

NEWINGTON PARISH COUNCIL

Minutes of the Extraordinary meeting of the Parish Council held in Newington Village Hall on 24 February 2022

Present: Cllr Richard Palmer (Chairman), Cllr Ruth Brown, Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Elaine Jackson, Cllr Eric Layer and Cllr James Morgan: and Mrs Wendy Licence (Clerk).

Also present were Mr Richard Knox-Johnston (CPRE) and thirty-one members of the public

Cllr Palmer welcomed everyone to the Extraordinary meeting of the Parish Council.

1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Tony Mould (holiday); apologies accepted.

Apologies had also been received from Ward Member Alan Horton (at another meeting) and County Councillor Mike Baldock

Apologies has also been received from

2. DECLARATIONS OF INTEREST

Cllr Palmer declared that the applicant to the planning application had requested a pre-application review which as Ward Member he had attended; at the end of the meeting, supporting residents, he had declared his opposition to the proposal so has pre-determined his position. Cllr Palmer signed the Members Declaration of Interests book.

3. PUBLIC QUESTION TIME

Cllr Harvey took the Chair and asked Members of the Public if anyone wanted to speak in favour of the application. No one came forward.

4. PLANNING APPLICATION

Ref: 22/500275/OUT

Address: Land South of London Road Newington Kent

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).

Cllr Palmer did not take part in the discussion or vote on this item.

Councillors considered the application and the comments on the planning portal.

Cllr Layer **PROPOSED** to object to the application; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY.**

Councillors raised concern about the recent proposed development history at this location; there had been two applications by Gladman which had been refused by Swale Borough Council Planning Committee; the appeals for both applications were dismissed. Following Judicial Review, the High Court, rejected Gladman challenge to the Planning Inspectorate decision. The appeal against this decision was then dismissed by the Court of Appeal.

Swale Borough Council and NPPF Policies relevant to this proposal were considered and it was noted that the 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: Councillors noted that the proposed development is at Pond Farm. The effect on air quality was one of the two reasons why the Pond Farm appeal was refused after the Planning Inquiry in November 2016. Councillors also noted the Coroner's verdict following the tragic death of Ella Adoo-Kissi-Debrah 1 in Lewisham and wished to protect the health of residents, especially young children and the vulnerable elderly in the village.

Visual Amenity: Councillors noted that Swale Borough Council's Landscape Sensitivity Assessment (October 2019) stated that *'The landscape provides a rural back drop to the western edge of Newington..'*

Ecology: concern was raised regarding the proposed 'Community Orchard' there is nothing on maintenance and management of the orchard, an ecologically appropriate integrated pest and pollinator management scheme or monitoring to ensure it does not become a reservoir of pests or diseases that will affect surrounding farms.

Highways, Traffic and Transport: Councillors noted that there is no mention of the effect of brickearth extraction in the report by Wardwell Armstrong for this application for Land South of London Road. The transport assessment does not present a true picture of services provided.

Swale currently has a 4.6-year Housing Land Supply, which is an annual shortfall of 310 homes and Councillors considered that this is close enough for the harm from this proposed development to outweigh the need.

The proposal does not meet the definition of sustainable development in rural areas. The site is on Best and Most Versatile farmland.

5. ANY OTHER BUSINESS

No other business was raised.

There being no further business, the meeting closed at 8.30pm

Signed as a true record of the meeting:

Chairman

Date: 29 March 2022