

IWADE PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING

Held on Tuesday 29th November 2016

Present: Cllr. M. Gale – Chair
Cllr. S. Plumb
Cllr. R. Langham
Lynda Fisher, Clerk
3 Members of the public

1. Welcome and Apologies

The Chair welcomed everyone to the meeting; apologies were received Cllrs. Hunt, Mitchell, Rook, Horner, White and Clark and Borough Cllr. Stokes.

2. Declarations of Interest and – None

3. Visitors/Public Time

Residents attended to put forward their concerns relating to an outline planning application at 1A Coleshall Cottages, Sheerstone, which is being considered at this meeting, and to raise issues such as parking, overlooking and over intensive development of the site.

4. PLANNING: applications are viewable on: Swale: <http://pa.midkent.gov.uk/online-applications>; KCC: <https://cloud2.atriumsoft.com/KCCePlanningOPS/searchPageLoad.do>

1. **16/507775/OUT:** Outline application (with all matters reserved) for proposed development of 4 x 4 Bedroom house with car parking spaces for each units and conversion of existing garage into 1 x 2 Bedroom flat conversion of pool house into 1 x 3 flat.: 1A Coleshall Cottages Sheerstone Iwade Kent ME9 8RJ – Agreed to respond that the Parish Council strongly objects to this application on the following grounds:

The proposed dwellings would amount to an over-intensive development of the site, giving rise to a cramped appearance, harmful to the character and appearance of the area, contrary to Policies E1 and E19 of the Swale Borough Local Plan 2008.

The proposed conversion of the pool house, by virtue of its location, would give rise to demonstrable harm to residential amenity by virtue of overlooking, contrary to Policy E1 of the Swale Borough Local Plan 2008.

Parking levels are insufficient. There is already an issue with parking in this area and the occupier of the site already parks vehicles on the highway outside other residents' properties adding to the congestion.

The current access serves one property but the proposal is now looking at seven, this will not work in theory and will end up with residents of these proposed properties trying to park on the highway.

It is questionable whether the present utility infrastructure, e.g. water services, can cope with the increased housing.

KCC Highways have responded that the plans appear to be incomplete and do not show accurate details of the access, parking and turning areas for the site. They add that the parking levels appear to be insufficient on the details seen; the four bedroom dwellings require a minimum of two allocated parking spaces in this location in order to limit overspill onto Sheerstone and that one visitor space would also be required per five dwellings.

The Parish Council would draw attention to the eleven letters of objection received from nearby properties who will be affected by this proposal.

2. **16/507889/FULL** | Erection of two storey side extension, with the insertion of roof light to front and creation of canopy to front door. | 22 Helen Thompson Close Iwade Kent ME9 8D – no objections.

5. Flagpole

Following a request, it was agreed to donate the Parish Council's surplus flagpole to Iwade Church.

6. Highway Issues to the front of Iwade Garage

The Chair referred to correspondence from a resident regarding issues to the front of his property. The Parish Council has contacted KCC regarding the matter and has put the resident in touch with other bodies that may be of assistance, or suggested avenues that the resident needs to take himself. Members agreed that the Council has endeavoured to try to assist but despite this the resident keeps insisting that the Parish Council takes action, which it is unable to do as it does not have the necessary powers. Members felt that this was now becoming vexatious under the Parish Council's policy and they have gone as far as they can with this matter. It is understood that the garage manager has tried to help by handing over his contact telephone number to the resident via the Police; so that if the access is blocked he can ensure that any vehicle is moved.

5. Any Other Matters Arising - None

6. Next Meeting(s)

The next monthly meeting will take place on Wednesday 14th December, 2016, commencing at 7.30 pm in Iwade Village Hall.

The meeting closed at 8.15 p.m. and went into closed session to discuss a legal matter.