

## Planning Report for 15 December 2020 Newington Parish Council Meeting

### *This month's applications*

#### Application: 20/505442/LDCEX 67 High Street, Newington ME9 7JJ

Proposal: Lawful Development Certificate to establish the existing use of the MOT service centre/garage.

Application Received: Monday 16 November 2020

Application validated: Wednesday 18 November 2020

Status: awaiting decision

### *From last month*

#### Application: 20/505056/FULL 30 Playstool Close, Newington ME9 7NJ

Proposal: Creation of hardstanding and driveway with associated dropped kerb.

Application Received: Monday 26 October 2020

Application validated: Monday 26 October 2020

Status: Application withdrawn Wednesday 2 December 2020

#### 20/504812/FULL 118 Church Lane, Newington ME9 7JU

Proposal: Erection of a single storey rear extension

Application Received: Wednesday 14 October 2020

Application validated: Monday 26 October 2020

Status: awaiting decision

#### Application: 20/505083/FULL 1 Libbetswell Cottages, Boxted Lane, Newington ME9 7BX

Proposal: Erection of two storey side, single storey rear extension and loft conversion.

Application Received: Wednesday 28 October 2020

Application validated: Monday 2 November 2020

Status: awaiting decision

### *Not in Newington*

#### Application: MC/20/2358 Rainham Bootfairs, South Bush Lane, Rainham ME8 8PS

Proposal: Change of use from agricultural land to a mixed use of agriculture and leisure activities including 6 days of bootfairs and 331 days for outdoor/drive in cinema, open air theatres/circus, weddings, motoring shows/events over and above the number of days allowed as permitted development under Schedule 2, Part 4, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application Received: Friday 25 September 2020

Application validated: Wednesday 14 October 2020

Status: Withdrawn by applicant Friday 4 December 2020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

Appeal dismissed: Thursday 3 December 2020

### 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

### 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

19 October 2020 further verbal update

### 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  
 Further verbal update October 2020

*Previously discussed: for information*

Application: 20/504568/LAWPRO .19 Dennis Willcocks Close, Newington ME9 7SE

Proposal: Lawful Development Certificate for a proposed single storey rear extension  
 Application Received: Friday 2 October 2020  
 Application validated: Wednesday 2 October 2020  
 Status: Application permitted Wednesday 2 December 2020

Application: 20/504715/FULL White Lodge, Keycol Hill, Bobbing ME9 7LE

Proposal: Conversion of the existing garage into residential accommodation. Erection of a new double garage with accommodation above.  
 Application received: Friday 9 October 2020  
 Application validated: Tuesday 13 October 2020  
 Status: Awaiting decision

Application: 20/504596/FULL Oak Hill House, Iwade Road, Newington ME9 7HY

Proposal: Conversion of the existing outbuilding to ancillary use as an annexe and erection of a single storey extension, improvements to the access.  
 Application received: Monday 5 October 2020  
 Application validated: Tuesday 20 October 2020  
 Status: Application permitted Wednesday 2 December 2020

Application: 20/504800/FULL 71 Playstool Road Newington ME9 7NL

Proposal: Erection of single storey side and rear extensions, including loft conversion with front dormers  
 Application received: Wednesday 14 October 2020  
 Application validated: Monday 19 October 2020  
 Status: Awaiting decision

Application: 20/504801/LAWPRO 71 Playstool Road Newington ME9 7NL

Proposal: Lawful Development Certificate for a proposed loft conversion with rear dormer.  
 Application received: Wednesday 14 October 2020  
 Application validated: Monday 19 October 2020  
 Status: Awaiting decision  
 Status: Application permitted Wednesday 2 December 2020

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

Revised Proposal: Erection of 35 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.

Notification by letter from Swale Borough Council dated 25 September 2020

'We have received revised details concerning this application.

Amended Plan and Additional information received 17.09.20'

Original 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: 20/504132/FULL 37 London Road, Newington ME9 7NS**

Proposal: Conversion of existing detached two storey garage into a two bedroom dwelling together with a single storey extension.

Application received: Tuesday 8 September 2020

Application validated: Tuesday 15 September 2020

Status: Application permitted – SBC Planning Committee 10 December 2020 (14:1:1)

Application: 18/503053/NMAMD

Proposal: Non Material Amendment Being Revision to Detached Garage with Study/Office Above and Side Extension on Previously Approved Application 17/503011/FULL and Alteration of Ground Floor Rear Fenestration to Existing House 17/506133/FULL

Application Received: Wed 06 Jun 2018

Application Validated: Thursday 14 June 2018

Status: Application permitted Friday 29 June 2018

Application: 17/506142/NMAMD

Proposal: Non-material amendment: Side elevation doors & window replaced with one continuous bi-fold. Two windows added to the side elevation of proposed extension first floor & window, & door to rear mirrored (original application ref: 17/503011/FULL).

Application Received: Monday 27 November 2017

Application Validated: Monday 27 November 2017

Status: Application withdrawn Thursday 14 December 2017

Application: 17/506133/FULL

Proposal: Revision to detached garage with study/office above and side extension on previously approved application 17/503011/FULL. Alteration of ground floor rear fenestration to existing house.

Application Received: Monday 27 November 2017

Application Validated: Monday 18 December 2017

Status: Application permitted 9 February 2018

Application: 17/504812/NMAMD

Proposal: Non-material amendment for planning permission 17/503011/FULL. Rotating the detached garage in order to line through with the existing property. Dormers added to front and back of garage. Window to London road garage elevation turned into a door and new door into garage. Juliet balcony to be replaced with normal balcony with 2 piers either side for support. Side elevation doors and window replaced with one continuous bi fold. Two windows added to the side elevation first floor and window and door to rear Application Received:

Monday 18 September 2017

Application Validated: Tuesday 18 September 2017

Status: Application refused Monday 16 October 2017

Application: 17/503011/FULL

Proposal: Demolition of existing side conservatory, erection of replacement two storey side extension with front Juliet Balcony, erection of double garage with study in roof space and creation of new access and drop kerb

Application Received: Thursday 8 June 2017

Application Validated: Thursday 15 June 2017

Status: Application permitted Thursday 10 August 2017

### 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*

### 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: 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

11 December 2020

***Appendix: Responses sent following 24 November 2020***  
***Newington Parish Council Meeting***

**Application: 20/505056/FULL 30 Playstool Close, Newington ME9 7NJ**

Proposal: Creation of hardstanding and driveway with associated dropped kerb.

Application Received: Monday 26 October 2020

Application validated: Monday 26 October 2020

Status: awaiting decision

Response sent: Councillors have considered the application and have no objections to the proposal and request that neighbours' views be taken into account

**20/504812/FULL 118 Church Lane, Newington ME9 7JU**

Proposal: Erection of a single storey rear extension

Response sent: Councillors have considered the application and have no objections to the proposal and request that neighbours' views be taken into account

**Application: 20/505083/FULL 1 Libbetwell Cottages, Boxted Lane, Newington ME9 7BX**

Proposal: Erection of two storey side, single storey rear extension and loft conversion.

Response sent: Councillors have considered the application and have no objections to the proposal and request that neighbours' views be taken into account

*Not in Newington*

Application: MC/20/2358 Rainham Bootfairs, South Bush Lane, Rainham ME8 8PS

Proposal: Change of use from agricultural land to a mixed use of agriculture and leisure activities including 6 days of bootfairs and 331 days for outdoor/drive in cinema, open air theatres/circus, weddings, motoring shows/events over and above the number of days allowed as permitted development under Schedule 2, Part 4, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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

- There will be increased traffic through Newington
- The proposal will have a significant detrimental effect on the Newington Air Quality Management Area.
- There is a high number of attendees in the applicant's plan and this will have an adverse effect on residents.
- There will be traffic at anti-social hours.
- There will be a loss of Best and Most Versatile Agricultural Land;
- Residents value the use of the open countryside
- There is no traffic survey;
- South Bush Lane is used as a route to and from Newington.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
11 December 2020