

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held in Newington Pavilion on 20 September 2021

Present: Cllr Stephen Harvey (Chairman), Cllr Richard Palmer (Vice Chairman), Cllr Steve Godmon and Cllr Tony Mould; and visiting members Cllr Elaine Jackson and Cllr Eric Layer; and Mrs Wendy Licence (Clerk)

Also present were six members of the public.

Cllr Harvey welcomed everyone to the meeting.

1. APOLOGIES FOR ABSENCE

All Members were present

2. DECLARATIONS OF INTEREST

None were declared.

3. PUBLIC QUESTION TIME

The public were permitted to speak during the agenda

4. PLANNING APPLICATION

i. Ref: 21/504487/FULL

Address: Gwelo Farm Barn Bull Lane Newington ME9 7NB

Proposal: Change of use of a barn to provide a meeting hall/place of worship.

Councillors considered the application and noted that the Council did not object to the proposal when it was lodged six years ago, the planning permission has lapsed.

Cllr Harvey **PROPOSED** a response that 'Newington Parish Council had considered the application and had no further comments to make since the original application in July 2015' **SECONDED** by Cllr Morgan: **AGREED UNANIMOUSLY**.

ii. Ref: 21/504760/FULL

Address: Snakesbury Iwade Road Newington ME9 7JY

Proposal: Demolition of existing stables and construction of new annex of similar footprint and appearance.

Councillors considered the application.

Cllr Harvey **PROPOSED** that the Council had no objections to the application but we would however request that, if the planning officer or planning committee decide to approve the application, the condition be added that the renovated stable annex building shall not be occupied at any time other than for purposes ancillary to the residential use of the main house, Snakesbury: **SECONDED** by Cllr Godmon: **AGREED UNANIMOUSLY**.

iii. Ref: 21/504388/FULL

Address: Woodland Farm High Oak Hill Iwade Road Newington Kent ME9 7HY

Proposal: Erection of a permanent agricultural dwelling with associated parking.

Item deferred to Full Council

iv. Ref: 21/504028/FULL

Address: Land At School Lane Newington Kent ME9 7JU

Proposal: Erection of 25no. residential dwellings and the provision of a 20 space staff car park and 20 space pupil pick-up/drop-off area for Newington C of E Primary School, together with associated access, landscaping, drainage and infrastructure works.

Cllr Harvey said it had been agreed by Full Council to object to the application and details of the Council's objection is to be agreed by Planning Committee.

Residents raised concerns about the planning application: there are empty spaces in the staff car park; cars parked opposite the school create a blind spot for cars egressing Blaxland grange and there have been collisions; the school is allowed to use the church car park; parents will not use the current car park because it is difficult to leave it due to the traffic; the new houses will have fifty cars, if the children cannot get into the school they will need to be driven to school resulting in cars trying to get out of Church Lane while others are coming in for the school drop off.

Councillors agreed to put forward the following objections:

There is false justification given for the proposal for twenty-five homes which is predicated on the supposed need for a new permanent drop-off zone and some additional parking at Newington CP School. This could be met by a permanent arrangement for use of the land currently enjoyed for this purpose.

The location of the proposed development is unsuitable and there is ongoing concern for the safety of children who walk to school. There are also concerns about sewerage in this part of the village. A complete upgrade of the main sewer running south to Lower Halstow is long overdue and has been consistently postponed due to cost. Currently sewage is stored in underground tanks for pumping outside peak hours. There has been flooding on a number of occasions.

Swale Borough Council and NPPF Policies relevant to this proposal: It is not part of the existing Swale Borough Council Plan and it is not included in the latest consultation exercise on the Local Plan. It was not part of the 'call for sites' for the Strategic Housing Land Availability Assessment in October 2020. The Swale Local Plan Panel on 29 October 2020 followed the officer recommendation that no sites in Newington should be progressed for inclusion as allocations in the Local Plan Review. This application is contrary to Swale's policies and procedures. It is a premature application.

The proposed development is outside the defined urban boundary of the village.

Newington Air Quality Management Area: Most traffic from the proposed development would access the A2 via Church Lane and enter the Newington Air Quality Management Area. This would undeniably have a cumulative effect on pollution and the health of residents of our village. The 124 homes recently completed at Watling Place already increases problems of air quality in Newington.

Transport: Councillors considered that some information in the transport assessment to be inaccurate. There is a poor train services and buses do not operate in the evening, Sundays or Bank Holidays.

The five-year supply: Swale currently has a 4.6 year and it would be submitted that this is close enough for the harm from this proposed development to outweigh the need.

It is not a Sustainable development as the proposal does not meet the definition of sustainable development in rural areas.

Cllr Harvey said the comments would be submitted to Swale Borough Council and also put on the Parish Council's website.

5. ANY OTHER BUSINESS

No other matter was raised.

Cllr Harvey thanked everyone for attending.

There being no further business, the meeting closed at 8.05pm.

Signed as a true record of the meeting

Chairman

Date: 28 September 2021