

**MINUTES OF THE EXTRA-ORDINARY MEETING OF EASTRY PARISH COUNCIL
HELD AT THE PARISH ROOM AT 7.30pm ON MONDAY 16th JUNE 2014**

Present: Councillors N Kenton (Chairman) A Barwick N Wickham
 M Pemble S Hooper

Sarah Wells Clerk to the Parish Council 1 Members of the Public

1. APOLOGIES

Cllrs M Kemp, A Wiles, B Read, J Sale and M Mitchell

2. DECLARATIONS

None received

3. PLANNING

a) Applications

i) DOV/14/00240

Proposal: Redevelopment of site to provide a total of 100 residential units comprising: two storey terrace, semi-detached and detached new build dwellings; Conversion of Tewkesbury House to provide two residential units; Partial demolition, alteration and conversion of the 'Old Workhouse' to provide ten residential units; Demolition of the fire damaged Range building and erection of a two-store terrace of eleven residential units' Together with change of use and conversion of existing Chapel to B1a (Office); car parking, landscaping, public open space and alteration to existing access

Location: Eastry Hospital, Mill Lane, Eastry, CT13 0JU

The Technical Report from RGP was available for inspection; it provided information relating to inadequate or incorrect information noted in the documents relating to the traffic impact assessment provided by the applicant.

Also available were the results of the consultation exercise undertaken in the Parish.

Total responses 55, 27 in favour of the development and 28 against, a summary of the comments submitted are below.

	Yes Comments	No Comments
Tidy site	4	0
Will encourage growth	1	0
Concerned about traffic	4	17
Concerned about Doctors appointments	1	9
Lack off school places.	0	8
Density to high for village this size	0	9
Any increase in residential dwellings will spoil village		1
Comment about sewage and water management on site		1

This matter had also been discussed at the Annual Parish meeting on the 20th May where the feeling of the meeting was that some form of development was needed to tidy up the site; however it was felt that the Parish Council should object to this application on traffic and highways grounds.

RESOLVED although the Parish Council supported the principle of development on this site they object to this application on transport and highways issues related to the number and density of proposed dwellings and commercial units. The inadequate and flawed transport report submitted with the application mean that the traffic impacts have not been fully or accurately considered. Further information is required to enable a full assessment to be made as to whether the impact is acceptable.

The application also makes numerous references to the ‘fall-back position’ of the site as a hospital, however with the lack of buildings on site which could facilitate the realistic re-use of the site in a fall-back scenario, the strength of the fall back position is seriously compromised.

ii) DOV/14/00441

Proposal: -Change of use and conversion to a single residential dwelling

Location: - The Bull Inn, High Street, Eastry, CT13 0HF

iii) DOV/14/00442

Proposal: - Conversion to a single residential dwelling and associated internal alterations

Location: - The Bull Inn, High Street, Eastry, CT13 0HF

The application did not give exact details of the usage class envisaged for this building; it states “change from A3 pub to C3 single residential dwelling”. However according to the government planning portal:-

C3 Dwellinghouses - this class is formed of 3 parts:

- C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
- C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
- C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

The members assumed that the term “single residential dwelling” refers to class C3(a) and were happy for this use of the building.

RESOLVED the Council support this application for conversion to a single residential dwelling usage class C3(a).

4. ACCOUNTS

RESOLVED the following payment should be made. Proposed by Cllr Barwick and seconded by Cllr Pemble, the third signatory was Cllr Hooper.

	Chq No	Amount	VAT
KCC Legal Services - Bowling Green lease	4706	615.60	102.60

5. LEISURE FIELDS

- a) Request from Eastry School head teacher for the use of Gun park as a marshalled car park for the WW1 Commemoration Event to be held on the school field on Sat Aug 2nd

RESOLVED the Gun Park could be used for parking for the WW1 event on the following conditions.

- Only the Wilmott Place end of the park could be used up to the level of the entrance road, to prevent parking on the football pitch.
- Parking only to take place if the ground is hard and dry, to prevent damage to the grassed surface, the final inspection and decision to be undertaken by the Community Warden.
- The car park to be marshalled at all times.
- The Parish Council to be indemnified against any liability claims. As this is not a Parish Council run event the Parish Council insurance will not cover the use of the Gun Park for parking.

6. FINANCE

- a) Request from Eastry School head teacher for funds towards the WW1 Commemoration Event

It was proposed by Cllr Kenton that the £500 to be returned by the Eastry WW1 Commemoration committee should be donated to the WW1 event now being run by the school PTA. This was put to the vote, 1 in favour and 3 against.

7. DATE OF NEXT MEETING

The next meeting of the Parish Council will be the Ordinary meeting on Monday 7th July 2014.

Scheduled dates for ordinary meetings

Mon 8th Sept 2014 Mon 6th Oct 2014 Mon 3rd Nov 2014 Mon 1st Dec 2014

The meeting closed at 8.04pm