

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held virtually on 13 April 2021

Present: Cllr Stephen Harvey (Chairman), Cllr Richard Palmer (Vice Chairman), Cllr Steve Godmon and Cllr Tony Mould; and Mrs Wendy Licence (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr James Morgan (holiday); apologies accepted.

2. DECLARATIONS OF INTEREST

None were declared.

3. PUBLIC QUESTION TIME

No members of the public were present

4. PLANNING APPLICATION

Ref: 20/501475/FULL

Address: Land To The Rear Of Eden Meadow Newington Kent ME9 7JH

Proposal: Erection of 20No. residential dwellings and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street.

Amendments to submitted application

Councillors considered the amendments to the submitted application and noted that the application is now for twenty homes. Consideration was given to the comments of the Planning Inspector who refused the appeals on 6 Ellens Place, 148 High Street and 132 High Street on the grounds of being outside the defined built-up area and the effect on the countryside setting.

Swale currently has a 4.6-year housing supply and in 2020 the Planning Inspector dismissed an appeal at Land off Jubilee Fields, Upchurch and determined the shortfall was insufficient for the harm from the proposed development to outweigh the need. The site is not in Swale's existing Local Plan nor in the proposed revised Local Plan and was rejected from the call for sites.

There would be an adverse effect on the countryside and the visual amenity for residents. The Planning Inspector's decision on Pond Farm, subsequently upheld by the High Court and Court of Appeal, was that the proposals would have caused substantial harm to the landscape character and form of Newington and this would also apply to this site.

The Lustre Consulting Air Quality Report is flawed. MidKent Environmental Services has recently invested in a new monitoring station, capable of measuring PM_{2.5} particles as well as NO₂. However due to the gas main replacement and the pandemic any air quality readings for the last three years would not be valid as the traffic flow has been substantially reduced.

Cllr Harvey **PROPOSED** that the Council object to the application: **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY.**

There being no further business, the meeting closed at 6.45pm.

Signed as a true record of the meeting:

Chairman

Dated: 27 April 2021