

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee of Newington Parish Council held remotely on Tuesday 13 October 2020 at 7pm

Those present: Cllr Stephen Harvey (Chairman and minutes); Cllr Richard Palmer (Vice Chairman); Cllr Steve Godmon; Cllr James Morgan; Cllr Tony Mould; and visiting Members Cllr Elaine Jackson; and Cllr Eric Layer.

Also attending Andrew Wilford, Head of Planning, Esquire Developments
And 9 members of the public visible on screen.

1. APOLOGIES FOR ABSENCE

All Members were present

2. DECLARATIONS OF INTEREST

None were declared

3. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time

Andrew Wilford, Head of Planning, Esquire Developments was invited to describe the application, explaining how it was different to that outlined at the public meeting in January and the application submitted in March 2020.

Mr Wilford explained that, in January, Esquire Developments had been open about future development through adjacent landholdings and that this had been supported by the June 2019 Design Review Panel. Swale Borough Council had raised 3 potential objections to the proposal submitted: proximity to the nearby listed building; the need for landscape buffers; and the additional pressure placed on adjacent land parcels.

The revised scheme had no link to the adjacent parcels of land, had narrowing road widths on the approach to properties, and a design that 'looked inwards rather than outwards'. Emerging air quality issues had been dealt with through mitigation measures negotiated with Swale borough and the Medway unitary authority. The new scheme had a main road with spurs that would be managed by a management company.

Question: (Cllr Harvey) Why does there appear to be points where the roads stop at hedges with land beyond labelled 'potential access to neighbouring land' ?

Answer: (Mr Wilford) This is a mistake on the plans.

Resident

I have already built an orangery; property 1 is too close to this; is there not a regulation against this?

Why is the green filtration plant to be built so close to my property?

There are already problems with one resident's parking blocking another from turning.

We purchased the house understanding this to be a small and exclusive development.

Proposals for the enlargement of the development were unveiled the day the last resident moved in.

Resident

The new development would not be exclusive. We purchased our house understanding this to be a small and exclusive development. 'Esquire Developments have lost any credibility. The road is too narrow. Would it not be better for Swale/Kent County Council to adopt it?

Resident

Agreed completely with points raised by neighbours

The meeting was reconvened.

4. Application: 20/501475/FULL Land Rear Of Eden Meadow, High Street Newington ME9 7JH

Proposal: Erection of 35 No. residential dwellings including affordable housing 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

Proposal: That Newington Parish Council wishes to comment on the application;
Proposed: Cllr Stephen Harvey; Seconded: Cllr Tony Mould. AGREED - Unanimous

Proposal: That Newington Parish Council wishes to oppose the application;
Proposed: Cllr Stephen Harvey; Seconded: Cllr James Morgan. AGREED - Unanimous

A draft objection had been forwarded to Councillors three days before this meeting.

Proposal: The draft document be used as the framework for discussion
Proposed: Cllr Richard Palmer; Seconded: Cllr Steve Godmon. AGREED - Unanimous

Amendments to draft 1

- P1 add comment re the spur roads and 'potential access to neighbouring land' on plans
- P3 add proximity to listed building as in Conservation Officer's comments
- P4 maintenance of biodiversity measures – no covenant proposed on property purchase
- P5 adoption of roads rather than management company
 - Infrastructure in village
 - GP not accepting patients
 - Narrowness of pedestrian pathways due to Persimmon road widening of A2

Cllr Harvey undertook to amend the draft document in the light of points raised in discussed and to circulated to colleagues before the end of the week. When a future draft had been agreed this would be placed on the Midkent portal and the parish council website – hopefully by Tuesday 20 October.

Any residents could use this to assist in making comments in support or opposition to the Esquire proposals.

5. ANY OTHER BUSINESS–

Cllr Palmer requested the Full Council meeting include an item to discuss whether the parish council should engage the services of Professor Stephen Peckham to analyse the air quality data and the submission from Esquire Developments in order to assist our opposition to the proposal.

Date of next meeting: Planning Committee Thursday 22 October 2020

Cllr Harvey explained the purpose of the SHLAA and that any member of the public is welcome to join this Zoom meeting.

Meeting closed 7.55pm

Signed as a true record of the meeting

Chairman

Date: 27 October 2020