

## Planning Report for 29 September 2020 Newington Parish Council Meeting

### *This month's applications*

#### 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: Awaiting decision

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Status: Application withdrawn Thursday 14 December 2017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: 20/504184/FULL Bardfield Barn, London Road, Newington ME9 7TW

Proposal: Erection of a car port and home office (Class E) with associated hardstanding.

Application received: Wednesday 9 September 2020

Application validated: Tuesday 22 September 2020

Status: awaiting decision

## *From last month*

### Call for sites to be submitted as proposed Local Green Spaces

Part of Local Plan review

#### 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: Application permitted: Wednesday 23 September 2020

#### 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: Application refused: Wednesday 23 September 2020

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

## *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*

SHLAA for Newington

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

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: 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*

### 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  
24 September 2020

## ***Appendix: Responses sent following 25 August Newington Parish Council Meeting***

### Call for sites to be submitted as proposed Local Green Spaces

Part of Local Plan review

(response sent by Richard Palmer)

Newington would like to keep the same areas as per 2016 Local Green Spaces as shown in Technical Paper No.2 June 2016 LGS031 Allotments and Community woodland, Newington; plus the addition of the Recreation Ground, which is located at Orchard Dr, Newington, Sittingbourne ME9 7NH

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

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Comment: Councillors have considered the proposal and have no comment to make save that neighbours' views be taken into account

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