

## Planning Report for 30 June 2020 Newington Parish Council Meeting

### *This month's applications*

#### Application: 20/502513/FULL Bell House 125 Bull Lane, Newington ME9 7NB

Proposal: Revision of planning application SW/11/0028 for the erection of an outbuilding to provide gym, annexe and swimming pool. (Works started)

Application received: Wednesday 10 June 2020

Application validated: Monday 15 June 2020

Status: Awaiting decision

### *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

### *From last month*

#### 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: Application permitted Friday 12 June 2020

#### 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Status: Application withdrawn Tuesday 21 January 2020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

***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

**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)

Appeal notification: APP/V2255/W/20/3245359 Start date 12 March 2020

See letter from Planning Inspectorate 17 April 2020

*Previously discussed: for information*

**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*

**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

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: (deferred from SBC Planning Committee 9 January 2020)

3 February 2020 Additional information requested by Kent Ecology

Swale Borough Council Planning Committee Thursday 25 June 2020 Application approved

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, March, May 2020

26 June 2020 update from planning enforcement

*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.'

**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  
 26 June 2020

***Appendix: Responses sent following 26 May Newington Parish Council Meeting***

**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).

Response sent: Councillors have considered the application and had no objections to the proposal and request that any comments from residents be taken into account

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

*Previously registered as:*

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

Proposal: Erection of first floor side extension

Newington Parish Council discussed this application at its 26 May 2020 online meeting and agreed unanimously to object to the application.

Newington Parish Council believes the proposal would be overbearing and would create an unacceptable loss of light and visual amenity – especially to 5 Albion Place. There would clearly be overlooking of adjacent properties, threatening the privacy of residents.

The application falls within the Newington High Street Conservation Area. This covers the area centred on the High Street, not just the High Street itself as suggested in the very brief Heritage Impact Statement. Albion Place is part of the conservation area.

The 2013 application (SW/13/0901) was for a building of the current footprint. The permission contained conditions: The 13 September 2013 permission letter makes clear the condition and reasons for this:

(7) No additional windows, doors, voids or other openings shall be inserted, placed or formed at any time in the north and east facing first floor walls of the dwelling hereby permitted unless agreed in writing with the Local Planning Authority.

Grounds to prevent the overlooking of adjoining properties and to safeguard the privacy of their occupiers.

The current application proposes an extension to the building with window facing north.

Newington Parish Council believes this sensible condition is still relevant, should be retained and that the current application should be refused.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
26 June 2020