However, the proposers would be open to the possibility of enabling the site to be used by local people in an organised fashion if this was something that was considered to be mutually beneficial.

#### 4. Matters not on Agenda (for information only)

JT thanked DB for his support and assistance with the recent litter pick.

The Chair closed the meeting at 8.50pm

Date of next meeting:	Full Council:	20 September 2021
	Planning committee:	4 October 2021

Matthew Bullen, Clerk to Dunkirk Parish Council

Signed  
Chairman



Date

28/9/21

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