

Notes of an informal meeting between members of Eastry Parish Council and local residents that may be affected by the development of Eastry Court Farm yard.

Held at the Parish Council Room at 7.00pm on Monday 5th March 2012

Present: Cllrs N Kenton (Chairman)	A Barwick	M Kemp
S Mitchell	S Shevde	S Hooper
J Gardiner	B Read	M Pemble
C Kennedy Harper	A Wiles	

31 Members of the Public.

The Chairman welcomed everyone and explained that the Parish Council had been approached by Strutt and Parker representing the Church Commission and asked to meet to discuss the future of Eastry Court Farm. A meeting had taken place on Wed 29th February. Following that meeting the Council felt it should communicate with those that live in and around Eastry Court Farm, hence this meeting.

The Chairman explained that the Local Development Framework (LDF) was a plan for development in the Dover District over the next 25 years. Eastry Court Farm had been put forward for inclusion in the LDF. In 2008 consultation on the development sites had been undertaken by DDC and at that time the Village and the Parish Council had agreed to a low density, high quality development of a maximum of 5 dwellings on the site of the old Eastry Court Farm yard. The final decision on the sites was still to be made.

At the meeting on Wed 29th March Strutt and Parker had proposed a development of 9 dwellings on the farm yard site. The Parish Council asked members of the public for their views on this proposal.

The following comments were made.

- The erection of 9 dwellings would have a detrimental impact on the street scene of the adjoining conservation area.
- The erection of the dwellings on the edge of the site (unit H) would have a detrimental impact on the open countryside. It was felt the soft edges of the site should be retained.
- It was felt the erection of unit J would have a detrimental visual impact on the street scene of Church Street, again the soft edges of the site should be retained to reduce the impact on the conservation area.
- There was concern about the detrimental impact of this proposed development on the 3 listed buildings (Eastry Court, St Mary's Church and Eastry Court Cottages) in the immediate vicinity.
- 9 dwellings is too many for the site, the road infrastructure to the site is very poor and would not accommodate the additional traffic movements associated with 9 dwellings.
- Sight lines for both access to the site, Church Street and Brook Street are very poor. Brook Street access is on a blind bend. Church Street junction with Brook Street is also of an inferior quality.
- It was felt that development should only be allowed on the actual footprints of the three

main existing buildings. (The timber framed barn and silos, the brick built barn and the modern agricultural barn).

- The future of the pond was questioned, it was felt this should be a community facility and not become part of a private garden.
- There was also concern that should the principle of 9 dwellings be set, then during the planning application stage that more dwellings would be added, the three bay garage blocks could easily be changed to dwellings.
- Concerns were also raised about parking problems in Church Street, and the sites infrastructure. The current sewage pipes are insufficient for the existing properties.
- Some of the surrounding properties had covenants that make them responsible for the costs of drains and roads.
- Some properties had rights of way over the farm site to allow for access.
- A number of the surrounding properties had offered to buy/swop pieces of land to square off gardens, improves property access etc.
- The general feeling of the meeting was that it was very unlikely that the site would be used as a working farm yard again and that some form of development was necessary to prevent the site becoming derelict. However any development should be low density, high quality. No more than five dwellings on the existing footprint of the three main existing buildings. (The timber framed barn and silos, the brick built barn and the modern agricultural barn).

All land swops or land purchases and local rights of way should be negotiated and agreed before planning permission is sort. Maintenance of drains, roads and other infrastructure should be returned to the Church commission and be renegotiated as part of the development.

The members of the public asked the Parish Council to liaise with DDC to ensure their concerns are taken into account by the LDF group.

The meeting ended at 7.45pm.