

Councillor Christopher Spalding
Ward Councillor for All Saints Ward

Planning Application MC/24/1213 Land rear of The Old Vicarage, High Street, Isle of Grain

This is an entirely, highly, speculative application and follows on from a previous application for five dwellings on the same site under MC/24/0668.

This previous application was withdrawn by the applicant, who is the same applicant for this present application, using the same agent.

Previous Application MC/24/0668

Before commenting on the current application, it is worth taking time to consider the previous application.

Access

The site plan shows access from the main road past two other dwellings, 'Noreview' and 'The Old Vicarage'.

This is a private road owned by the occupiers of 'Noreview' and 'The Old Vicarage' respectively.

The applicant in this case Mr Latif does not own any of this private road nor does he possess any rights to use it or traverse over it.

In respect of access, a design and access statement provided on behalf of the applicant states:

“Site access is by a private road that passes Noreview and the Old Vicarage, running from a junction with the High Street. This is an existing point of access with established sight lines and visibility of pedestrians and other road users”.

The statement neglected to mention the applicant does not own the site access nor has any rights or easements over it.

Drainage

North Kent Marshes Internal Drainage Board, in response to consultation commented on 16 April 2024.

“As the development will increase the impermeable area, the Board would suggest further detail is sought prior to determination to ensure a drainage scheme is viable and to ensure flood risk is not exacerbated elsewhere.” And **“Since these are**

individual self-build plots, it could be crucial to create a unified drainage plan that includes all of them.”

Apparent Manipulation

Three letters of support were received for this application. These came from a Mr A of Barking, Mr A of Erith and Mr R of Greenhithe.

The implications and inferences are obvious.

As advised this application was withdrawn by the applicant.

Current Application MC/24/1213

The application site is landlocked. The Applicant still does not own any of the surrounding land, in particularly the area shown as access on the plans. From speaking to the owners of ‘Noreview’ and ‘The Old Vicarage’, it is understood the applicant still has no rights or easements over the area marked as access.

Access

This site plan shows identical access to the withdrawn application above, namely access from the main road past two other dwellings, ‘Noreview’ and ‘The Old Vicarage’.

What is interesting here is the plan indicates five existing parking spaces and states these will be retained.

The simple fact is these existing parking spaces apparently relate to ‘The Old Vicarage’ and are nothing to do with the applicant’s land.

A cynical person might suggest this was a blatant attempt at misrepresentation.

This design and access statement is nigh on identical to the previous one save it refers to two dwellings instead of five.

Exactly the same comment about access appears.

“Site access is by a private road that passes Noreview and the Old Vicarage, running from a junction with the High Street. This is an existing point of access with established sight lines and visibility of pedestrians and other road users.”

There is still no mention that the applicant does not own the site access nor has any rights or easements over it.

Kent Fire and Rescue

Kent Fire and Rescue in a letter dated 14 August 2024 have raised concerns over the width of the access driveway.

It should be noted the access driveway, adjacent to ‘Noreview’ does NOT include the block paved area, which is used primarily for parking.

Kent Fire and Rescue advised an access driveway should be a minimum of 3.7 metres wide.

Measurements of the proposed access driveway show it is 3.0 metres at its widest and 2.4 metres at the narrowest point.

Natural England

Natural England wrote on 18 July advising:

“The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.”

Natural England’s advice was further information is required regarding the recreational disturbance impacts to coastal Special Protection Area(s) (SPAs) and Ramsar Site(s). One notes the applicant has not provided this suggested further information.

Greater Crested Newts

The applicant’s own Preliminary Ecological Appraisal of 7 March 2024 references Greater Crested newts could be present.

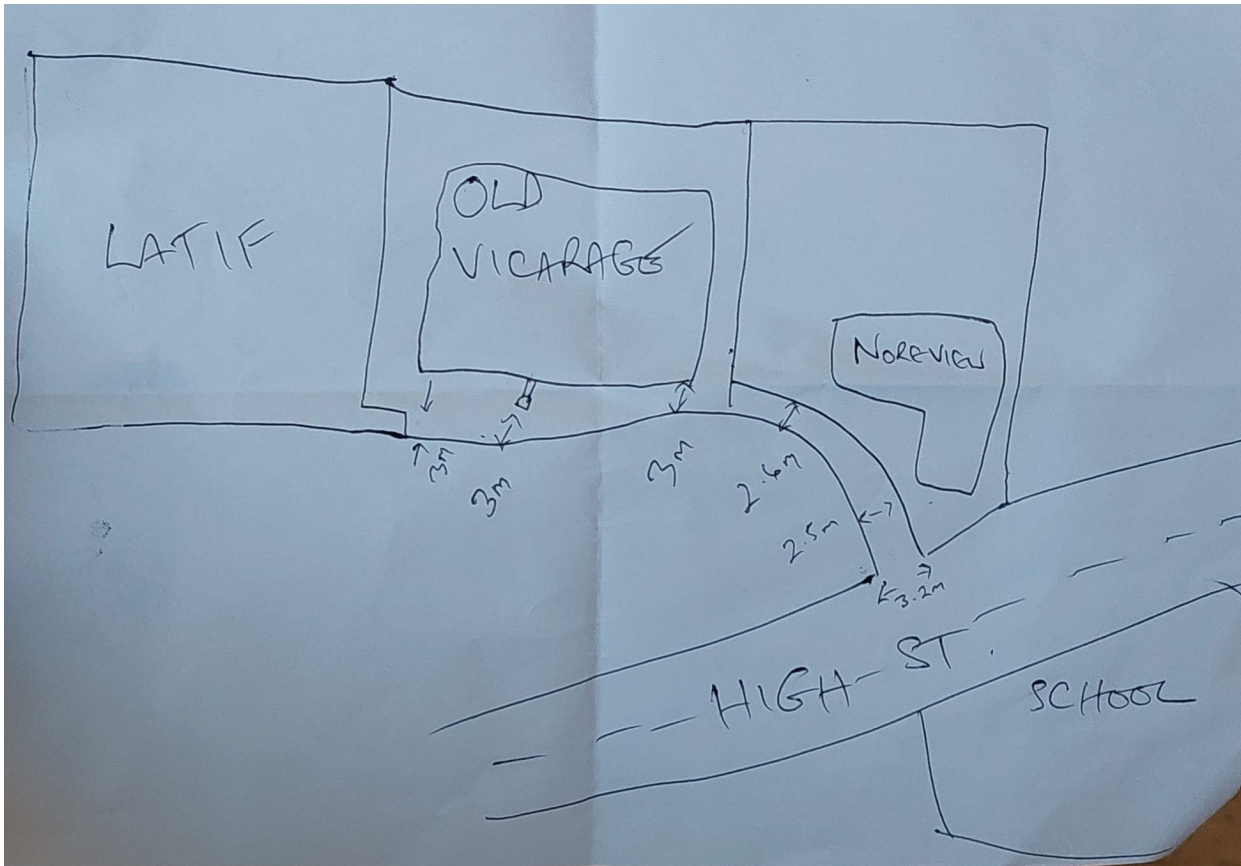
Residents have also identified the presence of Greater Crested Newts.

Kent Wildlife Trust on 31 July 2024 advised a Greater Crested Newt survey was required. The applicant, apparently, has failed to obtain this.

Ward Councillor’s Position

Taking all the above into account, but especially the fact the minimum access width required by Kent Fire and Rescue cannot be achieved, I am unable to support this application and oppose it.

Access Drive Measurements













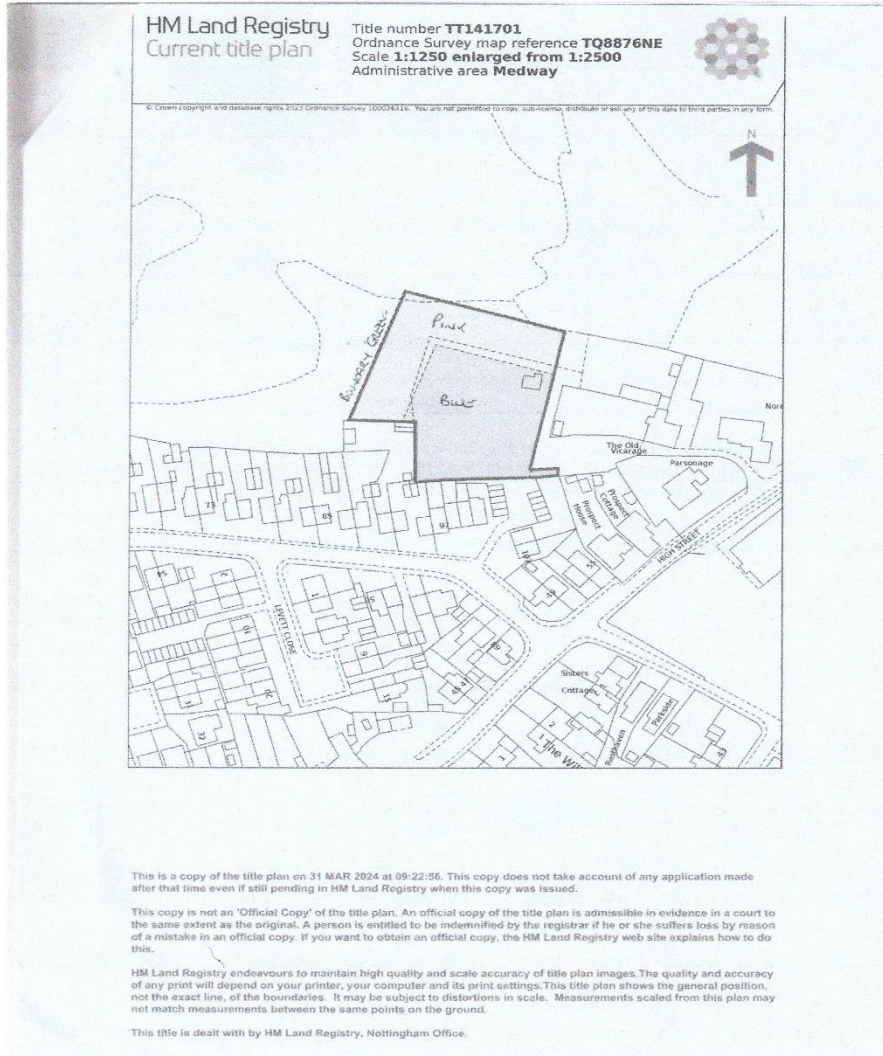
*The Old
Vicarage*







IMAGE ONE



Actual extent of Mr Latif's land. Completely land locked, no access at all,

IMAGE TWO

