

Planning Report for 25 April 2017 Newington Parish Council Meeting

This month's applications:

Application: 17/501702/FULL Land At Callaways Lane Newington Kent ME9 7LU

Proposal: Construction of a four bedroom detached dwelling with detached double garage/store and associated parking, access and landscaping works on the land to the south
 Application received: Monday 27 March 2017
 Application validated: Tuesday 4 April 2017
 Status: Awaiting decision

From last month

Application: 17/501013/FULL Oak Hill Farm, Iwade Road, Newington ME9 7HY

Proposal: Proposed rear/side extension and ancillary buildings with associated re-profiling of ground levels, retaining wall and external stairs and additional hardstanding
 Application received Thursday 23 February 2017
 Application validated: Thursday 2 March 2017
 Status: Awaiting decision
 Comments posted 31 March: Councillors have considered the application and have no comments to make
 Revised details 5 April 2017

Application: 17/501019 Cranbrook Farm Callaways Lane Newington Kent ME9 7LU

Proposal: Removal of a derelict boundary fence and erection of a new 1.8m high Brick boundary wall. Renovation of existing 340mm high brick garden retaining wall.
 Application received: Monday 20 February 2017
 Application validated Monday 20 February 2017
 Comments: Councillors considered the application and had no comments to make.
 Status: Application refused 13 April 2017

Application: 17/501072/LBC Wardwell Farm, Wardwell Lane, Lower Halstow ME9 7ER

Proposal Listed Building Consent for replacement of existing timber casement windows and 1 no. door
 Deadline for comments: 6 April 2017
 Application received: Monday 27 February 2017
 Application validated: Tuesday 14 March 2017
 Comments: Councillors considered the application and had no comments to make.
 Status: awaiting decision

Application: 17/501134/FULL 141 Bull Lane Newington ME9 7NB

Proposal: Erection of single storey rear orangery extension with light lantern, removal of front canopy, erection of front porch and three bay garage with accommodation above, widening of drives and landscaping works.

Deadline for comments: 10 April 2017

Application received: Wednesday 1 March 2017

Application validated: Wednesday 15 March 2017

Comments: Councillors considered the application and had no comments to make.

Status: awaiting decision

Application: 17/500946/FULL Land Rear Of 148 High Street Newington ME9 7JH

Proposal: Demolition of existing garage, erection of 2 replacement garages for 146 and 148, erection of 3 dwellings to include new access with associated parking and landscaping

Application received Monday 20 February 2017

Application validated Monday 20 March 2017

Comments: Councillors **AGREED UNANIMOUSLY** to object to the application.

Status: awaiting decision

Application 15/508683/OUT Land at The Tracies, Newington, ME9 7TQ

Proposal Outline application (details of landscaping reserved) for the erection of 4 four detached houses with associated works.

Application Received Mon 19 Oct 2015

Application Validated Thu 28 Jan 2016

Status: Original application in February 2016 was 'outline application with all matters reserved for the erection of 5 four bedroom dwellings with double garages'; (then 'ON HOLD', changed to 'Awaiting Decision'. NB Local Development Framework Panel, 19 May 2016, not allocated)

Revised details 2 March 2017 'Outline application with all matters reserved for the erection of 4 four bedroom dwellings with double garages'.

Comments on recent revision to the original application: (posted on portal 30 March 2017)

Councillors considered the application and **AGREED UNANIMOUSLY** to object to the proposal as it is beyond the 'built-up area' of the Village; it was rejected as a site in the Local Plan; it is on grade 1 agricultural land; the layout of the development leaves a significant gap which makes it possible for a future application to turn the close into a road - with access through to the adjacent field, joining to the land beyond it which is currently subject to a planning application; any loss of farmland through the extension of the built-up area is unacceptable; the outline application gives no indication of the design or alignment of the proposed development. It does not address the important issues of the effect of increased traffic on Callaways Lane or of increased air pollution in the Village centre.

Status: awaiting decision

Appeals to the Planning Inspectorate**15/500671/OUT and 15/510595/OUT London Road, Newington, Kent ME9 7NL**

Following Public Planning Inquiry November 2016 both applications refused

28 February 2017 confirmed that Gladman have applied to the High Court seeking a judicial review of the Pond Farm appeal decisions.

Application 15/509664/OUT Land to East of St Marys View Newington Kent ME9 7JW
 2 December 2016 notification of appeal lodged with the Planning Inspectorate against Council's decision to refuse permission. This is to be determined by written representations deadline 2 January 2017 (Comments sent 14 December 2016)
 Appeal dismissed 6 March 2017

Application 16/505861/OUT Land West to Ellens Place, Boyces Hill Newington.
 Appeal lodged 20 January 2017; (Council has not decided this application within the statutory period); to be determined on the basis of written representations
 Comments sent 20 February 2017
 Swale Borough Council Planning Committee 2 February 2017: Resolved: That application 16/505861/OUT would have been refused for the reasons stated in the report had an appeal against non-determination not been submitted.
 31 March 2017. Decision: Appeal allowed and planning permission granted

Application: 16/506230/FULL 9 London Road, Newington
 Appeal lodged 23 January 2017 against Council's decision to refuse permission; to be determined on the basis of written representations
 Comments sent 20 February 2017
 Appeal refused 29 March 2017

Application: 14/501847/FULL 43 Church Lane Newington Kent ME9 7JT
 To be determined on the basis of written representations.
 Deadline for comments 28 March 2017
 Comments sent 27 March 2017
 Decision awaited

Bearing Fruits 2031: Swale Borough Local Plan Proposed Main Modifications.
 Examination in Public 31 January; 1,2,8 February 2017
 (written comments sent and representation at the hearing)
 Inspector decision awaited

Previously discussed: for information

Application: 17/500525/FULL Cromac (Cromas) , Callaways Lane, Newington Kent ME9 7LX
 Proposal: Construction of a single, detached residential dwelling
 Application received: Tuesday 31 January 2017
 Application validated: Tuesday 7 February 2017
 Status Awaiting Decision

NB Previous application
Application: 16/504504/FULL Cromas, Callaways Lane, Newington Kent ME9 7LX
 Proposal: Construction of a single, detached residential dwelling
 Application received: Wednesday 25 May 2016
 Application validated: Wednesday 25 May 2016
 Response from Newington Parish Council 16 June 2016
 Status: application withdrawn 31 January 2017

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: awaiting decision Swale Planning Committee 27 April 2017

NB 13 October 2016 Swale Borough Council request for Contamination Survey

(Application: SW/11/0968 - Newington Working Mens Club, High Street, Newington, Nr Sittingbourne, Kent, ME9 7JL

(Proposal: Conservation Area Consent for application for renewal of planning permission SW/06/0115 for residential development to provide 1 one bedroom and 11 two bedroom apartments together with associated parking & garaging and Conservation Area Consent SW/06/0116 for the demolition of former working men's club building.

Application received: 15 July 2011

Status: Approved 16 August 2012)

30 July 2015, on request from NPC, SBC contacted landowner to request cutting back shrubs and brambles which encroach on the footpath and may cause damage to adjoining properties.

13 June 2016 Site clearance / demolition of building commenced

13 November 2016 Swale Borough Council request for contamination survey

22 November 2016 further work on site clearance

Application: 16/501266/FULL 99 High Street and Land to the North of High Street Newington Kent ME9 7JJ

Original Proposal: Hybrid application for demolition of 99 High Street and erection on the site of 99 and land to the north of the High Street of 113 No. two storey 2, 3, and 4 bedroom dwellings with a new access road from the High Street, formal and informal areas of open space and landscaping, car parking and amenity space, and outline planning permission (access and layout) for the erection of a single storey building for any use within Use Class D1, together with car parking.

Application Received: Monday 15 Feb 2016

Application validated: Tue 08 Mar 2016

Status: awaiting decision

(NB Local Development Framework Panel, 19 May 2016, allocated site. Further discussion at NPC Planning Committee meeting Wednesday 13 July 2016) Additional comments discussed at 26 July full Parish Council meeting

Advised that revised detailed design requested by case officer

Further comments submitted 17 February 2017

20 December 2016 revised site layout plans published (response date 12 January 2017)

(no longer proposed demolition of 99 High Street; now proposal for

Erection on land to the north of 99 High Street of 124 No. dwellings in total including two storey 2, 3, and 4 bedroom dwellings and 1 and 2 bedroom apartments (2 no. 3 storey blocks) with a new access road from the High Street, pedestrian and cycle link to Church Lane, formal and informal areas of open space and landscaping, car parking and amenity space.)

13 January 2017 further revised details (response date 27 January 2017)

NB Examination of Local Plan proposed modifications: 31 January, 1,2,7,8 February 2017)

Revised Air Quality Assessment – 16 March 2017

Decision: Swale Planning Committee Application Refused (5 for; 9 against; 3 abstentions)

Called in by officers for further discussion/decision (25 May?)

(Resolved: That as the Planning Committee was minded to make a decision that would be contrary to officer recommendation and contrary to planning policy and/or guidance, determination of the application be deferred to the next meeting of the Committee.)

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

Status: awaiting decision

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)

In Upchurch

16/507425/FULL Land Rear Of Kaine Farm House Breach Lane, Upchurch, ME9 7PH

Proposal: Demolition of 7 farm buildings and erection of 6 detached houses and garages, associated SUDS ponds, landscaping and wildlife planting.

Application received: Tuesday 18 October 2016

Application validated: Tuesday 25 October 2016

Status: awaiting decision (24 January called-in by Cllr Lewin)

NB SBC Planning Committee 2 March 2017, site visit arranged

Decision: Application refused, Swale Planning Committee 30 March 2017

Application: 16/506159/FULL Chesley Oast, Bull Lane, Newington ME9.7SJ

Proposal: Retrospective application for change of use from holiday lets

Application received: 2 August 2016

Application Validated 9 September 2016

Status: application refused Swale Planning Committee 5 January 2017; decision letter 10 January 2017

Application: 16/506954/SUB Parsonage Farm, School Lane, Newington ME9.7LB

Proposal: Submission of Details to discharge Condition 35 (external joinery); Condition 36 (bin store) and Condition 37 (roof eaves and verge, dormer window, canopies, chimneys and brick arches) subject to SW/14/0486.

Application received 20 September 2016

Application Validated: 23 September 2016

Status: Application permitted 24 January 2017

Application: 16/506064/LDCEX Lodge Farm, Old House Lane, Hartlip, Kent ME9 7SN

Proposal: Lawful Development Certificate (Existing) for the use of the dwelling at Lodge Farm as a single dwelling-house by persons not solely or mainly employed, or last employed locally in agriculture (in non-compliance with condition 2 of the approved planning application SW/98/796; an Agricultural Occupancy Condition)

Application received: Tuesday 26 July 2016

Application validated Thursday 28 July 2016

Status: awaiting decision (Lawful development or S106 restrictions – time extension)

Application 16/505861/OUT Land West to Ellens Place, Boyces Hill Newington.

Proposal: Outline Application with access being sought for erection of 9 dwellings with access, garaging, parking provision and other associated works

Application Received: Thursday 14 July 2016

Application validated: Tuesday 2 August 2016

Status: Swale Borough Council Planning Committee 2 February application refused

Appeal lodged 20 January 2017 (Council has not decided this application within the statutory period); to be determined on the basis of written representations

Newington Parish Council comments sent 20 February 2017

Swale Borough Council Planning Committee 2 February 2017: Resolved: That application 16/505861/OUT would have been refused for the reasons stated in the report had an appeal against non-determination not been submitted.

31 March 2017. Decision: Appeal allowed and planning permission granted

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.

Application: 14/501847/FULL 43 Church Lane Newington Kent ME9 7JT

Retrospective - Erection of conservatory to the rear

Application received: Tuesday 7 April 2014; sent by SBC 30 September 2015

Status: Refused 19 November 2015

NB

Ref. No: 14/502785/FULL: Extend into loft of property by creating a rear dormer, in order to provide an additional bedroom (Retrospective)

Application received: 8 August 2014

Status: Refused 19 November 2015

Ref. No: SW/14/0490 Lawful Development Certificate for erection of dormer window and loft conversion. (Existing)

Application received: 14 April 2014

Status: Pending Decision

Ref. No: SW/14/0436: Conservatory to rear of property (APP transferred to Uniform at MBC) Status: NOTPRO

An enf notice was served on this property on the 12th August 2016. Subject to any appeal, the conservatory to be removed within 6 months from the 12th Sept 2016. Email from Peter Hinckesman 5 September 2016 (NB Appeal lodged 11 September 2016)

Planning appeal in progress

Application: 16/506230/FULL 9 London Road, Newington

Proposal: Erection of chalet type dwelling with detached garage

Application received: Friday 5 August 2016

Application validated: Wednesday 17 August 2016

Status: application refused 17 October 2016

Appeal lodged 23 January 2017 against Council's decision to refuse permission; to be determined on the basis of written representations

Newington Parish Council Comments sent 20 February 2017

Appeal refused 29 March 2017

Stephen Harvey

Chair of Newington Parish Council Planning Committee

20 April 2017