

AN ORDINARY MEETING OF THE ABOVE COMMITTEE WAS HELD ON MONDAY 6th JANUARY IN THE PARISH COUNCIL OFFICE AT 12.00

P001/25 To Record those Present and list any Apologies

Present: Councillors: N Fursdon, S Instance, Cllr J Tritton and Mrs. L Cronin

Also present: Admin Clerk and 2 members of the public.

Apologies: Councillors: D Haining

P002/25 To Declare any Disclosable Pecuniary Interests (DPI), Other Significant Interests (OSI's) or a Voluntary interest relating to items on the agenda.

None declared.

P003/25 Public open Session

A member of the public spoke with regards to 24/1927/FH, 33 Swan Lane and gave a detailed presentation on how he had met the suggestions from Folkestone and Hythe Planning department.

A member of the public left the meeting at 12.31pm

P004/25 To note and agree the minutes of the meeting of the Planning Committee held on: November 25th.

Resolved: Agreed by all Councillors present that the Minutes circulated were agreed as a true and accurate representation of the meeting held on November 25th.

P006/25 To note receipt of and agree comments on new applications received Council (list where possible will be circulated with agenda)

24/1927/FH, 33 Swan Lane: Erection of a new dwelling and associated parking, boundary treatments and landscaping.

Resolved: Agreed by all present to submit the following comments – to propose some minor additions to enhance the Streetscene and improve safety and address privacy concerns.

Construction Phase Impacts: To mitigate negative impacts on neighbouring properties, particularly 31 Swan Lane given its age and construction, we would recommend the Council impose the following conditions:

Traffic Management: A comprehensive traffic management plan must be submitted and approved before construction begins. This plan should detail arrangements for off-street parking of construction vehicles and deliveries, preventing obstruction of Swan Lane and Swan Green, and mitigating traffic disruption and noise pollution during peak hours.

Dust and Vibration Control: Stringent measures should be implemented to control dust and vibration levels. Regular monitoring and reporting are required, with specific mitigation strategies detailed for 31 Swan Lane.

Noise Mitigation: Strict noise limits must be enforced, including:

- No work before 8:00 am or after 5:00 pm, Monday to Friday.
- Limited weekend working hours (9:00 am to 1:00 pm on Saturdays only).
- A complete ban on Sunday / Bank Holiday work.

These measures are crucial for protecting the amenity of nearby residents and preventing property damage.

Streetscene Improvements: To enhance safety and visual appeal, we propose two simple Streetscene improvements:

Traffic Mirrors: Install appropriately sized and positioned traffic mirrors at the vehicular access point to improve sightlines for vehicles entering and exiting the property.

Perforated Access Gate: Incorporate perforations or cutouts in the access gate design to further enhance visibility for pedestrians and drivers.

These additions would contribute to a safer and more visually appealing Streetscene complementing the positive aspects of the proposed development.

Privacy Concerns and Design Amendments:

The proposed dwelling's window placement directly overlooks neighbouring properties, raising privacy concerns. To address this, we recommend:

Window Modification: All windows overlooking neighbouring properties (2 and 3 Swan Green, and 32 Swan Lane) should either be made opaque (e.g., frosted glass) or, where feasible, removed entirely from the design. This will address the issue of protecting the privacy of existing residents.

P007/25 Land to the South of Ashford Road (20/0604/FH) / Land adjoining Potten Farm (23/1935/FH) - to discuss and agree on any next steps/actions including but not specific to the response from Cllr Jenny Hollingsbee

Noted: reply from FHDC Planning department re the Parish Council submitting a case for S106: The applications have been reported to Planning Committee where it was resolved to grant planning permission subject to conditions and a S106 Agreement. The Heads of Terms of the Agreements were listed in the report and it was on this basis that Members resolved to approve the applications. The Heads of Terms were negotiated over the course of the application process.

Sellindge Parish Council did not make any request for S106 contributions while the applications were being processed and I am afraid that it is now too late to make such requests. It is my understanding that the Parish Council had a discussion with the developers some time ago, where the developer asked them to provide them with suggestions which they would consider, but none were forthcoming.

P008/25 Land at Elmtree Farm, Main Road (23/1413/FH) - to discuss and agree on any next steps/actions the outlined

Resolved: Agreed by all present to submit the following comments objecting to this planning application. The objections reflect the concerns of over 160 residents who have submitted their grievances through the planning portal, and we urge the Committee to consider the following key issues:

1. **Lack of Notification and Community Engagement:** There has been a significant lack of notification, with only a limited number of residents made aware of this proposal. The broader community in Sellindge needs to be informed and involved in discussions about developments affecting our village.

2. **Location Outside Settlement Boundary:** The application site is located outside the defined settlement boundary, well away from established residential areas and necessary amenities. There is no justification for the proposed residential and healthcare uses, which represents an unsustainable development contrary to policies SS1, SS3, and CSD9 of the Core Strategy

Review, policy ND5 of the Places and Policies Local Plan, and the National Planning Policy Framework.

3. Incompatibility with Local Character: The proposed layout, scale, and design do not align with the existing rural character of Sellindge. The development is likely to appear visually dominant and incongruous. Furthermore, the lack of pedestrian-friendly infrastructure undermines active travel and contradicts policies T1, HB1, HB2, HW4, and C1 of the Local Plan.

4. Urban Sprawl and Loss of Green Space: The removal of vital green spaces and the introduction of an unsympathetic urban layout would lead to unplanned urban sprawl, negatively impacting the rural character and appearance of our area, which is contrary to policy CSD4 of the Core Strategy Review and policies HB1 and HB2 of the Places and Policies Local Plan.

5. Highway Safety Concerns: The anticipated increase in vehicle movements will likely lead to more parking on the highway. The proposed enlarged junction onto the A20 raises significant safety concerns, contradicting policy T1 of the Local Plan and national safety guidelines.

6. Impact on Protected Species and Habitats: The development poses a potential risk to protected species and habitats, which is contrary to Core Strategy Review policy CSD4 and Places and Policies Local Plan policy NE2. Additionally, the confidentiality of wildlife reports submitted by the developer further complicates the assessment of this impact.

7. Inadequate Assessment of Environmental Impact: The site lies within the Stour Operational Catchment, necessitating a Habitats Regulations Assessment (HRA) to evaluate potential effects on the designated Stodmarsh sites. Without this assessment, it cannot be determined that the proposal will not significantly impact these areas, conflicting with policy CSD5 and Places and Policies Local Plan policy NE2.

8. Flood Risk Management Issues: The proposed surface water drainage scheme is insufficient in demonstrating that it will not increase flood risks, which contradicts policy CC3 of the Places and Policies Local Plan.

9. Loss of Agricultural Land: The development would result in the loss of a significant area of Grade 2 agricultural land, with no compelling justification or proposed mitigation measures, contrary to policy HW3 and national guidelines regarding the preservation of agricultural land.

10. Increased Community Strain: This development would further strain local infrastructure, which already suffers from issues related to sewage, electricity, and telecommunications. There is a clear lack of capacity to accommodate additional residents in Sellindge.

11. Concerns Regarding Healthcare and Education: Many residents do not support the notion of an additional doctor's surgery, citing that the current facility does not have adequate staffing. Additionally, any proposed expansions to educational facilities would ultimately be overwhelmed by the mass influx of new residents, providing no tangible benefit to the community.

12. Electoral and Environmental Concerns: The impact of this development on air quality, light pollution, noise pollution, and our community's overall character cannot be overstated. The Parish Council Planning Committee strongly urges the District Council to reject this planning application as this poses numerous risks to our community's character, safety, and environmental integrity. The overwhelming sentiment amongst residents is one of opposition, and we ask the Committee to prioritise the voices of the community in this matter.

P009/25 Neighbourhood Plan: Committee to

- 1) discuss and agree next steps/actions
- 2) discuss and agree any actions required in preparation for the next Community engagement Walkabout meeting (4th January 10am and Monday 6th January in Conference room, Sellindge Village Hall).

Resolved: Agreed that Cllr Simon Instance ask the Clerk and Treasurer of the Neighbourhood plan to give a budget verses spend breakdown at next Neighbourhood plan meeting.

P010/25 ETHOS: Committee to discuss and agree next steps/actions

Noted: Cllr Simon Instance is breaking this into a summary for the Neighbourhood plan.

P011/25 Highway Improvement Plan: Committee to receive an oral update on meeting on this with Kent Highways and to discuss and agree next steps/actions.

Resolved: Agreed the Admin Clerk to ask Cllr Susan Carey reference the final Taylor Wimpey modifications outstanding at the school she suggested were still due,

P012/25 Lampost Camera (A20) – Committee to discuss and agree any next steps/actions

Resolved: Agreed the Clerk chase again as to why this was up and what this recorded.

P013/25 Otterpool Park Water Plant Meeting open to Councillors only (3rd December) – Committee to discuss and agree any next steps/actions.

Noted: By all present at scoping stages only.

P0014/25 To note the following

- 1) Any verbal updates as required.
- 2) Any correspondences received.

Noted: By all present, no additional verbal or correspondences received.

P015/25 Date of the next meeting and close

The meeting closed at 13.49

The next meeting to be confirmed.