

SUTTON BY DOVER PARISH COUNCIL

<https://suttonbydoverparishcouncil.org.uk/>

Minutes

Meeting held in Sutton Community Centre on Tuesday 1<sup>st</sup> March 2022 at 7.30 pm.

**1. Elect an acting chair for the meeting.**

Not required as Vice Chair was present

**2. Present and Apologies** G Akhurst (Chair)

G Smith

H Densham

D Willet

A Calthorpe

S Smith (Clerk)

KCC Member Steve Manion

12 Members of the public

**Apologies**

B Merriman

**3. Declarations of interest**

None

**4. Approval of the minutes 1<sup>st</sup> February 2022**

The minutes were proposed as a true record of the meeting by Cllr Akhurst seconded by Cllr Willet and all members voted in favour

**5. Matters arising from the minutes 1<sup>st</sup> February 2022**

Computer. Set up completed. Bit locker, email and Onedrive are all working.

Orchard pruning. Thanks to everyone who came along to the tree pruning which went very well. Thank you to the providers of the refreshments.

**6. Visitors**

Members of the public were invited to talk for up to three minutes in total on any items as they were reached on the agenda.

**7. Finance**

i) To approve the payment schedule for March was proposed by Cllr Calthorpe seconded by Cllr Densham and all members voted in favour.

Chq No.

001483 Clerk	February wages	£367.50
001484 Clerk	February ex Onedrive	£13.68
	Hall heating	£ 4.00
	McAfee 2 year package	£69.99 £ 87.67

**8. Appointment of Internal Auditor**

To appoint Claire Inglis as internal auditor was proposed by Cllr Akhurst seconded by Cllr Densham and all members voted in favour.

**9. Local Community**

i) Verge bollards opposite Canton. To agree a spend of up to £30 on a map for the Highways Licence was proposed by Cllr Akhurst seconded by Cllr Smith and all members voted in favour. The Council's insurance cover has been checked and the bollards are automatically covered for public liability as a council asset.

ii) New light in Downs Road. The approach to DDD for the new light has been unsuccessful. On the advice of Cllr Manion, it was agreed that KCC be contacted. Clerk to action.

- iii) Request for Southern Water to tidy their drive. Southern Water have agreed to take a look at the site and clear it over the next 2 to 3 weeks.
- iv) Covid-19 Contain Outbreak Management Fund. £400 has been secured, the funding to reimburse the cost of the new bin and safety signage purchased for the playing field.

## **10. Litter Pick**

The Community Hall has been booked for 9<sup>th</sup> April. Posters have been put on the website, notice boards and the event has been advertised in Rural Roundup.

## **11. Local Planning**

For consideration by Councillors:

- i) DOV/21/00626 Manor Farm, Willow Woods Road, Little Mongeham, CT14 0HR

Additional information received: Change of use of land to an airfield to include a runway, helipad, erection of 2no. aircraft hangars, flight office and toilets, workshop/plant storage building, glamping for 10no. pitches, associated parking and a vehicular access track.

A proposed response was read out to the meeting and discussed by Councillors. This then formed the submission detailed below with an extra comment on traffic issues. Representations against the proposed airfield were made from members of the public. To submit the following response to DDC was proposed by Cllr Willet seconded by Cllr Calthorpe and voted all in favour with one abstention. Clerk to submit response to DDC Planning.

Sutton by Dover Parish Council notes an addition of a raft of documents to the planning portal under application 21/00626 on 31 January 2022 after a period of some months of seeming inactivity. However, the dates on these documents exposes the fact that this application has been progressed without the transparency which is supposed to surround the process. We note that Dover District Council is attempting to cure this defect by a further consultation. We are concerned about the way in which this application has been handled - it seems to give the appearance of not being even-handed. Notwithstanding the contents of the further documents, we continue to object strongly to this application.

The two extensive submissions from Chocks Go-Away on 12 July 2021 provide a far more professional analysis against the application than that of which a small parish council is capable. However, we would make the following points in the light of the new documents which appeared on 31 January 2022:

**Noise** : DDC Landscape Character Assessment 2020 describes the Northbourne area in terms of key sensitivities and values as follows: "recreational value of PROWs, relatively isolated, strongly rural character, much accessible only via narrow rural lanes". Of development management it says: "Conserve elements of tranquillity associated with this rolling chalk landscape and its isolated rural character." Of the Ripple area of which Little Mongeham is a part key sensitivities and values are stated as "strong sense of tranquillity" and of development management it says "Protect the open character of the chalk landscape, preserving elements of tranquillity associated with it"; and "Seek to reduce lighting and noise impacts on this landscape".

We do not find that the applicant's noise addendum addresses this. It is admitted in their original assessment that there will be bursts of noise in excess of 80Db. In the addendum it states that properties overflowed within 2.5km of the flight track could experience a maximum noise level of over 65dB<sub>Lmax</sub> and for the largest aircraft that would extend to 9km from the flight track. The applicants original noise assessment says that a change in level of 11-20 decibels is substantial and that on a calm day the background noise could be as low as 25-30dB. This all points towards regular substantial disruption to the tranquil nature of the area. In the summer at weekends this would, on the basis of the applicant's estimates, be 40 movements during the day. If you take an 10 hour day that would be 4 movements per hour. The time for an aircraft to start its engine taxi,

take off and get to 2.5km away is presumably going to be 10 minutes (and that is assuming it doesn't fly around in circles overhead). This means that 40 minutes of every hour could be substantially disrupted from a noise point of view. We see nothing to make this compliant with NPPF para 185 in avoiding significant adverse impacts on health and quality of life.

As a final point on noise the applicant's suggestion that there is regular aircraft activity over this area does not accord with our experience over the years.

**Public Rights of Way** – having a runway ending at the edge of a footpath where visibility is compromised for both parties due to the lay of the land remains dangerous in our view and obviously affects amenity. If the wind is from the West then someone walking from Northbourne towards Little Mongeham may not be aware of the aircraft until it is directly overhead. This is part of the White Cliffs Country trail and is therefore a popular route.

**Groundwater** – we note the condition suggested by the applicant's agent to address the risks here being avoiding maintenance associated with a certificate of airworthiness. We understand that this would allow maintenance by owners, clubs and DIY engineers including under the LAA permit to fly regime. Additionally, we understand that there is no intention to store fuel on site and that this means pilots will be bringing cans of fuel onto site leading to informal fuelling. This in no way protects the Groundwater and in our opinion leaves the Environmental Agency's concerns unanswered.

**Lead Pollution** – we find the submission on Lead poisoning from 15<sup>th</sup> June submitted on behalf of Chocks Go Away to be alarming and we do not find that it has been answered by the applicant or dealt with in any correspondence we have seen from the Planning officer. This document states that a significant portion of the proximal residential area will be exposed to increased risk of dangerous lead exposure which is particularly important in the context of children.

**Landscape** – the hangars, the parking area and the apron and parked aircraft (outside the hangars) will all be visible from various public road and rights of way in the surrounding area. The Landscape Character Assessment mentioned above in no way supports such a development.

**Wildlife** – we have seen various documents talking about bird reserves (habitat regulations assessments). We are just as concerned about the Buzzards, Grey Partridge and Skylarks which are regularly experienced on the field in which the airstrip is proposed. These species all add to the rural and tranquil character of the location as mentioned about. Does anyone expect them to stick around with an average of 20 aircraft movements a day?

**Economic and community benefit** – we have not seen this point addressed in any significant way. As we said in our submission in May 2021 the only benefit that we can see demonstrated, if any, is to the landowner. There is no benefit identified to the local community (upon whom negative benefit in the form of reduced property prices due to noise pollution and nuisance will fall). There are a handful of properties within 200m of the proposed runway. There are around 100 properties within 1.2km from the runway and therefore there are several hundred people that stand to be materially negatively affected.

**Traffic** – the road upon which the site entrance is located is one of the many narrow rural lanes referred to in DDC Landscape Character Assessment 2020. It is already used as a short cut from Deal to the A256 and we believe that it is not suitable for the extra traffic which will be generated by visits to the site.

ii) DOV/22/00138 Sutton Water Supply Works, Forge Lane, Sutton

Part change of use of land, erection of a motor control centre kiosk, nitrate monitoring kiosk, surge vessel tank, 2.4m high security fencing, temporary welfare facilities and compound and associated equipment.

The application was discussed and comments from a local resident were considered. To submit the following response to DDC was proposed by Cllr Calthorpe seconded by Cllr Willet and all members voted in favour. Clerk to submit response to DDC Planning.

The Council do not object to the application but would like it noted that the untidiness of the site has recently been reported and requests have been made for it to be tidied. The Council would like to see the general upkeep of the area improved.

iii) DOV/21/01935 Chapel Farm , Chapel Lane, Ashley, CT15 5HX

Erection of first floor front roof extension, two storey and first floor rear extensions with roof terrace and balcony, new front porch, double garage and creation of new vehicle access and parking (existing side, rear and front porch extensions to be demolished) (amended plans)

The Council discussed the application and referred back to their decision from the last meeting. Correspondence from a local resident voicing concerns about the discussions of the last meeting were addressed. Representations objecting to the application were made by members of the public who were advised to send their objections directly to the planning department at DDC. It was proposed by Cllr Akhurst seconded by Cllr Calthorpe to submit the same comment as last meeting. Clerk to submit response to DDC Planning.

The Council decided to neither support nor object to the application but to make the following comments:

1. The Council support the site being developed.
2. There are a number of concerns from neighbouring residents about the application and the size of the property.
3. The Council has serious concerns about the size of the proposed property and are worried that it will dwarf the adjacent homes.
4. The proposed property does not seem suitable as a village house and is not in keeping with the area.
5. The property is outside the village confines.

iv) DOV/22/00211 Phase 1C Whitfield Urban Extension, Archers Court Road, Whitfield

Reserved matters application pursuant to outline permission DOV/10/01010, relating to the appearance, layout, and landscaping of 1,400no. dwelling together with garages and parking including all highway related details, 66no. bed care home and supported living units, primary school, energy centre and local centre comprising up to 250sqm of retail space.

The Council decided not to comment on the application.

Noted:

- i) Report to DDC Enforcement of caravans arriving at the field of the gypsy/traveller caravan site planning application. DDC have replied informing the Council that the Temporary Stop Order was only valid for 28 days and has now expired. Also, DDC did not feel in a position to take any formal action at the moment as this may prejudice the determination of the outstanding planning application.
- ii) Further comments from Tilmanstone PC on DOV/21/00731 Change of use to Gypsy/Traveller Site for 8no. pitches.
- iii) DOV/22/00073 West Studdal Farm, Willow Woods Road, West Studdal, Dover, Kent CT15 5BJ Regulation 5 Notification under the Electronic Communications Code Regulations for the installation of new 5G equipment to existing mast. DDC prior approval not required.
- iv) DOV/21/00628 Fir Tree Farm, Chapel Lane, Ashley, Kent Siting of a static caravan for residential use (temporary for a 3 year period) (retrospective). Application sent to DDC Committee on 24<sup>th</sup> February 2022.

## **12. Report from DDC/KCC**

KCC Member Steve Manion reported on the following:

Annual Budget. Being discussed at the moment including the budget for adult social care.

Roads. Cllr Manion has been campaigning for a 40mph general speed limit.

Queen's Jubilee. KCC have waived the cost of road closures for street parties.

PSPO. The consultation on areas for dog walking is open until 14<sup>th</sup> March.

## **13. Playing field**

i) email from local resident. Football net incident.

The Councillors discussed this unfortunate incident of a fox getting caught in the football net and a local resident having to cut the net to rescue it. They were grateful the local resident had let them know about the incident. The Council considered the request to remove the nets. However, it was agreed that the Council have been trying to encourage the use of the playing field area by local residents and they therefore decided not to take the nets down. It was felt that although very unfortunate, this incident was a very rare occurrence.

ii) Fallen tree. Cllr Akhurst offered to email the landowner asking them to remove the tree.

## **14. Public Spaces Protection Order Consultation**

This has been an ongoing issue. The areas in the district's parks where dogs have to be kept on leads are now being consulted on.

## **15. Allotments**

No report

## **16. Orchard**

Thanks to Doug Vickers for burning the apple tree prunings on a bonfire. The grass has been cut twice already this season by the contractor.

## **17. Queen's jubilee celebrations**

It was reported to the meeting that a joint committee has been set up with members from the parish council, the hall and the Church. A meeting has been arranged for 22<sup>nd</sup> March to organise a community event. More information will be available after the meeting

## **18. Correspondence.**

i) Local resident's report of dangerous tree at property. UK Power Network have advised contacting the parish council to speed up the removal. It was agreed to contact UK Power Network to chase up the job. Clerk to action.

## **19. Co-opt to fill the Parish Councillor Vacancy**

Three candidates had applied for the position. Linda Steger to be co-opted. This was proposed by Cllr Akhurst seconded by Cllr Smith and voted all in favour with one abstention.

## **20. Any other business to report/matters to discuss**

The 30 sign on the road at the top of Church Hill has worn away. Clerk to report.

The two Stop signs close to the Willow Woods Rd and Beacon Hill crossroads have been damaged by the recent storm with one entirely flattened. Clerk to report

## **21. Date and status of next meetings:**

Tuesday 5<sup>th</sup> April 2022. Sutton Community Centre. Clerk to book hall.

Meeting closed: 8.54pm

Signed: Cllr Barbara Merriman

Date: 5th April 2022

A paper copy is on file with the Clerk.

