

IWADE PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Wednesday 19th July, 2017

Present: Cllr. M. Gale
Cllr. S. Plumb
Cllr. S. Cheeseman
Cllr. A. Dollimore

Cllr. P. Horner
Lynda Fisher, Clerk
Cllr. James Hunt (Observer)

1. **Welcome and Apologies for Absence**

Apologies received from Cllr. Langham.

2. **Planning**

1. **17/503442/LDCEX:** Lawful Development Certificate (Existing) to formally confirm the implementation within the ownership and control of the applicant of Plot 1 of planning permission SW/75/0148: Land At Ferry Road Iwade Sittingbourne Kent – agreed to object on the following grounds:

- There have been changes since the approval and the site is now landlocked.
- Do not agree that this should be permitted development. The remaining land and that adjoining was sold to a developer and the result was The Waterway development - SW/02/09428/CCB. This developer did not build on Plot 1, which was subsequently sold off as an individual plot. We have looked at the application SW/02/09428/CCB and due to the change of ownership around the original site there is now no rear access to the property, so this is a landlocked piece of land. It will also mean that there is no off-street parking for the property.
- The original plan SW/75/0148 is different to SW/02/ /0428/CCB, the details of the site is different to what is there now and the stream was wrongly moved to get the two houses built on the corner. This is now a smaller plot to the original.
- When this application was originally submitted the Lower Medway Drainage Board had ownership of the stream. It is now in the hands of the Environment Agency who have responsibility for its maintenance and they need to have access to the site for this.
- As landowners and the relevant body for flooding, the Environment Agency must be consulted; this was not the case when the application was originally granted.
- There could be material changes with overlooking to the houses to the rear because they were not considered at that time and have been built since.
- No off street parking. The Waterway is a private road and cannot be used for access. The area at the rear of the pumping station is also owned by a third party and a Public Right of Way, ZR92, crosses this land and is used on a regular basis by children accessing the School and residents accessing the village centre.
- This really needs a fresh planning application because of the plans not being the same.
- The Parish Council has spoken to the Environment Agency and they want to be consulted on this application because of serious concerns.

2. **17/503674/FULL:** Second storey addition to side elevation and ground floor rear extension: 35 Springvale Iwade Sittingbourne Kent ME9 8R. – No site plan included and Members were unable to make a decision without this; Clerk to request from Swale Borough Council. **Action: Clerk**

3. **Any Other Matters Arising**

Cllr. Gale advised that he had received an e-mail from the School; relating to the school field, they want to change a bit of the turf to artificial turf, Members could not see any reason to disagree and will await further details.

4. **Next Meeting**

The next monthly meeting will take place on Wednesday 13th September 2017, 7.30 p.m. in Iwade Village Hall.

Meeting closed at 07.45 p.m.