

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on 15 March 2018 in the Wickham Room, Newington Village Hall

Present: Cllr Stephen Harvey (Chairman), Cllr Richard Palmer (Vice Chair), Cllr Ray Cuffley, Cllr Steve Godmon, Cllr Debbie Haigh and Cllr Mel Harris, and Mrs Wendy Licence (Clerk).

Also present were four members of the public.

1. APOLOGIES

All members were present.

2. DECLARATIONS OF INTEREST

Cllr Godmon declared a pecuniary interest in item 4.iii being a near neighbour of the property.

3. PUBLIC QUESTION TIME

The meeting was adjourned for the public question time.

A resident expressed concern about the land in front of Moat Cottage in Iwade Road, on High Oak Hill. Trees have been pulled up and put in the Moat to be burnt, the Moat leads to the watercress beds. The trees have Tree Preservation Orders on. The verge has been blocked paved and this is in the Conservation Area.

Cllr Godmon said he reported the matter in February.

Cllr Haigh said the Clerk will be contacting the Enforcement Officer.

Cllr Harvey thanked the resident for bringing the matter to the Committee's attention.

The meeting was reconvened.

4. PLANNING APPLICATIONS

i. Application: 18/500590/PNP Commercial Storage Buildings, Rift Valley Farm, Boxted Lane, Newington ME9 7LD

Proposal: Prior Notification for change of use of 2no. buildings and land within their curtilage from Class B8 (storage or distribution) to 4no. Class C3 dwellings. For its prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Noise impacts of the development - Impacts of air quality on the intended occupiers of the development - Where the building is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services

Cllr Harris expressed concern that last year there had been a retrospective application from agricultural use to commercial use, and now there is an application for change of use to residential. Changing the use to commercial means the site becomes a brown field site.

Cllr Harvey said it is Government policy to allow change of use for agricultural and commercial buildings onto residential.

Cllr Haigh said the buildings being changed are on either side of an agricultural or commercial building, there will be residential dwellings in a commercial area.

Councillors **AGREED UNANIMOUSLY** to object to the proposal as it would be unsuitable to have dwellings in a commercial area.

ii. Application: 17/506569/FULL Breach Farm Paddocks, Land North-east Of Breach Farm Bungalow, Breach Lane, Upchurch ME9 7PE

Proposal: Change of use of land to single gypsy pitch and associated development (alternative to 15/502716)

Cllr Harvey said the proposal is a resubmission of an earlier proposal and the red line is different in the new application. The agent has said this is an alternative application but it is

not clear whether this will be as well as or instead of the application. Swale Borough Council accepts there is no clarity.

Councillors considered the application and **AGREED UNANIMOUSLY** to object to the proposal.

iii. Application: 18/500652/FULL 82 Church Lane Newington ME9 7JU

Proposal: Conversion of loft into a habitable space and creation of a car port, including the removal of the existing roof and erection of a new wider roof with an increased ridge height.

Cllr Godmon took no part in the discussion or decision on this application.

Councillors considered the application and had no comments to make.

iv. Application: 18/500947/FULL

Address: 9 London Road, Newington ME9 7NP

Proposal: Minor material amendment to condition 2 of planning application 17/503349/FULL (Erection of chalet type dwelling with detached garage (Resubmission of 16/506230/FULL)) -

Re-positioning of 5 rear rooflights and amendment to style to allow unfixed and clear glazing

Cllr Harris said the original application was refused on appeal because of the windows and the effect of the development on the living conditions of future and neighbouring occupiers of the development.

Cllr Harris **PROPOSED** to object to the application; **SECONDED** by Cllr Haigh: **FOR 4, AGAINST 2- MOTION CARRIED.**

Cllr Harris said that if it is permitted the Planning Officer must be satisfied that the proposal does not contradict what the Planning Inspector has said.

v. Application: 18/500946/FULL

Address: Trevean, Keycol Hill, Bobbing ME9 7NA

Proposal: Raising the roof ridge to provide loft space and dormer windows front and rear.

Councillors considered the application and had no comments to make.

vi. Application: 18/500258/FULL

Address: Land At Hill Farm Bobbing Hill Bobbing ME9 8NY

(Land to the east of Rook Lane and to the north of Keycol Hill)

Proposal: The provision of a 3 unit accommodation building, car park and outdoor event space, the erection of 20 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping.

Councillors considered the application and while the Parish Council has always supported Demelza, concerns were expressed about the proposal. The need for twenty houses to fund a three unit accommodation building seemed excessive; the need for an outdoor event area would bring extra traffic on the A2; and the loss of grade 1 agricultural land.

It was **AGREED UNANIMOUSLY** to object to the proposal.

5. ANY OTHER BUSINESS

No other matters were raised.

There being no further business, the meeting closed at 7.40pm