



KINGSNORTH PARISH COUNCIL

Approved Minutes of the Extraordinary Meeting of Kingsnorth Parish Council

Held on Wednesday 29th May 2024.

Kingsnorth Pavilion 7.00pm

Present: Cllr Breese (Chair), Cllr Clarke, Cllr Hicks, Cllr. Wedgbury, Cllr. Jones, Cllr. Giles

Also, present: Peter Le Rossignol (Parish Manager) and 52 members of the public.

1. To note those, present and receive apologies.

Members who cannot attend a meeting shall tender their apologies to the Parish Manager prior to the meeting.

Cllr. Townend, Cllr. Cosgrove (Attended Ashford KALC Meeting), Cllr. Ransley (Attended Ashford KALC Meeting) and Cllr Hayward all submitted their apologies.

2. To receive declarations of interest.

Cllr. Giles declared an interest in item 3 change of use for the Kingsnorth Recreation Centre, based on legal advice from the Borough Council legal advisor for planning. As Cllr. Giles is a Borough Councillor for Park Farm South, and she would like to speak at the planning committee if the application is debated, she needs to exclude herself from the meeting for this item.

Cllr. Hicks stated that she might be a substitute member on the planning committee for item 4 so will not leave them room but will not take part in the debate or any vote.

Cllr. Breese welcomed members of the public to the meeting and suggested due to the large numbers attending the meeting, she would bring forward item 4 so members of the public can hear the debate on the Kingsnorth Recreation Centre and ask any questions on this item and then leave if they wish for item 3.

3. To discuss the Kingsnorth Recreation Centre Planning Application for Change of use.

Cllr. Breese outlined to members of the public what role the Parish Council played in the planning process and that as Kingsnorth Parish Council is a statutory consultee it can only comment on planning applications for or against but has no authority or power to determine a planning application. The Parish Council is just a voice to put forward any residents' views or concerns on the application. Cllr. Breese encouraged residents to make their own comment on the application as the more comments submitted the better.

Cllr. Breese outlined the Parish Council's comment which objected to the change of use application.

Cllr. Giles provided members of the Parish Council and residents in attendance with an update on the progress of the application. Cllr. Giles stated that the planning officer at Ashford Borough Council had chased the applicant on several questions surrounding the application form and planning statement provided. They have now submitted some updated documents which will be uploaded to the planning portal next week. The additional information supplied might mean the consultation period for the application is extended so that comments can be made on the new updated documents.

Cllr. Breese said that due to a general election being recently called that this application might not be heard until after the 4th of July election.

Cllr. Giles left the meeting.

Cllr. Breese then went around each Parish Councillor and asked for comments they had on our proposed comment and the following points were raised.

- That they had strong opinions about the actions of the applicant since taking over the building.
- That we should highlight the potential loss of employment as a key issue.
- Concerns around how the building could have been sold without regard to the community and that the building was funded by S106 monies.
- Cllr. Wedgbury suggested that we change the first line of the comment to say, '**Kingsnorth Parish Council Object to the planning application**'. Removing the words '**would like to**'.
- Councillors suggested that we should highlight that the users of the centre might be coming from outside of the local community.
- Cllr. Wedgbury asked that we include a statement quoting if the application considers the best interests of children in the Parish.
- If the application is successful, the Parish Council need to ensure the best possible outcome for Kingsnorth residents and that a planning condition regarding parking restrictions is put in place to ensure that residents can continue to park around the application site.

A resident asked the Chair how the Council came to the decision to sell the building to the new owners. Cllr. Breese outlined the building was owned and sold by the Borough Council and that the Parish Council would ask the question on their behalf.

- Councillors suggested a planning restriction on the operating hours and when services could be held in the building to decrease the impact on residents.

A resident raised a concern about parking restrictions as it will only cause residents to park further away and cause more issues across Park Farm.

A resident questioned the car parking and would there be disabled spaces at the centre.

The Parish Manager outlined to those in the meeting that comments can be made on the application until it is determined.

Cllr. Breese outlined that we need to consider the planning application and not consider anything else.

A resident asked about the covenant on the building and if it had any restrictions on religious activity. The Chair commented it was for community use and that the new owners would come under the covenant.

A resident said that one of Ashford Borough Council key priorities/policies is equality and diversity and questioned how they could sell the building to an organisation that promotes 'conversation therapy' as this goes against Ashford Borough Council's priority.

The Chair reminded members of the public that we need to consider the matter in front of us which is a change of use.

Residents questioned how the planning application was validated due the large number of errors.

Residents highlighted that several applications in Wales had been refused and that we can look at these applications to see on what grounds they were referred.

Cllr. Wedgbury proposed that the Parish Council submit our planning comment objecting to the application for a change of use based on the draft comment provided and that we included the information about the impact on children. If new information is provided by the applicant the Parish Council will submit a further comment once it has reviewed the information.

PROPOSED BY CLLR WEDGBURY
ALL THOSE IN FAVOUR - 5
Motion moved.

SECONDED BY CLLR JONES
ALL THOSE AGAINST - 0

ABSTENTIONS - 1

The Parish Manager outlined to residents a list of topics that cannot be used in determining a planning application.

4. To discuss the Re-Consultation on land at Courtlodge, Pound Lane, Kingsnorth.

Cllr. Breese outlined to members that the Parish Council had submitted a previous planning comment on Courtlodge in 2019 and copies of the previous application was circulated to councillors prior to the meeting. printed copies of the previous comment were circulated to Councillors and residents for information.

Cllr. Breese suggested that as a starting point we look at any new areas in the application not covered by the previous comment. The key areas highlighted by Councillors and residents are outlined below:

- Wastewater Treatment Plant.
- Protection of wildlife in the application site.
- Transport impact on local roads.
- Impact on Water pressure in the local area and use by emergency services (Fire Service) if needed.
- The impact of housing elevations in parts of the application site on higher ground.
- The impact of recently determined sites including the medical practice and Kingsnorth Green on the local area.
- Potential for flooding and the impact of development.
- Impact on biodiversity and ecology on the application site. Should the developer include Biodiversity net gain calculations.
- Vehicle assessments and access to the A28.
- Public consultation with the developers to talk through the plans for the application site.

There being no further business, the Chair closed the main meeting at 8.37pm.