

## Planning Report for 30 May 2017 Newington Parish Council Meeting

### *This month's applications:*

*Received too late for this agenda*

#### Application: 16/508699/FULL Land Between 109 & 111 London Road Newington ME9 7RH

Proposal: Change of use of land to a private gypsy and traveller caravan site consisting of 2 no. pitches each containing 1 no. mobile home and 1 no. touring caravan, car

Application received Friday 23 December 2017

Application validated: Wednesday 24 May 2017

Status: Awaiting decision

### *From last month*

#### 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'.

Most recent revised details 19 May 2017

Status: awaiting decision

#### 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

#### 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

Revised details 5 April 2017; no further comment

Status: Application permitted 3 May 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

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

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

Status: Application permitted 4 May 2017

**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

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.  
 Planning Inspectorate ref: APP/V2255/C/16/3158379  
 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: Approved Swale Planning Committee 27 April 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

Appeal to Planning Inspectorate anticipated

**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

25 May 2017