
PLANNING WORKING GROUP

MINUTES of the Meeting held in the at the site listed below on Tuesday, 30 September 2014 from 9.30 - 10.10 am

PRESENT: Councillors Barnicott, Adrian Crowther, Mike Henderson, Peter Marchington and Bryan Mulhern

OFFICERS PRESENT: Rob Bailey, Peter Bell, Kellie MacKenzie and Alun Millard
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ALSO IN ATTENDANCE: Councillors

APOLOGIES: Councillors Sylvia Bennett, Sue Gent, Lesley Ingham, Prescott and Ben Stokes

256 **DECLARATIONS OF INTEREST**

No interests were declared.

257 **SW/14/0486 (2.1) - PARSONAGE FARM, SCHOOL LANE, NEWINGTON, SITTINGBOURNE, KENT, ME9 7LB**

The Chairman welcomed the applicants agent; representatives from Newington Parish Council; and sixteen local residents who attended in objection to the application.

The Area Planning Officer introduced the application which was for the erection of 14 3, 4 and 5 bedroom properties at Parsonage Farm, School Lane Newington. The Area Planning Officer advised that the site was just outside of the built-up area boundary of Newington and opposite Newington Primary School.

The Area Planning Officer reported that 7 of the properties would front School Lane and 7 were located within the application site, with each dwelling having at least 2 parking spaces with garages and car barns provided. The Area Planning Officer further reported that the proposed dwellings would have traditional pitched roofs and road surfaces would be a combination of block paving and bonded gravel. The Area Planning Officer advised that a narrow bonded gravel footpath would provide pedestrian access to the houses fronting School Lane at the top of the bank, and a new footway link to the development which included traffic calming outside the Primary School opposite the development.

The Area Planning Officer advised that confirmation of land ownership for garages at plots 12 and 13 was awaited and Officers would update Members at the Planning Committee meeting on 9 October 2014.

The Area Planning Officer reported that Kent County Council (KCC) Highways raised no objection and delegated approval was sought subject to the conditions outlined in the report, the signing of a suitably worded Section 106 Agreement, confirmation of land ownership for garages at plots 12 and 13 and a further condition relating to details of bin storage.

Mr Przyjenski, the Agent, advised that in preparing the application they had worked closely with Planning Officers, KCC Highways and the Conservation Officer to ensure a development which enhanced the local area and rural character of the site.

Mr Harris, representing Newington Parish Council, spoke against the proposal and raised the following concerns: disappointed with the views provided by KCC Highways and consider the proposed entrance to the site was not suitable opposite a primary school; does not address the housing needs of the village; would have a detrimental impact on the visual amenity of the area; would result in loss of light to Parsonage Farm; would lead to further congestion in Church Lane; vehicles already have problems turning into Church Lane from the A2 and the proposal would only add to this problem, having an adverse impact on the Air Quality Management Area; if approved should consider providing a mini-roundabout to access the site; views from the nearby cemetery would be lost; and no play areas had been provided on the Church Lane side of the A2.

Local residents raised the following points: why had some trees at the site been removed before an ecological report had been provided?; concern for children accessing the primary school; need to consider accumulative traffic flows during peak times; had a Construction Management Plan and Traffic Impact Study been provided?; School Lane was a narrow country lane and could not accommodate the proposal; School Lane opposite the existing entrance site regularly flooded; would exacerbate current parking problems in School Lane making it difficult for emergency vehicles to access; need to consider development at High Oak Hill which impacted on vehicle movements; was there adequate infrastructure, as some residents of School Lane were already affected by problems of sewage overflowing into properties; how much of the existing bank would be retained and what height would the new bank be?; why does the ridge height for the car barns need to be so high?; would create an overcrowded suburban site in a rural area; any roundabout would exacerbate flooding problems and need to be designed appropriately; would set a precedent; how would construction vehicles enter and leave the site without causing a danger to vehicles accessing School Lane; overbearing impact on Parsonage House; proposed tandem parking was contrary to KCC Highways Guidelines; should not consider proposal until a suitable access road had been provided; and the Planning Inspector had previously considered that similar application in School Lane would have a detrimental impact on the appearance of the area, what has changed?

The KCC Highways Officer explained that the proposed access would allow adequate visibility sightlines and was not opposite the entrance to the school and was therefore considered acceptable. The KCC Highways Officer stated that the proposed development was likely to generate only 7 vehicle movements during am and pm peak hours. The KCC Highways Officer advised that a Transport Assessment for the site had been provided and was available to view online and a Construction Traffic Management Plan was required under condition (18) of the report.

In response to a query from a Member, the KCC Highways Officer explained that traffic modelling had identified that for developments of the size proposed only ½ vehicle movement per house during peak times were expected so this would mean

that on average a development of 14 dwellings would usually generate around 7 vehicle movements during each of those periods.

The Conservation Officer responded to a query from a Member about overshadowing of Parsonage Farm. The Conservation Officer considered that the loss of the current agricultural buildings would enhance the setting of Parsonage Farm. He further considered that as Parsonage Farmhouse faced east and was reasonably set apart from the development it would not have a neutral impact on the sitting of the listed building.

Members raised the following further queries: what is meant by 'bonded gravel'?; and would the natural gradient levels at the site be retained? It was agreed that officers would provide this information at the Planning Committee meeting on Thursday 9 October 2014.

Members then inspected the site with officers.

Chairman

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All Minutes are draft until agreed at the next meeting of the Committee/Panel