

Planning Committee Report for 28 January 2020 Newington Parish Council Meeting

This month's applications

None

For discussion: 19/505786/FULL and 19/505787/LBC (postponed from December 2019 meeting)

A Heritage Strategy for Swale

Public consultation draft – December 2019

Formal public consultation on the draft Heritage Strategy commenced Friday 20 December, 2019 for a six week period. Comments deadline Friday 31 January, 2020.

Medway Local Plan Update January 2020

We published a **Cabinet report** on 17 December 2019 that sets out the current timetable for the new Medway Local Plan, and a number of background documents for the plan. The Local Plan will set the framework for Medway's growth up to 2037, including allocating land for new development.

- The updated timetable for the preparation of the new Local Plan is shown in the **Medway Local Development Scheme 2019**. The council aims to publish the draft plan this summer and submit it for independent Examination at the start of 2021.
- We have reviewed potential development land in the latest iteration of the **Medway Strategic Land Availability Assessment 2019**. This report provides a high level assessment of land that may be suitable for housing and employment. This is an important tool in helping to identify sites for development allocations in the new plan.
- We are seeking further information on sites that could have potential for use for specific purposes. We have issued two '**Call for Sites**' for land that may be available for waste facilities, and for land considered to have potential for gypsy and traveller, and travelling showpeople accommodation.
- To support our ambitions for regeneration in Medway, we have prepared **Town Centre Masterplans for: Gillingham, Chatham & Strood**. These set out how our town centres could change in coming years and identify new opportunities for development and investment.
- The new plan needs to consider a range of land uses, including sport and leisure facilities for our growing and changing communities. The **Medway Playing Pitch Strategy and Needs Assessment** documents have reviewed the current provision for outdoor sports and made recommendations for meeting future needs.
- We also published the **Medway Authority Monitoring Report 2019**. This is produced annually and provides a wide overview of development, demographics, social, economic and environmental measures in Medway.

Appeal to the Planning Inspectorate

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

From last month

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: 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: Awaiting decision

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: Awaiting decision

Application: 19/505891/FULL Newington Recreation Ground, Orchard Drive, Newington ME9 7NH

Proposal: Retrospective application for 2.4m green mesh fencing approximately 13m long at end of ball court, to protect users of children's play area from stray balls.

Application Received: Monday 25 19 November 2019
 Application Validated: Wednesday 27 November 2019
 Status: Application approved 14 January 2020

Previously discussed: for information

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

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: awaiting decision

Application: 19/505566/FULL 15 Wickham Close, Newington ME9 7NT

Proposal: Proposed front porch and utility room extension

Application received: Tuesday 7 8 November 2019

Application validated: Tuesday 12 November 2019

Status: Application permitted Friday 20 December 2019

Application: 19/504827/FULL 77 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for erection of a timber framed shed for a snooker table.

Application received: Tuesday 24 September 2019

Application validated: Monday 7 October 2019

Revised details submitted 19 November 2019

Status: Application permitted Friday 20 December 2019

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)

Application 19/503737/SUB Land Adjacent To 5 The Tracies Newington ME9 7TQ

Proposal: Submission of Details to Discharge Condition 4, 5, 6,7,10,15

(From application 18/505315/FULL : Erection of 5no. detached houses with associated access and parking including detached carport to Plot 2. Application permitted Wednesday 1 May 2019)

Application received: Monday 22 July 2019

Application validated: Thursday 25 July 2019

Status: awaiting decision (part approval Friday 20 December 2019)

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

15 July – Design Review Panel confidential report

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

14 January NPC Planning Committee Meeting to hear draft proposals

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 January 2020

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

19/503293/FULL: Car Showroom, London Road, Upchurch ME9 7PD

Proposal: Change of use of auto showroom and workshop (Sui Generis) to a banqueting hall, including food processing and distribution (Class D2 and B2), including the creation of a mezzanine floor and alterations to fenestration. | Car Showroom London Road Upchurch Sittingbourne Kent ME9 7PD

Application received: Wednesday 16 June 2019

Application validated: Wednesday 17 July 2019

Status: Application refused Wednesday 11 September 2019

Resubmitted

Application received: Monday 16 September 2019

Application validated: Tuesday 17 September 2019

Status: Awaiting decision

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
24 January 2020

Appendix: Responses sent following 10 December Newington Parish Council Meeting

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.

Comments sent: Councillors considered the application and had no comments save that neighbours' concerns be taken into account.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
24 January 2020