

Planning Report for 27 July 2021 Newington Parish Council Meeting

This month's applications

Application: 21/500173/FULL Land East Of Hawes Woods, High Oak Hill, Iwade Road, Newington ME9 7HY

Proposal: Retrospective application for change of use of land from agricultural to animal rescue including new stock fencing and gates, mobile field shelters, small animal houses, shipping containers for storage, associated boundary treatment and stationing of a mobile caravan for use as a residential unit for staff.

Application validated: Friday 23 April 2021

Status: awaiting decision

NB This land is in Bobbing Parish. The neighbouring Newington and Lower Halstow Parish Councils have been consulted, at the request of the Development Manager, Planning Services, due to potential effect on roads leading to the site.

Land West of Newington Primary School

Email from Fernham Homes notifying pre-application discussions with Swale Borough Council
June 2021 Consultation document delivered to addresses identified in distribution map
29 June 2021 Introductory presentation under Public Question Time at Parish Council meeting
19 June 2021 email that application submitted on Friday 16 July

From last month

Application: 21/502665/FULL 16 Church Lane, Newington ME9 7JT

Proposal: Erection of part single, part two storey rear extension.

Application received: Friday 14 May 2021

Application validated: Sunday 23 May 2021

Status: Application permitted Friday 16 July 2021

Application: 21/502960/FULL 53 Playstool Close, Newington ME9 7NJ

Proposal: Retrospective application for the erection of a replacement conservatory.

Application received:

Application validated: Wednesday 9 June 2021

Status: awaiting decision

Not in Newington

Application: 21/501740/FULL Land At Hill Farm, Rook Lane, Keycol Hill, Bobbing

Proposal: Erection of a nurse accommodation building, car park and outdoor event space for Demelza. Erection of 30 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping

Application received: Tuesday 30 March 2021

Application validated: Thursday 29 April 2021

Amended/additional documents 5 July 2021

Status: awaiting decision

NB 23 March 2021 email from Esquire Developments Land at Hill Farm, Bobbing
'I also wish to let you know that we will also be seeking an amendment to the existing planning application (as detailed in the letter), in order to be able to deliver the scheme for Demelza – which has unfortunately stalled since 2018.'

Application: 18/500258/FULL Land At Hill Farm, Bobbing Hill, Bobbing ME9 8NY

Proposal: The provision of a 3 unit accommodation building, car park and outdoor event space, the erection of 20 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping.

Application Received: Monday 18 January 2018

Application Validated: Wednesday 7 February 2018

Status: Application permitted Wednesday 7 November 2018

Previously discussed: for information

Application No.: 21/502170/FULL 19 The Willows, Newington ME9 7LS

Proposal: Demolition of existing garage and erection of a single storey side extension, replacement garage to the rear, and installation of a dropped kerb.

Application received: Tuesday 20 April 2021

Application validated: Friday 23 April 2021

Amended plans to planning portal 17 June 2020

Status: Application permitted Thursday 15 July 2021

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 notification 22 December 2020 PINS reference: APP/V2255/D/20/3261590

Appeal dismissed: Monday 25 January 2021

Application No: 21/502324/FULL 37 London Road, Newington ME9 7NS

Proposal: Conversion of existing detached two storey garage into a three bedroom dwelling together with a single storey extension (Revised scheme to 20/504132/FULL).

Application received: Wednesday 28 April 2021

Application validated: Wednesday 12 May 2021

Status: Application permitted Tuesday 6 July 2021

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.

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: 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: 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: 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:

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 No: 21/502424/FULL 56 Church Lane, Newington ME9 7JU

Proposal: Demolition of existing conservatory and erection of a single storey rear extension, single storey front extension to existing garage and new porch.

Application received: Tuesday 4 May 2021

Application validated: Friday 7 May 2021

Status: Application permitted Tuesday 29 June 2021

Application No: 20/501475/FULL: Land To The Rear Of Eden Meadow, Newington ME9 7JH

Proposal: Erection of 20 No. residential dwellings 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.

19 May 2021 from SBC: . Amended Plan and Additional information received 17/05/21

Amended Plan and Additional information received 23rd and 31st March 2021

September 2020

Notification by letter from Swale Borough Council dated 25 September 2020

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.

March 2020:

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

19 October 2020 response to revised application published on Midkent planning portal and NBC website

19 April 2021 NBC response to Amended plan published on Midkent planning portal and NBC website

**Application: 21/501840/FULL Glenmore, Callaways Lane, Newington
ME9 7LX**

Proposal: Single storey rear extension.
Application received: Tuesday 6 April 2021
Application validated: Thursday 8 April 2021
Status: awaiting decision

**Application: 20/505059/FULL: Willow Trees, 111 High Street, Newington
ME9 7JJ**

Proposal: Demolition of existing chalet bungalow and erection of 20 dwellings (4 x two bedrooms and 14 x three-bedrooms and 2 x four-bedrooms) with associated access, parking, amenity and landscaping.
Application received: Tuesday 27 October 2020
Application validated: Friday 8 January 2021
Revised application on planning portal 14 April 2021
Status: awaiting decision

Appeal to the Planning Inspectorate

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

10 May 2021 Email sent on behalf of the Parish Council; officer response that this will be reported to Planning Committee –27 May 2021

Minutes of Swale Planning Committee 27 May 2021

Resolved:

- (1) That the developer be prosecuted for failure to comply with the Breach of Condition Notice served pursuant to condition (9) of 18/500767/FULL, pursuant to the provisions of Section 172 of the Town and Country Planning Act 1990, as amended, requiring compliance with condition (9) of the Inspector's decision for 18/500767/FULL.
- (2) That the Head of Planning Services and Head of Legal Services be authorised to prepare and serve the necessary documentation, including the precise wording to give effect to this decision.

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

SBC Planning Committee 4 March 2021 Enforcement notice for demolition of the extension (within 12 months)

Not in Newington

Application: 21/501839/OUT Land Off Otterham Quay Lane Upchurch

Proposal: Outline application for up to 74no. dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. (All matters reserved except for means of access).

Application received: Tuesday 6 April 2021

Application validated: Friday 16 April 2021

Foxchurch, near Bobbing *(information only)*

Appin Land *'The team are now working to finalise the plans. Before submitting a planning application to Swale Borough Council, we want to hear your thoughts'* consultation events

Thursday 22 April, Friday 23 April

- 2,500 new homes, with a wide range of housing types to cater for Swale's various housing needs, including family homes, bungalows and policy compliant affordable housing
- A new pub and a local parade of shops: creating job opportunities and bringing improved choice for local people.
- A new three-form-entry primary school, health centre, village hall and cricket pitch
- Easy access to existing employment areas within Sittingbourne and Sheppey without causing further congestion of existing towns and villages.

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.'

29 April 2021 Secretary of State decision – appeal allowed; planning permission granted

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
23 July 2021

Appendix: Responses sent following 29 June Newington Parish Council Meeting

Application: 21/502665/FULL 16 Church Lane, Newington ME9 7JT

Proposal: Erection of part single, part two storey rear extension.

Comments sent: Councillors have considered the application and had no comment to make save that the concerns of neighbours be taken into account.

Application: 21/502960/FULL 53 Playstool Close, Newington ME9 7NJ

Proposal: Retrospective application for the erection of a replacement conservatory.

Comments sent: Councillors have considered the application and had no comment to make on the proposal.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
23 July 2021