

SHEPHERDSWELL WITH COLDRED PARISH COUNCIL

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Minutes of the Planning Meeting held on the 21st February 2018 in Shepherdswell Village Hall at 1900hrs.

PRESENT

Councillors: M Elgar (Chairman), A Barter, M Cobb, R Edmond, M Harris, I Robertson, A Williams and C Tearle (Parish Clerk).

ATTENDANCE

15 members of the public were present.

08/2018 Apologies for Absence

Cllr. K Regan

09/2018 Declarations of Interest

None

10/2018 Minutes

The Minutes of the meeting of the 17th January 2018 were approved and signed.

11/2018 Public Participation Limited to Items on the Agenda

Mrs V Cobb, addressed the Committee about DOV/18/00067 – The Forge, 83 Church Hill, Shepherdswell, expressing the view that this application should be refused. Mrs S Taber and Mr P Brooker addressed the Committee re DOV/18/00048 – Bricklayers Arms, Coxhill, Shepherdswell about wanting this application refused because of potential traffic issues.

12/2018 - Planning

a) To note that the following applications have been approved by DDC:-

DOV/17/01286-Deerleap, 50 Mill Lane, Shepherdswell, CT15 7LT

Removal of Condition 9 of Planning Application DOV/16/01479 to allow sub-division of land outlined in blue (application under Section 73).

DOV/17/01326-Parsonage Farm, The Green, Coldred, CT15 5AW

Part change of use of land to allow for the operation of a commercial dog kennel business and the erection of 4no. dog kennel enclosures (amended description) (re-advertisement).

- b) To note that the following applications will be considered at the next meeting of the DDC Planning Committee on the 22/02/2018 starting at 1800hrs.

DOV/16/01365-Long Lane Farm, Long Lane, Shepherdswell, CT15 7LX (PP-05649775).
Proposal: Conversion and extension of milking parlour to residential use; conversion of barn to residential use; construction of a pair of semi-detached dwellings, associated parking and garaging (demolition of 3no. existing buildings). Amended Plans.

DOV/16/01366-Long Lane Farm, Long Lane, Shepherdswell, CT15 7LX (PP-05649775).
Planning (Listed Buildings and Conservation Areas) Act 1990.
Planning (Listed Buildings and Conservation Areas) Regulations 1990.
Proposal: Conversion and extension of barn and milking parlour to residential use.

- c) Notice of Appeal under Section 78

DOV/17/00464-Land at Cam Hill Farm, Westcourt Lane, Shepherdswell, CT15 7PU.
Planning Inspectorate Ref: APP/X2220/W/17/3191211.
Town and Country Planning Act 1990 (as amended).
Proposal: Prior approval for the change of use from agricultural building to dwelling house.

- d) To make observations on the following applications:

DOV/17/01524-1 Hazling Dane, Shepherdswell, CT15 7LS
Town and Country Planning Act 1990.
Town and Country Planning (Tree Preservation) (England) Regulations 2012.
Proposal: Fell two sycamores
The Council resolved to support this application subject to the support of the Tree Officer.

DOV/18/00008-4 Mill Lane, Shepherdswell, CT15 7LJ
Town and Country Planning Act 1990 (as amended).
Town and Country Planning (Development Management Procedure) (England) Order 2015.
Proposal: Outline application for the conversion and extension to four self-contained dwellings and erection of one detached dwelling (all matters reserved).
The Council resolved that it has no objections to this application.

DOV/18/00048-Bricklayers Arms, Coxhill, Shepherdswell, CT15 7NW

Proposal: Change of use and conversion of public house to dwelling (Use Class C3), installation of rooflights to adjoining cottage, erection of 2no. semi-detached dwellings, landscaping and parking (existing extension and outbuilding to public house to be demolished).

The Council resolved to object to this application on the following grounds:

- 1. In our opinion the issue of parking and access on and off the highway needs an improved design.**
- 2. As you may be aware we have in Shepherdswell an ongoing problem with sewage disposal at that level within the village which is due to pumping issues. We are keen that until Southern Water can resolve this, no further development takes place.**

DOV/18/00049-Bricklayers Arms, Coxhill, Shepherdswell, CT15 7NW

Planning (Listed Buildings and Conservation Areas) Act 1990.
Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Proposal: Change of use to residential to incl. demolition of rear extensions, 3no rooflights to rear of cottage, removal of partitions & blockings of openings at ground floor level. Demolition of existing outbuildings.

The Council resolved not to comment on this application.

DOV/15/00827-Lydden Race Circuit, Wootton.

Erection of a part two storey, part three storey spectator hospitality building, two grandstands, a two storey building comprising competitor hospitality, administration and scrutineering facilities, 14no. two storey engineering units (Use Class B1 and B2), and a single storey site entrance building, formation of access road, together with associated hard and soft landscaping and drainage, retention of motor racing, and proposed use for drifting, driving schools (including beginner, advanced and police driver training), bicycle training and racing, `track days` (including corporate and experience driving days), use for educational purposes, filming, non-driving based events (including car shows, craft fairs and hot-air ballooning) and ancillary camping.

It was resolved to continue our objection to this application as the increased use of the circuit from 50 to 250 days will provide no respite from noise and traffic problems between race meetings. DDC's own M.A.S Environmental Report (dated 11th Nov 2016) Para 15 refers to the problems which can occur from `quiet track days and corporate days`.

Should the application be approved the applicants should be required to install and maintain at their cost DDC approved permanent noise monitoring equipment at the circuit which constantly monitors the noise level and automatically sends this data back to DDC Environmental Services.

We would further take the opportunity to draw your attention to the fact that the A2/Lydden/Shepherdswell junction with its traffic lights could not take the increase in volume of traffic, thus leading to massive tailbacks.

In our opinion also the introduction of drift-racing with its associated fumes and noise levels would be unacceptable.

DOV/18/00067-The Forge, 83 Church Hill, Shepherdswell, CT15 7NT.

Erection of a detached dwelling (existing building to be demolished).

The Council resolved that it has no objections to this application.

13/2018 - Date of the Next Meeting

This will be Wednesday 21st March in Shepherdswell Village Hall at 1900hrs.