

Planning Report for 25 August 2020 Newington Parish Council Meeting

This month's applications

Application: 20/503356/FULL Cherrymere, Keycol Hill, Bobbing ME9 7LG

Proposal: Demolition of existing outbuilding. Erection of rear and side single storey pitched roof extensions.

Application received: Monday 27 July 2020

Application validated: Wednesday 29 July 2020

Status: Awaiting decision

Application: 20/503210/FULL 19 The Willows, Newington ME9 7LS

Proposal: Demolition of existing garage and erection of part single storey, part two storey side and rear extension, with new vehicular crossover (resubmission of 20/500540/FULL).

Application received: Monday 20 July 2020

Application validated: Thursday 30 July 2020

Status: Awaiting decision

Application: 20/500540/FULL 19 The Willows, Newington ME9 7LS

Proposal: Demolition of existing garage and erection of a part first floor, part two storey side extension, including creation of a new vehicular access to side.

Application Received: Tuesday 4 February 2020

Application Validated: Friday 7 February 2020

Status: Application refused: Friday 3 April 2020

Call for sites to be submitted as proposed Local Green Spaces

Local Plan Review

The Council is carrying out a review of its Local Plan, which will shape development within the Borough up to 2038. This creates an opportunity to identify potential new Local Green Space designations and modify existing ones.

The designation of land as Local Green Space allows communities to identify and protect green areas of particular importance to them. Such spaces would need to be:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and hold a particular local significance; and
- local in character and not an extensive tract of land.

This is a call for sites to be submitted for consideration as proposed Local Green Spaces. Should you wish to make a submission, you will need to submit a location plan with the site outlined in red and give a brief explanation as to how you consider the submission meets the criteria above. It would also be useful to include contact details of the landowner if known.

Prior to making a submission, you may find it useful to consider the advice contained within the National Planning Policy Framework and the Planning Practice Guidance, which can be found using the links below:

[National Planning Policy Framework paragraphs 99-101](#)

[Planning Practice Guidance paragraphs 005-022.](#)

The Council welcomes submissions made by **4:30pm** on **Friday 11 September 2020**. These should be emailed to lpcomments@swale.gov.uk.

From last month

Not in Newington

Application: 20/502607/FULL London Road Café, 1 Hartlip Hill, Hartlip ME9 7NZ

Proposal: Erection of a single storey side extension to create a new takeaway (Class A5).
 Application received: Wednesday 15 June 2020
 Application validated: Thursday 18 June 2020
 Status: Application refused Tuesday 11 August 2020

Appeal to the Planning Inspectorate

Application 19/503203/FULL Land At 6 Ellens Place, Boyces Hill, Newington ME9 7JG

Proposal: Erection of a chalet bungalow with detached garage. Creation of new vehicular access and erection of a detached garage to serve no. 6.
 Application received: Friday 21 June 2019
 Application validated: : Friday 21 June 2019
 Status: Application refused Monday 18 November 2019
 Appeal notification 1 July 2020 PINS reference: APP/V2255/W/20/3250073

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: Application refused Wednesday 27 November 2019
 Appeal notification 6 May 2020 PINS Reference: APP/V2255/W/20/3247555

Application: 19/505596/FULL Land Rear Of 148 High Street High Street, ME9 7JH

Proposal: Conversion of former agricultural barn and associated lightweight structure to a dwelling house with furniture restoration workshop and home office, associated storage, car parking and access driveway (Resubmission of 19/504153/FULL).
 Application received: Friday 8 November 2019
 Application validated: Friday 8 November 2019
 Status: Application refused Friday 24 January 2020 (referred to Planning Inspectorate)
 Appeal notification: APP/V2255/W/20/3245359 Start date 12 March 2020
 See letter from Planning Inspectorate 17 April 2020
 Appeal dismissed Friday 14 August 2020

18/500767/FULL Newington Working Mens Club, High Street, ME9 7JL

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.)
 Application received Wednesday 7 February 2018
 Application validated: Wednesday 14 March 2018
 Decision: application refused Tuesday 12 June 2018
 Appeal lodged with Planning Inspectorate: 24 January 2019

Appeal decision 5 July 2019 – appeal allowed (but...‘I conclude that Condition 11 should not be removed, but should be varied to simply require that all windows on the front façade of the block fronting onto the High Street shall be non-openable only. I do not agree that Condition 2 should be varied and this element of the appeal fails’)

Update from Enforcement Officer February, March, May 2020

26 June 2020 update from planning enforcement

Application: 19/502206/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for the erection of a first floor rear extension, loft extension and lean to roof at front and side of dwelling (resubmission of 18/502531/FULL).

Application received: Tuesday 30 April 2019

Application validated: Tuesday 25 June 2019

Status: Application refused Wednesday 14 August 2019

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

Appeal notification 17 December 2019 PINS reference: APP/V2255/D/19/3240474

Start date 16 December 2019 – Written representations procedure

10 February 2020 –Appeal decision – appeal dismissed

21 May 2020 update from planning enforcement

Previously discussed: for information

Not in Newington

Application: 20/502218/OUT Home Farm, Breach Lane, Lower Halstow ME9 7DB

Proposal: Outline Application with all matters reserved for the proposed development of six houses and three bungalows.

Application received: Tuesday 26 May 2020

Application validated: Thursday 28 May 2020

Status: Awaiting decision

Application: 20/502513/FULL Bell House 125 Bull Lane, Newington ME9 7NB

Proposal: Revision of planning application SW/11/0028 for the erection of an outbuilding to provide gym, annexe and swimming pool. (Works started)

Application received: Wednesday 10 June 2020

Application validated: Monday 15 June 2020

Status: Application permitted Thursday 6 August 2020

SHLAA for Newington

Parish Council discussion for Autumn 2020, to fit with consultation timetable.

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

Proposal: Erection of 40 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

Application received: Thursday 26 March 2020

Application validated: Monday 30 March 2020

Status: awaiting decision

(18 June 2019 Swale Design Review Panel meeting: Proposed residential development – Land at Ellen's Place, Newington. Followed by Community Consultation Mail-out

15 July 2019 – Design Review Panel confidential report

18 November 2019 conversation with Andy Wilford, Head of Planning, Esquire Developments

14 January 2020 NPC Planning Committee Meeting to hear draft proposals)

9 April 2020 Newington Parish Council Planning Committee meeting – unanimous decision to oppose the application

15 April 2020 response published on Midkent planning portal and NBC website

Application Number SW/16/507594/RVAR (KCC/SW/0526/2018) Paradise Farm, Lower Hartlip Road, Hartlip, Sittingbourne ME9 7SR

Email: 26 November 2019: Wienerberger is currently installing the initial part of the access road behind Newington Industrial Estate in order to implement the planning permission and that other than occasional HGV deliveries of supplies to facilitate this work there should be no major impact or overlap of HGVs with the SGN works. This initial work is planned to be completed by the end of December 2019. He informs me that Wienerberger intends to install the rest of the internal haul road to the extraction areas during Spring / Summer 2020 and that no brickearth extraction is planned until Spring / Summer 2021.

Not in Newington

17/505711/HYBRID Land at Wises Lane Borden Kent ME10 1GD

Hybrid planning application with outline planning permission (all matters reserved except for access) sought for up to 595 dwellings including affordable housing; a two-form entry primary school with associated outdoor space and vehicle parking; local facilities comprising a Class A1 retail store of up to 480 sq m GIA and up to 560sqm GIA of "flexible use" floorspace that can be used for one or more of the following uses - A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (non-residential institutions); a rugby clubhouse / community building of up to 375 sq m GIA, three standard RFU sports pitches and associated vehicle parking; a link road between Borden Lane and Chestnut Street / A249; allotments; and formal and informal open space incorporating SuDS, new planting / landscaping and ecological enhancement works. Full planning permission is sought for the erection of 80 dwellings including affordable housing, open space, associated access / roads, vehicle parking, associated services, infrastructure, landscaping and associated SuDS.

For clarity - the total number of dwellings proposed across the site is up to 675 -

Public Planning Inquiry: November-December 2019

13 February 2020 notification that Inspector's report sent to Secretary of State for consideration Decision to be issued on or before 18 May 2020

Letter 18 May 2020 'regrettably, the Secretary of State will not be in a position to publish a decision by this date.'

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: (SBC Response – No objections – 18 December 2018) awaiting decision

Stephen Harvey
Chair of Newington Parish Council Planning Committee
21 August 2020

Appendix: Responses sent following 28 July Newington Parish Council Meeting

Application: 20/502607/FULL London Road Café, 1 Hartlip Hill, Hartlip ME9 7NZ

Proposal: Erection of a single storey side extension to create a new takeaway (Class A5).

Newington Parish Council OBJECTS to this application

The London Road café, outside the recent Covid restrictions, has been a popular and busy café, often with a full car park and the parking, sometimes dangerous, spilling onto Lower Hartlip Road; at least this custom has been restricted to the current daytime opening hours. The proposal would increase car, van and lorry parking and extend this over much longer hours, late into the evening.

We note that the proposed annexe would be a self-contained unit with the potential for separate ownership from the main café, possibly to be sold as a discrete business. If permission were to be granted we request a condition that the annexe has purposes only ancillary to the main café and with the same permitted hours of operation as the main cafe.

There is a real concern that some customers would choose to drive to Newington and park here to consume their meal, with noise from vehicle engines and music systems. A further concern is that takeaway containers would increase litter in Newington once food and drink had been consumed. We therefore take issue with the planning statement that : *“The proposed development and the creation of a new takeaway will not have a significant impact on the amenity of neighbouring residents in terms of transport, highway and parking, noise, nuisance and disturbance”*

As the café is situated on a main road and used almost exclusively by vehicle users on the A2 it is hard to see how this could be seen as a means to *“foster community cohesion”* in the local area. This proposal offers nothing positive to nearby residents; instead it threatens to harm their peace and amenity. Any increase in traffic on the A2 would have a further detrimental effect on the air quality in Newington and, presumably, nearby Rainham.

The site is on the busy A2 and adjacent to the junction with the rural Lower Hartlip Road. This is already a busy junction in the hours of the café operation. Increases in the capacity for customers and the extension in hours of operation would put greater pressure on the junction and further endanger the safety of road users..

Stephen Harvey
Chair of Newington Parish Council Planning Committee
21 August 2020