

22/02506/FULL

The Town Council object to this application on the following grounds:

- The Council support the further comments from KCC departments regarding flood risk and highway matters and further object to this application:
 - The application is retrospective and appears to be in clear breach of the previous planning decision to refuse a similar application on the site (ref 21/00600)
 - The site is in a flood zone 1 Highly Vulnerable and therefore unsuitable for residential use plus the additional risk of oil and chemicals from the site polluting the proposed pond and the receiving water courses. KCC are further querying the absence of valid flood modelling.
 - There is no hydrobrake on the pond which will render the mitigation for flood risk ineffective.
 - It is unclear how KCC have decided that the setting of the Rural Ancient Farm steads at Old Hay are not compromised as there is inadequate shielding for them and the close proximity will compromise their setting in the primarily rural landscape.
 - The proposal includes soakaways which are proven to be ineffective on the clay geology of this area and are not customarily permitted by TWBC.
 - Whilst the applicant states there is no historic record of flooding this is because the land was not previously developed for any residential development. There is a trebling of the impermeable surface and this is unlikely to be mitigated by the proposed swale and pond.
 - The proposed requirement for an additional 33 parking spaces over and above spaces for vans and commercial vehicle suggests an intent to expand the residential component at a later stage which has previously been refused by TWBC
 - Some of the retrospective elements of the development appear to date back as far as 2018 which does not indicate a responsible attitude towards the planning application process nor respect for the planning regulations.
 - The mobile homes are already under construction despite the application not being determined.
 - The location is unsustainable for additional residential use as it requires travel by car to reach any amenities with the single track already busy and dangerous being used by heavy haulage vehicles.
 - The single track private road is already experiencing a very high level of vehicle movements 7 days a week and these should not be increased.
 - Access for emergency vehicles is poor
 - There are a number of obvious discrepancies in the application form
- 1) It states that there is no proximity to a water course. This is incorrect and the watercourse may be compromised by surface water run off containing oils and contaminants from the parking area and industrial units.
 - 2) There is a PROW through the site.
 - 3) It states that there is no additional access to be added but the proposal adds a new access road

Signed Committee Chairman:

Date:

These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting