

## Planning Report for 30 July 2019 Newington Parish Council Meeting

### *This month's applications*

#### 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: awaiting decision

#### 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(NB Previous application withdrawn 15 May 2018)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

Status: awaiting decision

**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 ME9 7LU

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***

**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

## *From last month*

### 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: awaiting decision

*(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: *awaiting decision*

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

## *Previously discussed: for information*

### 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: awaiting decision

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: awaiting decision

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

#### *Not in Newington*

#### Application: MC/19/0188 Orchard Kennels, Meresborough Road, Rainham

Proposal: Outline planning application with some matters reserved (access, appearance and scale) for the development of up to 130 residential dwellings with associated parking and open space (as amended by email dated 14/06/2019)

Application received: Monday 23 January 2019

Application validated: Monday 4 February 2019

Status: Application refused 23 July 2019

#### 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

## *Appeals to the Planning Inspectorate*

Application 18/502834/FULL Lodge Farm, Old House Lane, Hartlip ME9 &SN

Proposal: Removal of condition 2 of application reference SW/98/0796 (Agricultural dwelling)

The Planning Inspectorate/Secretary of State has decided that the appeal will be determined on the basis of Written Representations.

Notification 15 March 2019

Deadline for comments 18 April 2019

PINS reference APP/V2255/W/19/3221958

Appeal decision 27 June 2019: Appeal refused

Application: 17/504342/FULL Newington Working Mens Club

Proposal: Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised

Application received: Monday 21 August 2017

Application validated: Wednesday 4 October 2017

Status: application permitted 12 December 2017

NB recent document – February 2018 re air quality and external details

NB Application: 16/506166/FULL Newington Working Mens Club, High Street ME9 7JL

Proposal: Retrospective demolition of former Working Men's Club. Erection of 9 no. dwelling houses and 1 no. maisonette together with car ports for garaging.

Application received : Monday 25 July 2016

Application validated: Friday 7 October 2016

Status: Approved Swale Planning Committee 27 April 2017

Decision and S106 notified 19 July 2017

See Variations/conditions 17/505045/FULL and 17/504046/SUB

19 March 2018 application to vary condition 2 and remove condition 11

Status: Application refused Tuesday 12 June 2018

24 January 2019 notification of appeal lodged with Planning Inspectorate

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.)

Reason: The Council has refused permission for this application.

PINS reference: APP/V2255/W/18/3209727

The appeal will be determined on the basis of Written Representations.

Comments sent 19 February 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'*)

## *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  
25 July 2019

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

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

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

*Response sent:* Councillors have considered the application and have no comment to make save that neighbours' comments be taken into consideration. The Parish Council expects the Planning Officer to be aware of the adjacent land which is maintained by Swale Borough Council and of the impact on the local amenity.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
25 July 2019