

IVYCHURCH PARISH COUNCIL

Minutes of

SPECIAL MEETING

Held on

27th November 2006

to discuss planning application Y/SH

Change of use of redundant grain stores at Marsh's Farm, Ashford road, Ivychurch.

Councillors Present: Doug Suckling, Tina Knight, Kim Bartlett, Caroline Solly.
19 members of the public were also present.

1. The Chairman opened the meeting with a brief history of Marsh's farm. He explained the application received by this council for consideration which amounts to change of use of Agricultural building to light industrial units. The Chairman also pointed out the relevance of an application received in the previous month for which the Parish Council had no objection at the time, but can now see that there is a clear link with both applications.

Marsh's Farm is owned and let by Crown Estates, it has been used as a grain store for many years now, one of its tenants was, until recently, the present tenant at Chapel Farm, Ashford road, Ivychurch, (Chapel Farm is also Crown land).

The application above cited the re-use of presently redundant Grain Storage facilities, where as the application received the month earlier, was for the building of a new Grain Storage facility at Chapel Farm. When these applications are considered together it becomes apparent that the Grain storage facility at Marsh's Farm is not redundant and should not be considered for change of use to light industrial units.

An open forum followed with all present able to voice their opinions and concerns, some of the issues raised were:

Industrial units already exist within the village and are currently not in use, why do we need more?

Is this a backdoor approach to building new housing on the land in future when it is established that there is no requirement for industrial units, (not forgetting the Government recommendations for re-use of Brown field sites for housing developments).

There could be a significant increase in traffic through the village as a result of change of use to industrial units. This could also result in the increase of accidents at the double bend which would be the entrance to the site. On approaching these bends the view of the entrance to the site is restricted by trees and vegetation growth until you are almost on the entrance itself, If articulated lorries were entering or exiting this site they would have to be very slow in their approach or exit and would cause temporary blockage of the road as they would need to use both sides of the narrow Ashford road, These blockages would almost certainly result in accidents involving vehicles travelling out of the village.

The Application states that there is no known use for these units yet and no known occupier, a change of use could result in businesses that are detrimental not only to the village, but especially to neighbouring residential properties, (ie. Noise, working times, deliveries, etc).

On consideration of the information in front of the Parish council, it was proposed by the chairman, seconded by K. Bartlett that:

- a. **This parish council rescind their support for the application to build a new grain store at Chapel Farm.**
- b. **That this parish council object to the application for change of use at Marsh's farm, Ivychurch.**

The Parish council voted on proposal a. 4 in favour of the proposal (unanimous)

The Parish council voted on proposal b. 4 in favour of the proposal (unanimous)

The public were asked for a show of hands on both proposals,

A vast majority of the public were in favour of proposal a.

A unanimous show of hands were in favour of proposal b.

Both proposals were carried.

2. To discuss the proposal by EDF energy to purchase land at the rear of the village hall to site an electrical junction box.

The parish council were approached by EDF energy with a view to purchasing a plot of land at the rear of the village hall to site an electrical box and enclosure.

There was some doubt as to the ownership of the land and Doug had contacted Shepway DC who said that they did not have a record of that land being owned by them, and assumed ownership to be with the Ivychurch Parish Council. With that established a discussion took place with regard to the possible routing of cables that originate from a pole at Hope farm, Ashford road, and terminate at Bell agricultural. It would be likely that the route would follow the rear boundary of Willow tree barn and the edge of the crown field, crossing over the drainage ditch behind Oast House Field, following the public foot path across Oast House Field and along the footpath leading to the rear of the village hall. It was agreed in principle that after informal discussions with the PC and EDF, and on receiving the formal application from EDF, the parish council could agree the sale of a plot of land at the rear of the village hall. There were no objections from the members of the public that attended the meeting.