

Minutes of the meeting of Lower Halstow Parish Council held on Monday 24 February 2014 at 6.00pm in Lower Halstow Memorial Hall.

Present: Cllr Mick Drury, (Chair); Cllr John Knight (Vice Chair); Cllr Chris Mayes; Cllr Steve Gates; Cllr Steve Parker(arrived at 6.35pm); Cllr Robert Smith; Cllr Barry Tucker and Parish Clerk Mrs C Fordham.

*Action*

6 Members of the public

1. **Apologies** Nonce
2. **Declarations of Interest**

Cllrs Drury and Knight Declared a non pecuniary interest in planning item SW/14/ as they were both members of the yacht club.

3. **Planning**

a) **SW/14/0100 Case 01372 – application for 4 detached houses in School Lane.**

The Council had received copies of 2 letters objection to the proposal. Following extensive discussions it was proposed by Cllr Tucker, seconded by Cllr Knight that the Council object to the application on the following grounds; all Councillors were in favour of the proposal:

*Clerk*

- i) The proposed dwellings were out of character with adjacent properties which are bungalows or chalet bungalows.
- ii) The density of the development was not consistent with adjacent properties, particularly in regard to garden sizes.
- iii) The area in question is visible from one of the main amenity spaces in the village and the large expanse of wall detracts from the visual amenity of the village.
- iv) There are concerns that the sight lines towards the east for the traffic exiting the development are not sufficient.
- v) The development would lead to increased traffic in School Lane. The density of the development may also mean that there is insufficient parking space for visitors and deliveries.
- vi) The design sites the public footpath behind a large wall and the Council did not believe that this proposal is not consistent with the principles of Secured by Design.
- vii) Development plans for a significant increase in numbers attending the local school will increase pressure on the village sewage facilities and the Council were concerned that the system will not be able to cope with this further development.
- viii) The land in question is part of the natural drainage system for water run off from the surrounding higher land and the Council were concerned that the properties themselves may be subject to flooding or will divert the natural water flow so that other properties will flood.
- ix) There did not appear to be an ecology report on the development. The Council were aware that there are bats in the area as well as ponds that attract newts (a protected species) and frogs.

b) **SW/14/0096 Case17021 – Erection of barn at Twinney Wharf** No objection, although the Council would like to see the area tidied up.

*Clerk*

c) **TC/14/0029 Case 07473 – Removal of 7 Poplar Trees at Yacht Club.** The Council were advised that 30 other trees had been planted on the site. It was proposed by Cllr Tucker, seconded by Cllr Mayes that the Council agreed the application subject to more trees being planted on the site. All were in favour.

*Clerk*

4. **Any Other Business**
5. **Date of Next meeting** The next meeting of Lower Halstow Parish Council will be on Tuesday 4 March at 7.00pm in the Memorial Hall, Lower Halstow.

The meeting closed at 7.00pm.

Date:

Signed:

Cllr J Knight  
Vice Chair