
PLANNING WORKING GROUP

MINUTES of the Meeting held at Marsh Bank, Old Ferry Road, Iwade, ME9 8SW on Monday, 20 June 2016 from 10.00am - 10.07am.

PRESENT: Councillors Mike Baldock (attended the site but not the meeting), Bobbin (attended the site but not the meeting), Richard Darby, James Hall, Mike Henderson, James Hunt, Ken Ingleton, Bryan Mulhern (Chairman) and Ghlin Whelan.

OFFICERS PRESENT: Philippa Davies and Ross McCardle.

APOLOGIES: Councillors Cameron Beart, Andy Booth, Nigel Kay and Prescott.

741 **DECLARATIONS OF INTEREST**

No interests were declared.

742 **3.1 16/500627/FULL MARSH BANK, OLD FERRY ROAD, IWADE**

The Chairman welcomed the applicant, the applicant's agent and two representatives from Iwade Parish Council to the meeting.

The Senior Planner introduced the application which sought planning permission for the stationing of three static mobile homes for the purposes of providing affordable housing. He explained that the mobile homes would lie on a roughly north-south line in the centre of the plot. Access would be from the west, adjacent to the existing dwellings. Each mobile home would have two parking spaces and a garden.

The Senior Planner advised that the site was one kilometre from Iwade, and that the adjacent highway had a 60mph speed limit, was not lit, and did not have a pedestrian footpath. He considered the site to be unsustainable and poorly connected to local services. The Senior Planner explained that mobile homes were not normally accepted as an affordable housing option, and the application was contrary to policy.

Mr Mick Drury, the applicant's agent, explained that the three units would not be managed by a housing association as affordable housing, but would be sold to local people at an affordable price. He advised that the site would be tidied by the applicant. The hedge to the front of the site would remain, and Mr Drury considered there would be no impact on the open countryside.

The two representatives from Iwade Parish Council had nothing further to add to the objections they had raised as outlined in the report which went to Planning Committee on 26 May 2016.

A Ward Member spoke in support of the application. He explained that the application was on a brownfield site which was currently an eyesore and would be

landscaped. The Ward Member considered the site was sustainable, and explained that it was possible to walk to Iwade and the local services that were there. He reminded Members that numerous houses were going to be built nearby, and he considered the three homes proposed, on the brownfield site, were acceptable.

A Member queried why the surface water drainage, foul drainage and cess pools were outside the development site. Mr Drury explained that the applicant owned the surrounding area of which the application site was part of. Further clarification on the details of the location of the surface water drainage, foul drainage and cess pools would be provided at the Planning Committee meeting on 30 June 2016.

Members toured the site with the officer.

Chairman

Copies of this document are available on the Council website <http://www.swale.gov.uk/dso/>. If you would like hard copies or alternative versions (i.e. large print, audio, different language) we will do our best to accommodate your request please contact Swale Borough Council at Swale House, East Street, Sittingbourne, Kent, ME10 3HT or telephone the Customer Service Centre 01795 417850.

All Minutes are draft until agreed at the next meeting of the Committee/Panel