

## Planning Report for 28 August 2019 Newington Parish Council Meeting

### *Received too late for inclusion in August Agenda*

#### 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

#### Application: 19/504153/FULL Land Rear Of 148 High Street, Newington ME9 7JH

Proposal: Conversion of former agricultural barn to a dwellinghouse, including demolition of existing feed and bedding stores and erection of a single storey extension to form an annexe, with associated car parking and access driveway.

Application received: Tuesday 13 August 2019

Application validated: Tuesday 13 August 2019

Status: awaiting decision

Application: 19/503512/PNQCLA Lion Farm. Rear of 148 High Street, Newington ME9 7JH

Proposal: Prior Notification for change of use of agricultural building to 1no. dwellinghouse and for associated operational development. For its prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Noise impacts of the development - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed -Design and external appearance impacts on the building.

Application received: Tuesday 9 July 2019

Application validated: Tuesday 9 July 2019

Application withdrawn Wednesday 14 August 2019

Application 17/500946/FULL Land rear of 148 High Street, Newington ME97JH

Proposal: Demolition of existing garage and erection of 3 dwellings to include new access with associated parking and landscaping, erection of 2 detached garages and a summer house/studio

Application received: Monday 20 February 2017

Application validated Monday 20 March 2017

Status: Application refused Tuesday 1 August 2017

Original response from Newington Parish Council: 31 March 2017

Notification of appeal 1 November 2017

Planning Inspectorate APP/V2255/W/17/3185369. Deadline for interested party comments 29 November 2017

Appeal dismissed: 17 January 2018

### *This month's applications*

#### 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

**Application: 19/503819/FULL Land Adjacent To Cromas, Callaways Lane, Newington ME9 7LX**

Proposal: Erection of a detached residential dwelling (revised scheme to 18/506309/FULL).

Application received: Friday 26 July 2019

Application validated: Tuesday 6 August 2019

Status: awaiting decision

Application: 18/506309/FULL Cromas, Callaways Lane, Newington ME9 7LX

Proposal: Construction of a detached, single residential dwelling (resubmission of 17/503997/FULL).

Application received: Wednesday 5 December 2018

Application validated: Monday 10 December 2018

Revised plans received 11 March 2019 (SBC 8 March)

Application permitted Thursday 16 May 2019

Application: 17/503997/FULL Cromas, Callaways Lane, Newington ME9 7LX

Proposal: Construction of a detached, single residential dwelling.

Application received: Tuesday 1 August 2017

Application validated: Tuesday 7 February 2017

Status: Application permitted: Tuesday 22 August

Status: Application refused : Monday 16 October 2017

Appeal to Planning Inspectorate

Appeal refused: 26 October 2018

Application: 17/500525/FULL Cromas, Callaways Lane, Newington ME9 7LX

Proposal: Construction of a single residential dwelling

Application received: Tuesday 31 January 2017

Application validated: Tuesday 7 February 2017

Status: Application permitted: Tuesday 27 June 2017

Application: 16/504504/FULL Cromas, Callaways Lane, Newington ME9 7LX

Proposal: Construction of a single, detached residential dwelling.

Application received: Wednesday 25 May 2016

Application validated: Wednesday 25 May 2016

Status: Application withdrawn Tuesday 31 January 2017

***From last month***

**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

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: awaiting decision

Application: 19/502808/FULL 2 Wormdale Farm Cottages, Wormdale Hill,  
Newington ME9 7PX

Proposal: Partial demolition and reconstruction of subsided East side section together with the removal and reinstatement of rear porch.

Application received: Thursday 30 May 2019

Application validated: Thursday 11 July 2019

Status: awaiting decision

Application: 19/503512/PNQCLA Lion Farm. Rear of 148 High Street,  
Newington ME9 7JH

Proposal: Prior Notification for change of use of agricultural building to 1no. dwellinghouse and for associated operational development. For its prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Noise impacts of the development - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed -Design and external appearance impacts on the building.

Application received: Tuesday 9 July 2019

Application validated: Tuesday 9 July 2019

Application withdrawn Wednesday 14 August 2019

Application: 19/503477/FULL Land At Callaways Lane, Newington ME9  
7LU

Proposal: Minor Material Amendment to application 19/500844/FULL in order to provide rooflights to the garage along with a staircase.

Application received: Monday 8 July 2019

Application validated: Friday 12 July 2019

Status: awaiting decision

Application: 19/500844/FULL Land At Callaways Lane, Newington ME97LU

Proposal: Minor material amendment to condition 2 and removal of condition 5 of 18/503564/FULL (Erection of a four bedroom detached dwelling with a double garage/ store parking barn with associated courtyard and access.) to allow garage wall finish to be changed to brick to match the dwelling, and the use of UPVC windows, doors, fascias, bargeboards, etc, rather than timber.

Application received: Wednesday 20 February 2019

Application validated: Tuesday 26 February 2019

Status: Application permitted Tuesday 16 April 2019

Application: 18/503564/FULL Land At Callaways Lane, Newington ME9 7LU

Proposal: Erection of a four bedroom detached dwelling with a double garage/ store parking barn with associated courtyard and access.

Application received: Wednesday 4 July 2018

Application validated: Monday 16 July 2018

Status: Application permitted Friday 7 September 2018

**Application: 19/503564/FULL Wormdale Farm, Wormdale Hill, Newington ME9 7PX**

Proposal: Erection of steel frame portal building infill between two existing buildings.

Application received: Friday 12 July 2019

Application validated: Thursday 18 July 2019

Status: Awaiting decision

**Application: 19/503244/FULL 1 Milton Cottages, Keycol Hill, Bobbing ME9 8NE**

Proposal: Proposed single storey side/rear extension with changes to fenestration.

Application received: Tuesday 25 June 2019

Application validated: Wednesday 17 July 2019

Status: Awaiting decision

***Not in Newington***

**Medway Planning Policy update**

'Medway Council has recently updated its programme for preparing the new Medway Local Plan.

We are now working to publish the draft plan later this year, so that we can take account of the outcome of a major bid for infrastructure funding. You can see the updated timetable for the new local plan in the Medway Local Development Scheme [here](#) (click on LDS document).

We are working on a number of documents to support the local plan. This includes planning for our town centres. We are publishing draft masterplans and delivery strategy documents for Chatham, Gillingham and Strood for comments.

We are consulting on these documents from **16 August to 30 September 2019**. We welcome your comments and will take these into account in drawing up final versions of the plans.'

**Application: 17/505711/HYBRID Land At Wises Lane, Borden ME10 1GD**

Proposal: 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.

Application received: Tuesday 31 Oct 2017

Application validated: Wednesday 15 November 2017

Appeal against NonDetermination Refusal Tue 06 Aug 2019 (see appendix)

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: Awaiting decision

*Previously discussed: for information*Application: 19/502244/FULL Sittingbourne and Milton Regis Golf Club, Wormdale Hill, Newington ME9 7PX

Proposal: Proposed new vehicular access to north car park and modification of existing access to south car park. Modification of existing north car park access restricting use to pedestrian/golf karts to improve highways safety. Modification improvements to existing service access to clubhouse.

Application received: Wednesday 1 May 2019

Application validated: Wednesday 1 May 2019

Status: Application permitted Tuesday 24 June 2019 (oral report at July meeting)

*(Due to deadline for comments, response agreed by Planning Committee members see appendix in June Planning Report)*

Application: 19/502364/FULL 19 Orchard Drive, Newington ME9 7NN

Proposal: Erection of two storey side extension and single storey rear extension.

Application received: Wednesday 8 May 2019

Application validated: Tuesday 14 2019

Status: Application permitted Monday 8 July 2019 (oral report at July meeting)

*(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*

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: awaiting decision

Application Number SW/16/507594/RVAR (KCC/SW/0526/2018)Paradise Farm, Lower Hartlip Road, Hartlip, Sittingbourne ME9 7SR

Proposal:

Details of Site Access Road and Internal Haul Road (Condition 13a), Weighbridge Details (Condition 13b), Fencing and Gates (Condition 13c), Staff Facilities and Parking (Condition 13d and 13e), Electricity Supply for Staff Facilities (Condition 13f), Complaints Procedure (Condition 14), Traffic Management Plan (Condition 27), PROW Management Plan (Condition 28), Noise Management Plan (Condition 34), Dust Management Plan (Condition 35), Sustainable Surface Water Drainage Scheme (Condition 37), Programme of Archaeological Works (Condition 40), Arboricultural

Method Statement (Condition 54) and Aftercare Scheme (Condition 56) pursuant to planning permission reference SW/16/507594

Date Valid: 21 December 2018

Consultation Expiry 30 January 2019. Response sent 28 January

Application: 16/507594/COUNTY Paradise Farm, Lower Hartlip Road, Hartlip ME9 7SU

Proposal: County Matter - phased extraction of brickearth, advance planting, access improvements, restoration and replanting back to agricultural use.

Application received: Wednesday 26 October 2016

Application validated: Wednesday 26 October 2016

Wienerberger gave notice (8 September 2016) of an updated application for mineral extraction at Paradise Farm with a new access route through Newington Industrial Estate for exportation of brickearth to Smeed Dean Brickworks..

(Clerk has written explaining that the revised proposals do nothing to remove the concerns of Newington Parish Council about lorries passing through the Village)

KCC Planning Committee Site visit – 18 January 2017

Decision: Application approved, KCC Planning Committee 19 April 2017 (13:5)

(Decision notice – 5 May 2017)

Email from KCC Principal Planning Officer 18 April 2019

We are still awaiting further information from the applicant to issues raised by consultees and myself. I expect to receive this shortly. We will then reconsult relevant consultees (including the Parish Councils) before determining the submission. I hope this assists

Application: 17/504813/FULL Car Wash, 67 High Street, Newington ME9 7JJ

Proposal: Part change of use from car wash to residential for one studio

Application received: Tuesday 19 September 2017

Application validated: Friday 13 October 2017

Status: Application permitted Friday 26 July 2019 (oral report at July meeting)

NB Application 15/509335/FULL Car Wash 67 High Street Newington Kent ME9 7JJ

Proposal: Use of land for the storage of 2x touring caravans

Application received: Monday 9 November

Status: Application permitted Friday 26 July 2019

No response sent as site visit was proposed by Planning Enforcement Officer.

## *Not in Newington*

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

## *In the Court of Appeal, Civil Division*

Order made by the Rt. Hon. Lord Justice Lindblom

'On consideration of the appellant's notice and accompanying documents, but without an oral hearing, in respect of an application for permission to appeal, against the refusal of the High Court to apply for a planning statutory review'

Reasons: 'The applicant's grounds are properly arguable and have a sufficient prospect of success to justify permission to appeal being granted'

Gladman Developments Limited – and – The Secretary of State for Communities and Local Government – and – Swale Borough Council – and – CPRE Kent.

Order dated 5 October 2018 Reference: C1/2017/3476

('float date' 8 or 9 May 2019)

Current status: Awaiting result of a reserved judgment

Stephen Harvey

Chair of Newington Parish Council Planning Committee

23 August 2019

## ***Appendix: Responses sent following 30 July Newington Parish Council Meeting***

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).

Response sent: Newington Parish Council has considered the application and objects to the proposal. Councillors acknowledge that while this would be an expense to the owner, the Council recognises that the plans have previously been turned down. The extension exceeds what has been permitted and if allowed would set a precedent for others to do the same.

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.

Response sent: Councillors have considered the application and object to the proposal as it is outside the built-up area.

Application: 19/502808/FULL 2 Wormdale Farm Cottages, Wormdale Hill, Newington ME9 7PX

Proposal: Partial demolition and reconstruction of subsided East side section together with the removal and reinstatement of rear porch.

Response sent: Councillors have considered the application and have no objections to the proposal and request neighbours' comments be taken into account.

Application: 19/503512/PNQCLA Lion Farm. Rear of 148 High Street, Newington ME9 7JH

Proposal: Prior Notification for change of use of agricultural building to 1no. dwellinghouse and for associated operational development. For its prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Noise impacts of the development - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed -Design and external appearance impacts on the building.

Response sent: Councillors have considered the application and object to the proposal as it will create an additional property outside the built-up area.

Application: 19/503477/FULL Land At Callaways Lane, Newington ME9 7LU

Proposal: Minor Material Amendment to application 19/500844/FULL in order to provide rooflights to the garage along with a staircase.

Response sent: Councillors have considered the application and have no objections to the proposal and request neighbours' comments be taken into account

Application: 19/503564/FULL Wormdale Farm, Wormdale Hill, Newington ME9 7PX

Proposal: Erection of steel frame portal building infill between two existing buildings.

Response sent: Councillors have considered the application and raised no objections to the proposal and request neighbours' comments be taken into account.

Application: 19/503244/FULL 1 Milton Cottages, Keycol Hill, Bobbing ME9 8NE

Proposal: Proposed single storey side/rear extension with changes to fenestration.

Response sent: Councillors considered the application and had no objections to the proposal and requested neighbours' comments be taken into account

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 Minutes of July meeting: Cllr Harvey reported that the submission of detail stated that construction traffic should not turn up Callaways Lane but go up Bull Lane and that he had raised an issue with the Planning Department. It has been agreed that construction traffic should use Playstool Road.

13 August 2019

Dear Caroline Pieri,

Town and Country Planning Act 1990 Appeal by Quinn Estates Ltd & Mulberry Estates (Sittingbourne)  
Ltd Site Address: Land at South West Sittingbourne / Wises Lane, Sittingbourne, ME9 8HP

Although under the Town and Country Planning (Determination of Appeals by Appointed Persons)(Prescribed Classes) Regulations 1997, the appeal was to have been decided by an Inspector, the Secretary of State considers that he should determine it himself.

Accordingly, in exercise of his powers under section 79 and paragraph 3 of Schedule 6 of the Town and Country Planning Act 1990, the Secretary of State hereby directs that he shall determine this appeal instead of an Inspector. This means that instead of writing a decision, the Inspector will prepare a report and recommendation, which will be forwarded to the Secretary of State.

The reason for this direction is that the appeal involves proposals for residential development of over 150 units or on sites of over 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities.

This direction is being served on the Inspector, the appellant (or their representative) and the local planning authority.

The guidelines for 'recovering' appeals are to be found in House of Commons Hansard Ministerial Statement of 30 June 2008 (as amended). We will send you a copy of the appropriate extracts if you ask for them or you can get them from GOV.UK <https://www.gov.uk/government/collections/planning-applications-called-in-decisionsand-recovered-appeals#recovered-planning-appeals>

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
23 August 2019