

Planning Committee Report for 31 May 2022 Newington Parish Council Meeting

This month's applications

Application: 22/502410/FULL 8 School Lane, Newington ME9 7LB

Proposal: Erection of a first floor front extension (Resubmission 21/501252/FULL).

Application validated: Thursday 19 May 2022

Status: awaiting decision

Application: 20/505059/FULL Willow Trees 111 High Street, Newington ME9 7JJ

Revised proposal: Retention of existing chalet bungalow with amended residential curtilage and erection of 10 dwellings (7 x three bedrooms and 3 x four bedrooms) with associated access, parking, amenity, and landscaping

Application validated: Friday 8 January 2021

Notification of revised details: Wednesday 25 May 2022 (received by SBC 23 May 2022)

Status: awaiting decision

Application: 20/505059/FULL: Willow Trees, 111 High Street, Newington ME9 7JJ

Proposal: Demolition of existing chalet bungalow and erection of 20 dwellings (4 x two bedrooms and 14 x three-bedrooms and 2 x four-bedrooms) with associated access, parking, amenity and landscaping.

Application received: Tuesday 27 October 2020

Application validated: Friday 8 January 2021

Revised application on planning portal 14 April 2021

Status: awaiting decision

20 December 2021 NPC additional comments and UKC Air Quality report

March 2022 advised a revised application pending

Received too late for inclusion in the May agenda

Application: 22/502474/LBC 53-57 High Street, Newington ME9 7JJ

Proposal: Listed Building Consent for part reconstruction and repairs to boundary wall (Works Part Completed).53-57 High Street Newington Kent ME9 7JJ

Application validated: Wednesday 25 May 2022

Status: awaiting decision

Application: 22/502473/FULL 53-57 High Street, Newington ME9 7JJ

Proposal: Part reconstruction and repairs to boundary wall (Part Retrospective).

Application validated: Thursday 26 May 2022

Status: Awaiting decision

From last month

Application: 22/501005/FULL 77 High Street, Newington ME9 7JJ

Proposal: Erection of 10 no. detached C3 dwellinghouses with repositioned vehicular access from public highway.

Application validated: Friday 25 March 2022

Status: awaiting decision

Application: 22/500887/FULL 77 Playstool Road, Newington ME9 7NL

Proposal: Erection of rear conservatory (retrospective).

Application validated: Monday 28 March 2022

Status: Application refused Thursday 19 May 2022

Application: 22/501123/FULL Gwelo Farm, 164 Bull Lane, Newington ME9 7NB

Proposal: Rendering to the front property, 50% of the north elevation and 50% of the south elevation.

Application validated: Wednesday 30 March 2022

Status: Application permitted Monday 23 May 2022

Previously discussed: for information**Application: 22/500944/LDCEX Chesley Farm, Bull Lane, Newington ME9 7SJ**

Proposal: Lawful Development Certificate (Existing) for use of land for B8 storage use.

Application validated: Monday 28 February 2022

Status: Application permitted Friday 29 April 2022

Application: 22/500540/FULL Digswell, Lower Hartlip Road, Hartlip ME9 7SX

Proposal: Demolition of 2no. commercial premises (Use Class E) and removal of residential mobile home and erection of 5no dwellings together with associated parking and landscaping.

Digswell Lower Hartlip Road Hartlip ME9 7SX

Application validated: Thursday 3 March 2022

Status: Application refused Thursday 28 April 2022

Application: 22/500275/OUT Land South Of London Road, Newington

Proposal: Outline planning application for up to 135 dwellings with the retention of existing farm buildings, new public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Access being Sought).

Application validated: Wednesday 26 January 2022

Status: awaiting decision

Response sent 7 March 2022

Application: 21/506740/FULL 125 Bull Lane, Newington ME9 7NB

Proposal: Erection of a building for 4no. stables, tack and feed rooms (as an alternative to the stables granted permission under application reference SW/05/0672).

Application validated: Thursday 6 January 2022

Status: Application permitted Monday 16 May 2022

Application: 21/505722/OUT 128 High Street, Newington ME9 7JH

Proposal: Outline application for demolition of existing residential dwelling and erection of up to 46 residential dwellings, including affordable housing, with access from A2 High Street (Access only being sought).

Application validated: Thursday 4 November 2021

Status: awaiting decision

17 February 2022 Amended and additional information received by SBC11.02.22

Application: 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington Kent

Proposal: Erection of a permanent agricultural dwelling with associated parking. Location: Woodland Farm High Oak Hill Iwade Road Newington Kent

Application validated: Friday 10 September 2021

Status: awaiting decision

Application: 21/504028/FULL Land At School Lane, Newington 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.

Application validated: Friday 13 August 2021

Status: awaiting decision

Email from Fernham Homes notifying pre-application discussions with Swale Borough Council

June 2021 Consultation document delivered to addresses identified in distribution map

29 June 2021 Introductory presentation under Public Question Time at Parish Council meeting

19 June 2021 email that application submitted on Friday 16 July

Response agreed following 20 September Planning Committee meeting

20 December 2021 NPC additional comments and UKC Air Quality report

Amendment dated 31 January 2022; received 8 March 2022

Appeal to the Planning Inspectorate

Application: 21/504980/FULL 33 The Willows, Newington ME9 7LS

Proposal: Retrospective application for conversion of garage to habitable space, including minor external alterations involving changing of garage door to window, matching the existing material.

Application validated Monday 11 October 2021

Decision: Application refused Thursday 23 December 2021

Appeal notification: 2 March 2022; Appeal Starting date: 23 February 2022.

PINS Reference Number: APP/V2255/D/22/3290924

Application: 21/501791/PIP Land At 164 Bull Lane, Newington ME9 7NB

Proposal: Permission in Principle for the erection of a detached two storey sustainable self-build or custom building dwelling with new access onto Bull Lane.

Application validated: Friday 9 April 2021

Decision: Application refused Friday 14 May 2021

PINS reference: V2255/W/21/3286759 Appeal Starting date: 10 March 2022

Notification 17 March 2022

Not in Newington

Application: 21/501839/OUT Land Off Otterham Quay Lane Upchurch

Proposal: Outline application for up to 74no. dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. (All matters reserved except for means of access).

Application received: Tuesday 6 April 2021

Application validated: Friday 16 April 2021

Status: Application refused Tuesday 24 May 2022

Foxchurch, near Bobbing *(information only)*

Appin Land 'The team are now working to finalise the plans. Before submitting a planning application to Swale Borough Council, we want to hear your thoughts' consultation events
Thursday 22 April, Friday 23 April

- 2,500 new homes, with a wide range of housing types to cater for Swale's various housing needs, including family homes, bungalows and policy compliant affordable housing
- A new pub and a local parade of shops: creating job opportunities and bringing improved choice for local people.
- A new three-form-entry primary school, health centre, village hall and cricket pitch
- Easy access to existing employment areas within Sittingbourne and Sheppey without causing further congestion of existing towns and villages.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
27 May 2022

Appendix: Responses sent following 26 April Newington Parish Council Meeting

Email from Clerk to Swale Borough Council Planning Policy Group:

Councillors have noted that coming into the village from the Iwade Road is a rural lane; coming into the village from the Wardwell Lane is a rural lane; coming into the village from the Bricklands is a rural lane; however, Boxted Lane is not a designated rural lane. Boxted Lane is narrower than the Iwade Road. There have been flooding issues in Boxted Lane but KCC Highways will not put a drain in because they say it is a rural lane. There seems to be a gap in the designated rural lanes in the village.

If the Iwade Road, Wardwell Lane and Bricklands are rural lanes, Boxted Lane and part of School Lane should also be classified as rural lanes.

Councillors request that the Planning Policy Group consider classifying Boxted Lane and part of School Lane as designated rural lanes.

Application: 22/501005/FULL 77 High Street, Newington ME9 7JJ

Proposal: Erection of 10 no. detached C3 dwelling houses with repositioned vehicular access from public highway.

Newington Parish Council objects to this application.

1 The loss of a village-centre home with substantial land surrounding it

This is a poor design

We regret that the whole property was not offered for sale as a home. A family home, in a central village location, with a large garden and orchard would be very attractive to some purchasers wishing to set their roots in the village. Instead this application proposes the original house would remain with a much smaller garden; the remainder of the space over-developed with 10 four bedroom detached dwelling crammed into it.

We note the pre-application advice warning, and neighbour comments, of the danger of proposed properties overlooking and/or being overlooked.

The 20 April KCC Highways letter voices concern about the splay of the junction drawn incorrectly; not meeting SBC parking standards for all properties; no visitor parking; and poor design eg parking spaces with insufficient no room to open car doors. We are well aware, from other earlier 1980s developments in the village of the neighbour disputes that arise from insufficient parking; it is unsatisfactory to design these problems into a new development.

There is no benefit and some detriment to the local community.

The 26 April KCC letter includes a request for £655 compensation for youth *provision*
'Towards additional resources and upgrade of existing youth facilities including the New House Sports and Youth Centre in Sittingbourne to accommodate the additional attendees',

We understand the New House centre is currently closed awaiting repairs and it is uncertain if it will reopen,

There is no evening bus service to enable local young people to get to the New House Centre
The letter requests £68k

'Towards the construction of a new Primary School in Sittingbourne, or Sittingbourne Rural West Primary planning group'

Our village primary school is full. Children, 4-11 yrs of age, from the new development would either have to use buses to the new school or their parents would need to drive them by car, increasing traffic and air pollution.

2 Swale Borough Council and NPPF Policies relevant to this proposal

- It is not part of the existing Swale Borough Council Plan
- It is not included in the latest consultation exercise on the local plan
- It was part of the 'call for sites' for the Strategic Housing Land Availability Assessment in October 2020 but was assessed as 'undeliverable'
- 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 was supported by Cabinet in December 2020 and Full Council in January 2021.

Therefore this application is contrary to Swale Borough Council's policies and procedures. It is a premature application.

3 Road junction and the increase in traffic

The applicant's Transport Statement is brief and perfunctory, dealing mainly with issues within the site rather than the effect on local traffic.

The proposals are unimpressive:

3.4 Cycle Parking

Garages associated with each dwelling would provide appropriate secure and covered cycle parking.

3.6 Promotion of Sustainable Transport

As part of the proposed development, measures would be taken to promote sustainable travel that would include the issuing of a 'welcome pack' to new occupiers containing details of accessible public transport information and the promotion of websites administered by public transport operators and other transport

We see no mention of charging points for electric vehicles which we understood to be a Swale Borough Council condition for all new developments

Parking standards do not meet Swale Borough Council requirements.

Members will be aware that the revised standards were adopted by Swale Borough Council in 2020 and are being applied to all new planning applications.

We note that there are no recent traffic flow surveys in the applicant's Transport Statement. Newington Parish Council has recently commissioned Railton Transport Planning Consultancy to assess the Ashley Helme documentation for another planning application 300 metres west; we believe the finding apply to this application also. **The full document is attached.**

We also note that for the current planning application for 20 dwellings (20/505059/FULL: Willow Trees, 111 High Street, Newington ME9 7JJ), Highways England have commented on the effect of the application to the proposed improvements to A249 junctions:

It is therefore necessary, via the imposition of a condition, to ensure that there are no occupancies in this development prior to the completion of the junction improvements at M2 J5.

and are puzzled that there is no similar condition imposed for this application

4 Newington Air Quality Management Area

Whilst accepting that 10 additional homes would represent a modest increase in the number of homes in our village we believe there would be a cumulative effect on air quality. Newington is an Air Quality Management Area; with additional AQMAs 400 yards east at Keycol Hill and two miles west in Rainham. The issues of the narrow High Street have been acknowledged by KCC in making the village centre a 20mph zone.

The documentation does not mention the cumulative effect of reduced green space, new housing and increased traffic on air quality in the Newington Air Quality Management Area.

There is no Air Quality report as part of this application. In December 2021, Newington Parish Council commissioned an independent report from the University of Kent Centre for Health Service Studies to examine the air quality reports that formed part of each of the four significant planning applications then current in the Village and the data available from the air quality monitoring devices in Newington. **The report is attached.** Subsequently an addendum was commissioned to respond to the comments in the applicant's air quality statement from Wardell-Armstrong. **The addendum is attached.** We believe these are relevant to this application.

10 homes may be seen as a modest proposal and the cumulative effects of other recent developments, within Swale and also in the neighbouring authority of Medway which has permitted large developments in Rainham, will result in an increase in traffic flows through Newington. These combined cumulative developments already have a significant effect on the health of village residents, especially children and the elderly.. We cite the Coroner verdict following the tragic death of Ella Adoo-Kissi-Debrah in Lewisham; also the successful legal

challenges brought by Client Earth. We wish to protect the health of residents, especially young children and the vulnerable elderly in our village.

The Cold store at Spade Lane has increased its capacity recently under permitted development rights and this will further increase HGV movement through the Village

Brick earth extraction in the Newington/Hartlip area has been approved and will see increased HGV movement through Newington during certain periods which will further impact on Air Quality.

Newington Parish Council requests the developer be required to commission an air quality report to examine the effects of the proposed development and to suggest mitigation measures that would counter the increase in pollution.

We anticipate submitting additional comments when any additional reports requested by the planning officer have been added to the midkent portal.

Please see

1. *the independent report from the University of Kent Centre for Health Service Studies which examines the air quality reports that form part of each of the four significant planning applications that were current in the Village (December 2021) and the data available from the air quality monitoring devices in Newington.*
There is a separate addendum on the Wardell-Armstrong report for the application.
22/500275/OUT: Land South Of London Road, Newington
2. *The Railton TPC Transport and Highways report commissioned by Newington Parish Council.*

Newington Parish Council requests that, in the event of the planning officer recommending approval, this response be forwarded to all members of planning committee as well as the customary summary in the officer report.

Application: 22/500887/FULL 77 Playstool Road, Newington ME9 7NL

Proposal: Erection of rear conservatory (retrospective).

Comments sent:

Councillors considered the application and had no comment to make save that neighbours concern be taken into account

Application: 22/501123/FULL Gwelo Farm, 164 Bull Lane, Newington ME9 7NB

Proposal: Rendering to the front property, 50% of the north elevation and 50% of the south elevation.

Comments sent:

Councillors have considered the application and had no comment to make save that neighbours concern be taken into account.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
27 May 2022