

Planning Report for 26 May 2020 Newington Parish Council Meeting

This month's applications

Application: 20/501742/FULL 3 Red Robin Cottages, Callaways Lane, ME9 7LU

Proposal: Demolition of existing bathroom and erection of a front porch and a part single storey, part two storey rear extension, to form dining room and bedroom. Internal alterations to form family bathroom (resubmission of 19/505848/FULL).

Application received: Monday 20 April 2020

Application validated: Thursday 23 April 2020

Status: awaiting decision

Application: 20/500866/LAWPRO 3 Red Robin Cottages, Callaways Lane, Newington ME9 7LU

Proposal: Lawful Development Certificate for a proposed loft conversion with dormer.

Application received: Thursday 20 February 2020

Application validated: Friday 28 February 2020

Status: Application permitted Thursday 2 April 2020

Application: 19/505848/FULL 3 Red Robin Cottages, Callaways Lane, Newington ME9 7LU

Proposal: Erection of single storey front extension. Part demolition of existing single storey rear and erection of part two storey, part single storey rear extension, loft conversion including roof alterations and rear dormer.

Application Received: Friday 15 November 2019

Application Validated: Tuesday 26 November 2019

Status: Application withdrawn Tuesday 21 January 2020

Application: 20/501937/FULL The Old Coach House, Hidden Mews, High Street, Newington ME9 7FD

Proposal: Erection of first floor side extension

Application received: Monday 4 May 2020

Application validated: Tuesday 19 May 2020

Status: Awaiting decision

This is the corrected application. Previously registered as:

Application: 20/501937/FULL Basket Weavers Cottage, Hidden Mews, High Street, ME9 7FD

Proposal: Erection of first floor side extension

Application received: Monday 4 May 2020

Application validated: Wednesday 6 May 2020

INVALID ADDRESS; APPLICATION CORRECTED AND RESTARTED AS ABOVE

From Kent County Council – 10 May 2020

Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

The independent examination into the MSP and EPR included public hearings during October 2019. Once adopted, the MSP and Kent Minerals and Waste Local Plan 2013-30 (as modified by the EPR) will provide updated planning policy for waste management and minerals supply for Kent to 2031. Subject to certain modifications, the Inspector concludes that the Plan is legally compliant and sound.. The mineral sites proposed for allocation are:

Extension to Stonecastle Farm Quarry, Hadlow

Land at Moat Farm, Five Oak Green

Chapel Farm (West), Lenham

The Inspector's Report is now available to view (and download) on the following website https://consult.kent.gov.uk/portal/second_call_for_sites_2016/document_library

Following consideration by the elected Members of Kent County Council, the Council will seek to adopt the Plan later this year.

From last month

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

Appeal to the Planning Inspectorate

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

Pins will have access to all comments

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

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)

See letter from Planning Inspectorate 17 April 2020

Previously discussed: for information

Application: 19/505786/FULL 53-57 High Street, Newington ME9 7JJ

Proposal: Conversion of existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side and rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade and associated internal alterations.

Application Received: Tuesday 19 November 2019

Application Validated: Wednesday 27 November 2019

Status: Application withdrawn Thursday 30 April 2020

Application: 19/505787/LBC

Proposal: Listed Building Consent for internal alterations to existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side/rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade.

Application Received: Tuesday 19 November 2019

Application Validated: Wednesday 27 November 2019

Status: Application **withdrawn** Thursday 30 April 2020

Application: 19/505301/FULL Co-op Supermarket, 37 High Street, ME9 7J

Proposal: Installation of new external coldrooms on concrete base at the side of the property, including erection of a timber frame canopy over and clear polycarbonate roof covering. Creation of a new plant area at the rear using palisade fence and reconfiguration of existing loading bay and steps. Existing high level plant to be removed.

Application received: Tuesday 22 October 2019

Application validated: Thursday 7 November 2019

NB Environmental Health comments 16 December 2019

Status: Application withdrawn 23 December 2019

Co-op Supermarket, 37 High Street, ME9 7J

Application to vary the licensable hours from Monday to Sunday 07:00 – 23:00 to Monday to Sunday 06:00 – 23:00. In all other respects the licence remains the same.

Consultation ends pm 13 December 2019

Application: 19/504673/FULL The Co-operative Group, 35-37 High Street, ME9 7JR

Proposal: Replace existing recessed auto swing door with new automatic sliding entrance door to shop front and painting existing shopfront grey in colour.

Application received: Monday 16 September 2019

Application validated: Thursday 19 September 2019

Status: Application permitted Friday 25 October 2019

With draw

Application: 19/503528/FULL The Vicarage, Church Lane, Newington, ME9 7JU

Proposal: Demolition of existing garage, outbuilding and boundary wall. Erection of 3no. detached, three bedroom dwellings with associated landscaping, parking and access.

Application received: Wednesday 10 July 2019

Application validated: Wednesday 15 August

Status: awaiting decision (deferred from SBC Planning Committee 9 January 2020)

3 February 2020 Additional information requested by Kent Ecology

Expected to go to plan committee in summer

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.

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 and March 2020

21 May 2020 update from planning enforcement

PINS decision 2 yrs old so plenty of time. Any action re big work interview under police caution

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.'

If work 2 go head the hses wold help S's building supply

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

22 May 2020