

IWADE PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Thursday 12th April, 2012

Present: Cllr. S. Plumb Clerk (Lynda Fisher)
Cllr. J. Hunt No Parishioners
Cllr. J. White

1. Welcome And Apologies For Absence

Apologies for absence were received from Cllr. Gregory and Cllr. Phillips. Cllr. White kindly agreed to attend this meeting to make up the necessary quorum in the event of a vote.

2. Declarations Of Interest - None

3. Public Time – No parishioners attended

4. Planning

- SW/11/1116 - Change of use for stationing of three caravans and amenity block for use by a gypsy family and erection of a 9m high wind turbine (retrospective) – Caravan, Horsford Orchard, Featherbed Lane, Iwade, ME9 8RA – Members voiced their concern that this is yet another ‘retrospective’ application and that the applicants are already living on site.

Having looked at the details many of the areas fall short of the Government’s ‘Designing Gypsy and Traveller Sites - Good Practice Guide’, which can be viewed at:

<http://www.communities.gov.uk/documents/housing/pdf/designinggypsites.pdf>. In particular Members raised the following issues/objections:

The proposed fencing abutting the A249 is out of context with the surrounding landscape, which consists of trees and no fencing.

As per others in the area, parking for Gypsy sites normally consists of 2 spaces per caravan, covering an area of 2.4m x 4.8m; this is not show on the plans. Also as no touring pitches are shown where would visiting family caravans go?

There is no supporting evidence from the Gypsy Council that this family is registered as Gypsies/Travellers (*Circular 01/2006*)

Utility Building – There is no overall specification for this building; no details of hot and cold water supply, electrical details, toilet area and does not appear to meet the basic criteria laid down by the Government’s guidelines.

Concerns over safety issues with the wooden shed, which will be storing batteries and should be more secure.

The wind turbine will be a distraction for drivers on the A249 and will look out of place in the predominantly green rural area.

Needs to have deadline for the installation of a cesspit or connection to the main drainage and if main drainage how/where will it connect into the system?

Access to the site – this was originally a public road until the construction of the A249. The Parish Council queries whether this road is now private and has taken this matter up with the Highways section.

- SW/12/0243 - Proposed double bay car barn to front of property (note amended description) – Hazel Lodge, Grovehurst Road, Iwade, ME9 8QZ. – amendments noted, no objection.
- KCC/SW/0098/2012 – Retrospective construction of use of a 40m long, 6m wide concrete pad and ancillary gates and fence, for use by vehicles collecting recycled powdered gypsum from the Materials Recycling Facility – Countrystyle Recycling Ltd., Ridham Dock, Dock Road, Iwade, ME9 8SR – Members expressed their concern that this was a retrospective planning application and queried why it had taken from 2006 until 2011 (over six years) for KCC to discover the amendments to the original planning application on this regulated waste site.

The Parish Council objects to this application on the grounds that it opens the floodgates for similar ‘retrospective’ applications and feels that the Building Regulations/Planning Officers should have been visiting the site to ensure that development complied with that on the original submitted application.

Iwade village has suffered with fall out from gypsum dust over the past years and are concerned that this deviation away from the original planning application could be the reason why there has been gypsum dust problems.

Members are concerned that HGV tipping type vehicles will be delivering the plasterboard, which will be ‘tipped onto the floor within the MRF’. The supporting documentation goes on to state that this action will produce a ‘small amount of dust’ and ‘best efforts’ will be made to reduce dust by only tipping in a designated area. The Parish Council would like to see dust suppression measures installed to reduce this risk to as near ‘nil’ as possible, in light of the nearby residential area and the Ramsar/SSSI sites.

- KCC/SW/0098/2012 – Section 73 application to continue development without complying with conditions 3 (site layout), 21 (external wood shredding/storage) and 24 (operations under cover of MRF building) of planning permission Sw/10/1436 – Countrystyle Recycling Ltd., Ridham Dock, Dock Road, Iwade, ME9 8SR – Members expressed their concern that this was a retrospective planning application and queried why it had taken from 2006 until 2011 (over six years) for KCC to discover the amendments to the original planning application on this regulated waste site.

The Parish Council objects to this application on the grounds that it opens the floodgates for similar ‘retrospective’ applications and feels that the Building Regulations/Planning

Officers should have been visiting the site to ensure that development complied with that on the original submitted application.

Councillors further object to external shredding/storage of wood on the following grounds:

- There have been several fires of stockpiled wood in the Ridham Dock area recently and they would like to know what measures will be taken to prevent this.
- The shredding of wood outside the building could present a hazard, particularly from any chemicals used to preserve the wood, or glues used in the manufacture of the waste furniture.

If Officers visited the site in November 2011 and noted the changes, why then does the Noise Assessment report quote on the top of page 7 – ‘Environmental noise surveys were undertaken on 17th and 18th January and 7th and 8th October, 2010, as part of the planning application for another facility in the area to establish the existing background and ambient noise levels ...’ Why has an assessment not been carried out on the actual site and why has no recent assessment be done in light of the changes to the facility?

- SW/12/0183 – Change of use of land for the siting of 2 mobile homes for 2 gypsy families with associated utility blocks, parking for vehicles including touring caravans, services & boundary fence – Land north of Plantation Lodge (known as Highview), School Lane, Iwade, Kent, ME9 8QH – No overall objection apart from the fencing, which in the Government’s ‘Designing Gypsy and Traveller Sites - Good Practice Guide’, Chapter 7, item 7.3 states:

Pitch boundary fences should provide a balance between good neighbourliness and privacy. For example fencing between pitches could be up to 6 feet in height, particularly where amenity buildings would otherwise be overlooked, whereas 4 foot high fencing around the front of the pitch will offer good surveillance of the road and the site in general.

In light of the open aspect of the surrounding countryside, Members would ask that 4 foot fencing be used to the front of the site, whilst they can understand the need for 6 foot to the rear due to the prevailing winds.

Meeting closed at 10.05 p.m.