

## Planning Report for 26 March 2019 Newington Parish Council Meeting

### *This month's applications*

#### Application: 19/500844/FULL Land At Callaways Lane, Newington ME97LU

Proposal: Minor material amendment to condition 2 and removal of condition 5 of 18/503564/FULL (Erection of a four bedroom detached dwelling with a double garage/ store parking barn with associated courtyard and access.) to allow garage wall finish to be changed to brick to match the dwelling, and the use of UPVC windows, doors, fascias, bargeboards, etc, rather than timber.

Application received: Wednesday 20 February 2019

Application validated: Tuesday 26 February 2019

Status: awaiting decision

#### Application: 18/506309/FULL Land Adjacent To Cromas, Callaways Lane, Newington ME9 7LX

Proposal: Construction of a detached, single residential dwelling (resubmission of 17/503997/FULL).

Application received: Wednesday 5 December 2018

Application validated: Monday 10 December 2018

Status: awaiting decision

Application: 18/506309/FULL Cromas, Callaways Lane, Newington ME9 7LX

Proposal: Construction of a detached, single residential dwelling (resubmission of 17/503997/FULL).

Application received: Wednesday 5 December 2018

Application validated: Monday 10 December 2018

Status: awaiting decision

Revised plans received 11 March 2019 (SBC 8 March)

### *From last month*

#### Application: 19/500029/FULL Land Rear Of 132 High Street, Newington ME9 7JH

Proposal: Erection of a 4 bedroom detached dwelling and associated carport/garage.

Application received: Thursday 3 January 2019

Application validated: Monday 28 January 2019

Status: awaiting decision

### *Not in Newington*

#### Application: MC/19/0188 Orchard Kennels, Meresborough Road, Rainham

Proposal: Outline planning application with some matters reserved (access, appearance and scale) for the development of up to 130 residential dwellings with associated parking and open space

Application received: Monday 23 January 2019

Application validated: Monday 4 February 2019

Status: awaiting decision

*Previously discussed: for information*

Application:: 18/506279/FULL Orchard Cottage, Keycol Hill, Bobbing, ME9 8NE

Proposal: Conversion of existing garage to provide extra ancillary living space, with the relocation of workshop to combined study space. (Revision of 18/502040/FULL).

Application received: Monday 3 December 2018

Application validated: Monday 10 December 2018

Status: Application permitted Friday 8 March 2019

Application: 19/500177/FULL 15 School Lane, Newington ME9 7LB

Proposal: First floor rear extension and garage conversion to habitable space with linked side extension.

Application received: Monday 14 January 2019

Application validated: Monday 21 January 2019

Status: Application permitted Friday 8 March 2019

Application Number SW/16/507594/RVAR (KCC/SW/0526/2018)

Paradise Farm, Lower Hartlip Road, Hartlip, Sittingbourne ME9 7SR

Proposal:

Details of Site Access Road and Internal Haul Road (Condition 13a), Weighbridge Details (Condition 13b), Fencing and Gates (Condition 13c), Staff Facilities and Parking (Condition 13d and 13e), Electricity Supply for Staff Facilities (Condition 13f), Complaints Procedure (Condition 14), Traffic Management Plan (Condition 27), PROW Management Plan (Condition 28), Noise Management Plan (Condition 34), Dust Management Plan (Condition 35), Sustainable Surface Water Drainage Scheme (Condition 37), Programme of Archaeological Works (Condition 40), Arboricultural Method Statement (Condition 54) and Aftercare Scheme (Condition 56) pursuant to planning permission reference SW/16/507594

Date Valid: 21 December 2018

Consultation Expiry 30 January 2019. Response sent 28 January

Application: 16/507594/COUNTY Paradise Farm, Lower Hartlip Road, Hartlip ME9 7SU

Proposal: County Matter - phased extraction of brickearth, advance planting, access improvements, restoration and replanting back to agricultural use.

Application received: Wednesday 26 October 2016

Application validated: Wednesday 26 October 2016

Wienerberger gave notice (8 September 2016) of an updated application for mineral extraction at Paradise Farm with a new access route through Newington Industrial Estate for exportation of brickearth to Smeed Dean Brickworks..

(Clerk has written explaining that the revised proposals do nothing to remove the concerns of Newington Parish Council about lorries passing through the Village)

KCC Planning Committee Site visit – 18 January 2017

Decision: Application approved, KCC Planning Committee 19 April 2017 (13:5)

(Decision notice – 5 May 2017)

Application: 18/502531/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Erection of a first floor rear extension and loft extension with front dormer (Retrospective works to 16/503414/FULL).

Application received: Thursday 10 May 2018

Application validated: Tuesday 3 July 2018

Status: Application refused Wednesday 6 February 2019

23 July notification of revised details

Application: 18/502775/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Erection of a large shed at the end of rear garden (Retrospective)

Application received: Wednesday 23 May 2018

Application validated: Tuesday 12 June 2018  
 (NB Previous application withdrawn 15 May 2018)  
 Status: Application permitted 27 July 2018

**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)

Application received: Thursday 21 December 2017

Application validated: Tuesday 6 February 2018

Status: Application permitted Friday 1 March 2019

**Application: 17/504813/FULL Car Wash, 67 High Street, Newington ME9 7JJ**

Proposal: Part change of use from car wash to residential for one studio

Application received: Tuesday 19 September 2017

Application validated: Friday 13 October 2017

Status: awaiting decision

NB Application 15/509335/FULL Car Wash 67 High Street Newington Kent ME9 7JJ

Proposal: Use of land for the storage of 2x touring caravans

Application received: Monday 9 November

Status: awaiting decision

No response sent as site visit was proposed by Planning Enforcement Officer.

***Not in Newington***

**Application: 18/505060/ADJ (Alternative reference: 18/504836/EIOUT) Binbury Park, Detling Hill, Detling, Maidstone, Kent**

Proposal: Adjoining Authority Consultation from Maidstone Borough Council for Outline application (with all matters reserved apart from access) for the erection of up to 1,750 dwellings including affordable housing, 46,000 sq.m of commercial space, a hotel, a local centre, a new primary school, a park and ride facility, strategic highways improvements including new Kent Showground access/egress, accesses/roads including a new bridleway bridge, parking, associated open space, landscaping, services, and Sustainable Drainage Systems. In addition the proposals include a publicly-accessible country park including the Binbury Motte and Bailey Castle Scheduled Ancient Monument.

Application received: Friday 28 September 2018

Application validated: Friday 28 September 2018

Status: awaiting decision

***Appeals to the Planning Inspectorate***

**Application 18/502834/FULL Lodge Farm, Old House Lane, Hartlip ME9 &SN**

Proposal: Removal of condition 2 of application reference SW/98/0796 (Agricultural dwelling)  
 The Planning Inspectorate/Secretary of State has decided that the appeal will be determined on the basis of Written Representations.

Notification 15 March 2019

Deadline for comments 18 April 2019

PINS reference APP/V2255/W/19/3221958

Application: 17/504342/FULL Newington Working Mens Club

Proposal: Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised

Application received: Monday 21 August 2017

Application validated: Wednesday 4 October 2017

Status: application permitted 12 December 2017

NB recent document – February 2018 re air quality and external details

NB Application: 16/506166/FULL Newington Working Mens Club, High Street ME9 7JL

Proposal: Retrospective demolition of former Working Men's Club. Erection of 9 no. dwelling houses and 1 no. maisonette together with car ports for garaging.

Application received : Monday 25 July 2016

Application validated: Friday 7 October 2016

Status: Approved Swale Planning Committee 27 April 2017

Decision and S106 notified 19 July 2017

See Variations/conditions 17/505045/FULL and 17/504046/SUB

19 March 2018 application to vary condition 2 and remove condition 11

Status: Application refused Tuesday 12 June 2018

24 January 2019 notification of appeal lodged with Planning Inspectorate

Proposal: Variation of Condition 2 and removal of Condition 11 of application

17/504342/FULL (Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised scheme). (Vary Condition 2 to include reference to 'Titan-Sonair' ventilation system to bedrooms and dining room fronting the high street.)

Reason: The Council has refused permission for this application.

PINS reference: APP/V2255/W/18/3209727

The appeal will be determined on the basis of Written Representations.

Comments sent 19 February 2019

## *In the Court of Appeal, Civil Division*

Order made by the Rt. Hon. Lord Justice Lindblom

'On consideration of the appellant's notice and accompanying documents, but without an oral hearing, in respect of an application for permission to appeal, against the refusal of the High Court to apply for a planning statutory review'

Reasons: 'The applicant's grounds are properly arguable and have a sufficient prospect of success to justify permission to appeal being granted'

Gladman Developments Limited – and – The Secretary of State for Communities and Local Government – and – Swale Borough Council – and – CPRE Kent.

Order dated 5 October 2018 Reference: C1/2017/3476

('float date' 8 or 9 May 2019)

Stephen Harvey

Chair of Newington Parish Council Planning Committee

22 March 2019

## ***Appendix: Responses sent following 26 February Newington Parish Council Meeting***

Application: 19/500029/FULL Land Rear Of 132 High Street, Newington ME9 7JH

Proposal: Erection of a 4 bedroom detached dwelling and associated carport/garage.

Response sent: Comment: Councillors have considered the application and object to the proposals for the following reasons:

- The site is outside the built-up area of the village
- The proposal is infilling where the maximum effect will be on adjoining properties as the dwelling will not be behind 132 High Street.
- The proposal overlooks 134 and 136 and affects their visual amenity

*Not in Newington*

Application: MC/19/0188 Orchard Kennels, Meresborough Road, Rainham

Proposal: Outline planning application with some matters reserved (access, appearance and scale) for the development of up to 130 residential dwellings with associated parking and open space

Response sent: Councillors have considered the application and, while the proposal is not in the Parish of Newington, it will adversely impact on Newington as it will generate extra traffic through the village. There are concerns about air quality in the centre of the village and this will compound the current problems.

Newington Parish Council objects to the proposal.

Email sent to Head of Planning at Swale Borough Council 11 March 2019

James

spoke to Brenda earlier as Andrew is not in the office today.

You dealt with problems on this site at the end of last year.

All has been reasonably quiet - but:

- neighbour complaints about dust covering their homes
- local complaints about mud on A2

Persimmon's July 2018 document 'Construction Environmental Management Plan' (has this been removed from the portal??)

2.5 The purpose of the CEMP is to manage and mitigate potential impacts of the construction process on the following sensitive receptors surrounding the site:

- Air, noise and vibration impacts on residential properties along High Street to the south of the site and the small number of dwellings fronting Church Lane to the west of the site.
- Minimizing dust and sediment impact on surrounding properties.
- Protection of trees and site arboriculture, in particular the root protection zones of the trees to be retained.
- Containing debris and mud within the site boundary for the benefit of surrounding highways.

7.23 Traffic both on and off site will be managed in order to minimise the impact to site operations and the local community. The following actions will be implemented in accordance with the CEMP :

- Switching off vehicle engines when not required;
- Parking provided on site;

- Use of a form of wheel washing processes as appropriate;
- Preparation of access routes;
- Scheduling of deliveries;
- Site speed limits on access roads; and
- Removing mud from public roads carried on by construction vehicles; by use of road sweeper at the end of each week. However, this can and will be done more frequently depending on circumstances such as weather and/or the nature of works on site

Seems to deal with both problems.

Brenda suggests that conditions have never been agreed (since July!!!!) and that new document requested in December (but not chased!!!) so not agreed and cannot be enforced.

I'd like to discuss this. If there are no agreed conditions - why has work been allowed to proceed, and why is it not now 'stopped'???

We would be happy to see the two issues raised above dealt with by discussions with neighbours (possibly Persimmon paying for additional window and car cleaning) and the use of a road sweeper each week (I'm told Persimmon have a vehicle - but it is not licenced for the public roads)

Then - happy for remaining conditions to be chased-up for discussion/agreement in the very near future

also:

3.21 Newsletters, bulletins, posters etc will be produced and displayed throughout site offices on a regular basis to raise awareness of current issues both within the project team and throughout the local community. The Contract Manager and Site Manger (and their teams) will ensure that meetings and discussions are carried out in a spirit of openness and co-operation to determine lessons learnt from any incident and, wherever practicable, to take action to mitigate similar risks.

Not sure this has been happening - certainly the Parish Council have seen nothing. Good communication would have dealt with the issues at an early stage.

Best wishes  
Stephen

Stephen Harvey, Chair of Planning Committee, Newington Parish Council

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
22 March 2019