

## Planning Committee 26 May 2016

### Tabled Paper for Deferred Item – 15/510595/OUT, Land off London Road, Newington

Not all points have been covered on the points raised at the last Committee.

And to my mind turn the decision required.

Namely that Rochester Bridge Trust who own Pond Farm have an agreement with Weinerburger the Sittingbourne brick company who own Paradise Farm and a 23-year proven brick earth reserve to traverse there land this was subject to an application that was withdrawn due to highway difficulties on the Lower Hartlip Road.

Any private agreements between companies should not have a bearing on this application.

The other access with Rochester Bridge Trust is via Pond Farm next to or through this proposal.

Should permission be granted on Pond Farm, any potential applicant at Paradise Farm, noting there is no permission or current application, would need to find appropriate vehicle accesses and routes, should this be an issue.

In the new Kent and Waste Minerals Plan under policy the Inspector says that minerals extraction or its infrastructure including haul roads do not sit comfortably with sensitive uses such as housing and a guide line of a 100 or so metres is sort as a buffer. He also mentions that one should not build round a safeguarded site or reserve thus in effect sterilising it; which this proposal would do.

There is no permission or current application at Paradise Farm to extract brick earth; therefore it is possible to support the proposal at Pond Farm. The resubmission for brick earth extraction at Paradise Farm (which is not guaranteed) would then need to take into account the development at Pond Farm.

The sterilisation of potential brick earth deposits on Pond Farm are considered acceptable for the reasons given in the deferred and original report. It is not clear which policy in the Kent Waste and Minerals Plan is being referred to.

Therefore this impact of this proposal, the safeguarded proven mineral reserve 23 years. Plus any reserves on pond farm itself not looked at or investigated ,its importance to the brick industry, and its cost when weighing up the benefits/costs have been ignored not giving a true picture of that particular issue by officers. It certainly would mean it could not contribute to our 5 year housing need. It would certainly change the cost benefit ratio considered in part by officers.

The need to secure a 5 year supply of housing land outweighs the harm caused to potential brick earth deposits. In the wider context Pond Farm is of limited value in terms of brick earth because there is already an established 25 year supply of brick earth, Pond Farm is relatively limited in size and brick earth deposits are unknown on the site. Once the Council has a 5 year supply of housing land it will be in a stronger position to resist such proposals for this reason.

Cllr John Wright