

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held in Newington Pavilion on 17 June 2022

Present: Cllr Stephen Harvey (Chairman), Cllr Richard Palmer (Vice Chairman), Cllr Ruth Brown, Cllr Eric Layer and Cllr Tony Mould; and Mrs Wendy Licence (Clerk)

Also present were Mr David Tatterton from UK Land Investors Ltd and one member of the public.

Cllr Harvey welcomed everyone to the meeting.

1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Steve Godmon (holiday); apologies accepted.

2. DECLARATIONS OF INTEREST

Cllr Palmer declared a non-pecuniary interest in item 4.iii as a friend of the applicant.

3. PUBLIC QUESTION TIME

Public participation will be permitted as applications are discussed.

4. PLANNING APPLICATION

i. Address: Willow Trees 111 High Street, Newington ME9 7JJ

Ref: 20/505059/FULL

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

Cllr Harvey informed Members that the University of Kent has been requested to write a revised report on air quality and Railton Ltd has been asked for a revised traffic assessment. Mr Tatterton said that as the Parish Council was interested in air quality the number of houses had been reduced from twenty to ten plus retention of the existing house. Following discussion with the Swale Urban Designer the development will look outwards to open fields.

Cllr Harvey said the Parish Council reviews all planning applications in the village and takes into account cumulative development. Since the revised application had been lodged, another application for ten properties on 77 High Street has been submitted and, if granted, will have the same effect as the original application for 111 High Street.

Mr Tatterton said that an Air Quality Assessment has been made and has concluded that it would not have any effect. Mitigation measures are required to be put in place so the development will have electric charging points; vouchers for public transport; bicycle covers; and also a bicycle voucher for each property.

Cllr Harvey said there had been a meeting with Mid Kent Environmental Health Service and Officers accepted that the cycle route takes cyclists on a jaunt and not into town. Parents will not permit their children to cycle to school because of the level of traffic and also air pollution. Mr Tatterton said the Council liked the idea of affordable housing for local people; this is a cascade scheme and allows locals the opportunity to purchase first.

Cllr Harvey said the cascade scheme is flawed because if a resident in a four-bed house buys a property, you cannot put a clause in to insist that they sell to someone in the village. Planning Officers advise that this is a grey area. When affordable houses were built by Persimmon they were bought by a London borough.

Mr Tatterton said this can be done with a legal agreement and can ensure that the houses are offered within a certain location. From a builder's perspective, time scales have to be controlled. It takes nine months to build a house and local people would have first opportunity to purchase a house.

Councillors considered the application and the previous objections raised:

1. Outside the built-up boundary of the village- it was noted that this had not changed.
2. Swale Local Plan- the site is not in the Local Plan and was not in the call for sites. The Swale Local Plan Panel on 29 October 2020 followed officer recommendation that no sites in Newington should be progressed for inclusion as allocations in the Local Plan Review.
3. Drainage issues- these remain a concern and there are documents from KCC. There are issues of it draining into the Persimmon site. Willow Trees collected water from Keycol Hill and resident on the Persimmon site have had drains pushed up and unwanted sewerage. Southern Water has the site as a flooding area.
4. Air Quality- Gladman went to Public Inquiry; Appeal and Court of Appeal and was unsuccessful due to air quality. Mitigation measures has to achieve something, what will the £4,000 earmarked do for children walking to and from school?
5. Electric charging points- all new applications have to have an electric charging point. When someone buys a new house they are less likely to buy a new car. The Government has cut back on grants. There is concern regarding parking standards, Swale Borough Council has set high standards. People do not cycle along the A2 and there is no guarantee that people will cycle. There is no evidence that people will buy an electric car and more people are currently buying petrol or diesel cars.

Mr Tatterton asked if it would be more appropriate to use the allocated £20,000 for electric vehicles.

Cllr Harvey said that many people have company vehicles. The planning documents highlight the national cycle route. Cycling is a worthy idea but not a reality. Parking is usually fine during the day but as most houses have two cars and a van it becomes a problem outside working hours.

Cllr Palmer said there is a real concern regarding traffic on the A2 and air quality; electric cars does not take away traffic from the A2 and there is an issue with emissions from vehicle brakes and the canular effect on Newington. Public transport is difficult and is being cut so people have to rely on cars to get to Maidstone and other towns. There is pressure on the A2 and the harm outweighs the benefits. People who work from home may have visitors which would increase traffic on the A2.

Cllr Mould said it was a great scheme but for a different area. There is a pinch point at Key Street with stationary cars emitting pollutants. The scheme does not work for Newington. Will there be solar panels on roofs? All new houses should have solar panels and heat pumps.

Mr Tatterton said the development does not go beyond standards.

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

ACTION: Cllr Harvey to draft response.

Cllr Harvey thanked Mr Tatterton for attending.

ii. Address: Lion House 100 High Street Newington Kent ME9 7JH

Ref: 22/502438/LBC

Proposal: Listed Building Consent for erection of 2 no. ancillary outbuildings consisting of a gym and an office.

Ref: 22/502459/FULL

Proposal: Demolition of 2 no. outbuildings. Erection of 2 no. ancillary outbuildings consisting of a gym and an office.

A resident raised concern that the proposed buildings were larger than the existing outbuildings; it is a Grade 2 listed building and applications for garages have been turned down in the past; a neighbouring property did not receive notification of the proposals; there are no dimensions in the plans; there is potential for noise from the commercial business.

Councillors considered the applications and noted the response from the Heritage Officer; concern was raised regarding the need for out door equipment and the impact on neighbouring properties; it is unclear as to whether the proposed building is higher than the existing building; the size of the building seem very large; the building should be clad; the building must be used for personal use and not for any business that clients would attend; there must be no late usage of the buildings, especially the gym; there must be no loud music playing; the dimensions need to be clarified.

It was **AGREED UNANIMOUSLY** to raise concerns.

Cllr Harvey thanked the resident for attending.

iii. Address: 8 School Lane, Newington ME9 7LB

Ref: 22/502410/FULL

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

Cllr Palmer took no part in the discussion or decision of this application

Councillors considered the application.

Cllr Harvey said the previous application failed on design standards.

Cllr Harvey **PROPOSED** that the Parish Council withdraws its previous objections having been assured that this application now meets the relevant design standards. The Council remains concerned that the application is next to a Grade 2 listed building. If permitted, building times must be stipulated, 8am – 4pm Monday – Friday and must stop at noon on Saturday: **AGREED UNANIMOUSLY**.

iv. Address: 53-57 High Street, Newington ME9 7JJ

Ref: 22/502474/LBC

Proposal: Listed Building Consent for part reconstruction and repairs to boundary wall (Works Part Completed).

Ref: 22/502473/FULL

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

Councillors considered the application.

Cllr Harvey **PROPOSED** that the Council make no comment save that it is presumed that the materials will match the originals in this part of the Newington Conservation Area: **AGREED UNANIMOUSLY**.

5. ANY OTHER BUSINESS

Cllr Harvey said quotations have been received from Railton Ltd for a revised transport report, further details of expenses will be sought and if photos might be used instead of a site visit.

It was **AGREED UNANIMOUSLY** to accept the quotation of £1,800 with Cllr Harvey permitted to spend up to £2,500 in total if necessary.

There being no further business, the meeting closed at 8.20pm

Signed as a true record of the meeting

Chairman
2 August 2022