

BOBBING PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

Held on Thursday 31st March 2022

Present: Cllr. R. Ball – Chair
Cllr. R. Morgan-Brown - Vice-Chair
Cllr. P. French
Cllr. G. Herbert
Samantha Gray – Clerk
PCSO Thomas Green
1 Resident

1. Welcome and Apologies for Absence

The Chair formally welcomed everyone to the meeting.

2. Visitors/Public Time

1. **Residents** – No comments.
2. **County and Borough Councillors** – None attended.
3. **Community Warden/PCSO** – No comments.

3. Declarations of Interest – None.

4. **PLANNING APPLICATIONS** – viewable on: **Swale:** [http://pa.midkent.gov.uk/online-applications:KCC: https://cloud2.atriumsoft.com/KCCePlanningOPS/searchPageLoad.do](http://pa.midkent.gov.uk/online-applications:KCC:https://cloud2.atriumsoft.com/KCCePlanningOPS/searchPageLoad.do)

21/500173/FULL: Retrospective application for change of use of land from agricultural to animal rescue including new stock fencing and gates, mobile field shelters, small animal houses, shipping containers for storage, associated boundary treatment and stationing of a mobile caravan for use as a residential unit for staff. Land East of Hawes Woods High Oak Hill Iwade Road, Newington Kent ME9 7HY

- In March 2021 there was an application for a temporary change of use for the new site and the Parish Council first responded to Swale Borough Council 6th May 2021.
- Meeting held Thursday 31st March to discuss planning application, which was necessary as public opinion and circumstances have changed.
- Discussion focussed on the following comments made by official bodies and compliance with the Swale Borough Council Local Plan:
- Newington Parish Council: Concerned about the impact of traffic, they were not reassured regarding the appellant projection of visitor numbers and off-street parking.
- KCC Highways: Concerned about on-site parking – proposed area can only accommodate 8 cars and the entrance needs to be 2-way. They require further information regarding 2- and 5-year plans regarding numbers of public opening days and visitors.
- KCC Ecological Advice: Have little confidence that the measures proposed will be enacted effectively.
- Swale Environmental Health: In the spirit of co-operation noise complaints were investigated and discussed, and ways to mitigate these were proposed.
- Swale Local Plan: Concerns about variance from the local plan:
 1. Currently a greenfield site, now would like to house a residential mobile unit, animal houses and shelters, shipping containers for storage and parking.
 2. Preserving open countryside (Policy ST1)

3. Preserving agricultural land (Policy DM30)
 4. Impact of traffic – access to the site would require traffic/deliveries going through Newington village, Lower Halstow village, Iwade village or the narrow Parsonage Lane and Stickfast Lane in Bobbing.
- The Parish Council have the following reservations should the Planning Committee be minded to give approval to this application regarding:
 1. Will there be a cap or limit on the number and types of animals; the site probably has a limited capacity?
 2. What happens to animal waste and ground water pollution?
 3. Is it the start of a visitor attraction generating traffic and parking issues in the narrow lanes?
 4. Permitting residential accommodation on agricultural land may set a precedence
 5. Changing the use of Agricultural Land

Conclusion:

- Difficult and emotional site on which to comment given the range and variety of issues involved.
- A decision on whether the site is suitable for an Animal Sanctuary, is better left to the professional officers and planners at Swale Borough Council.

The meeting closed at 08.35 p.m.

These minutes are certified to be a true and just record.

Signed: _____ **Date:** _____