

Minutes for Meeting Five (5) to discuss Hoath Parish Neighbourhood Plan

6.30 pm, Monday 05th June 2023, Hoath Village Hall

“A rural oasis between the sea and the City of Canterbury”

Meeting scheduled of 22nd May postponed to 05th June on account of steering group members need to prepare presentations to the Canterbury City Council Planning Committee on 30th May, 2023 re CA/21/02265.

Members of Steering Group present:

Imogen Morizet, Sandy Sinclair, Mark Wilkinson, Carl Wright, Pam Hardiman, Mike and Gill Johnson

Action Points from Meeting 5 for IM to complete:

- Upload minutes to the Parish Website
- Include update in an article in the Hoath and Chislet parish magazine.

Updates and discussion

- a) **Digestate pit on Marley Lane CA/21/02265** Discussion of Parish objections to the application presented at the meeting Canterbury City Council’s Planning Committee on Tuesday, 30th May, and preparation for the second site visit by councillors. Date TBC.

Discussion focused on the need to raise concerns with councillors ahead of the second site visit to ensure they are accurately and fully briefed.

Concerns raised included:

- unauthorised expansion of a permitted development site resulting in the retrospective planning application (development by stealth)
- the interpretation of Permitted Development presented by planning officers in response to councillor questions
- lack of appreciation of the impact of the pit on local life and environment (pit related traffic, heritage, visual amenity etc.)
- incorrect distance from the pit to closest used building
- the area of Church Farm
- the scale and industrialisation of the site (hard standing, plumbing, diesel in soil and dumping at the end of the field with landslide blocking drainage etc)
- that no environmental impact of the possible diesel in the soil had been undertaken by the Environment Agency
- lack of clarity around which fields serviced by the digestate pit
- lack of understanding of the topography of the pit site and how it descends towards the Nethergong wetland

- the failure of the KCC and CCC highways arrangements to cover rural areas effectively by protecting them from out of scale haulage, tractors, tankers etc for local roads and consequent impact on infrastructure etc.

and, more generally,

- the “misuse” of BMV land (Grades 1 and 3a) in a time when food security a topic of national discussion
- the need to address legislative loopholes in how agricultural businesses are defined and the criteria used to assess their potential impact on local communities and environment
- the need to address legislative loopholes in how farms are effectively awarded planning dispensations (e.g., under permitted development) and regarding the scale of agricultural vehicles without thorough criteria against which to assess their impact on the neighbouring communities and environment.

b) R27, Land at Church Farm

Discussion related to Andrew Thompson, Corporate Policy and Strategy Manager, contacting HPC regarding R27 in the draft 2045 Local Plan (Land at Church Farm, Hoath) to hear how the Parish would want to use the land which would be at the disposal of the Parish as part of the proposed plan.

The proposal in the draft LP is that the land could be used for a shop; the community rejects this as a previous shop failed due to lack of through traffic and community support.

Date of next meeting: Monday 19th June 2023, 6.30 Hoath Village Hall