

IWADE PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Wednesday 23rd September, 2009

<u>Present:</u>	Cllr. P. Wilks (Chairman)	Clerk
	Cllr. D. Manning	10 Parishioners
	Cllr. P. Fearn	Cllr. Ben Stokes
	Cllr. J. Gregory	
	Cllr. A. Hurrell	

1. **Welcome and Apologies**

Apologies received from Cllr. D. White.

2. **Declarations of Interest**

None received.

3. **Public Time**

The Chairman invited comments from Parishioners on the Haul Road and the 98 proposed houses. Parishioners were in agreement that the haul road be made the permanent access to the site, instead of opening up Helen Thompson Close and Woodpecker Drive. It was generally felt that the impact on these two roads would be unreasonable in light of at least 98 cars, possibly more, using them on a daily basis.

There was concern at the impact the planning application for the 98 houses would have on the old orchard and the loss of valuable habitat for the Great Crested Newts, Noble Chafer Beetle and also Bats which might be roosting in the old trees.

4. **Planning**

SW/09/0755 – provision of temporary haul road (3 years) whilst land to the west of Woodpecker Drive/Helen Thompson Close is developed. This planning application is for a temporary haul road to run along the back of the houses and come out at Grovehurst Road.

Members agreed unanimously that the Parish Council should request that the haul road be made the permanent access to the proposed 98 houses (SW/09/0756), thus avoiding the need to open up Helen Thompson Close and Woodpecker Drive and alleviating pressure on Ferry Road and the village centre, as this development could generate an additional 150 cars exiting from these two roads.

If the Parish Council's request is disregarded, Members will raise no objection to the haul road but will ask that it be redesigned to physically prevent any delivery vehicle turning right into the village.

Councillors would like the site of the wheel washing facility to be established as near as possible to the junction with Grovehurst Road, as part of the planning consent. Mud on the roads from past development has been a serious issue within the village and the Parish Council would like to see regular road cleaning being enforced to prevent accidents.

Signage stating 'no site traffic beyond this point' needs to be provided within the village.

Members would like to see time limitations imposed on deliveries. The two roundabouts either side of the new A249 are heavily congested during the morning and evening peak periods. The three nurseries and school within the village generate their own traffic problems. The main congestion times are from 7.30 to 9.30 a.m. and 3.00 to 5.00 p.m.

SW/09/0756 – Erection of 98 dwellings: Land East of Woodpecker Drive & Helen Thompson Close, Iwade. The Chairman mentioned a letter he had received from Natural England, which referred to a case ruling which could have an impact on this planning application as regards the protected species habitats, such as the Great Crested Newt, Noble Chafer Beetle and Bats, all of which have been found in the old orchard.

Members unanimously agreed to object to this application on the following grounds:

- a) Environmental issues; it was generally felt that additional surveys should be carried out. The Planning Inspector said in his report that if the land for mitigation is not available then this development could go to the South-West.
- b) Policy C3, which states that on housing developments of 20 or more units at least 10% of the net area should be provided as public open space (the requirement for each site to be agreed between the Council and the developer) – this is not provided on the plans; it needs a small play area.
- c) Cycleway to be Secure by Design
- d) The roads are unsuitable coming through Woodpecker Drive and Helen Thompson Close - they should not be used as the access, they are quite inappropriate to take this type of traffic.
- e) There should be housing provision for the elderly and the disabled.
- f) If permission is granted the Council must make sure that they incorporate all the conditions for public rights of way as required by natural England.
- g) Transport assessment – all the details are based on the 2001 census, which is out of date as regards the information on this village.
- h) Policy AAP9 flooding issues to be resolved as part of the development.

SW/09/0753 – Erection of detached bungalow to replace existing mobile home: Basser Hill Farm, Basser Hill, Iwade. Members proposed that this application be accepted, but with the provision that if planning permission is granted it be subject to a condition that the orchards be reinstated. (Temporary permission had been granted in the past for the chicken farm and part of this permission was that the orchards be reinstated, but this has never been carried out nor enforced.)

SW/09/0773 – Small conservatory on back of existing house – 15 Kingfisher Close, Iwade – no objection.

SW/09/0826 – The installation of an automated teller machine and bollards – Budgens, School Mews, School Lane, Iwade – no objection.

Meeting closed at 9.35 p.m.