

Planning Report for 26 June Planning Committee and 27 June 2017 Newington Parish Council

This month's applications:

(Included in May report, but too late for Agenda and so not discussed)

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 parking and associated development.

Application received Friday 23 December 2017

Application validated: Wednesday 24 May 2017

Status: Awaiting decision

Application: 17/502952/FULL 1 Playstool Close, Newington ME9.7NJ

Proposal: Two storey rear extension

Application received: Wednesday 31 May 2017

Application validated: Tuesday 6 June 2017

Status: Awaiting decision

Application: 17/502179/FULL 164 Bull Lane, Newington ME9 7NB

Proposal: Erection of a part first floor, part two storey rear extension, demolition of existing garage and erection of a new garage

Application received: Monday 24 April 2017

Application validated: Tuesday 13 June 2017

Status: awaiting decision

Application: 17/502838/FULL 1 Red Robin cottages, Callaways Lane, Newington ME9 7L*

Proposal: Proposed single storey rear infill extension, , re-location of bathroom and addition of small front porch with alterations to fenestration

Application received: Tuesday 30 May 2017

Application validated: Friday 9 June 2017

Status: awaiting decision

Application: 17/503011/FULL 37 London Road Newington ME9 7NS

Proposal: Demolition of existing side conservatory, erection of replacement two storey side extension with front Juliet Balcony, erection of double garage with study in roof space and creation of new access and drop kerb onto London Road.

Application received: Thursday 8 June 2017

Application validated: Thursday 15 June 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**Application 16/502418/LDCEX Chesley Oast, Bull Lane, Newington**

Planning Inspectorate reference: APP/V2255/W/17/3175169

Deadline for comments: 11 July 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 (NB presentation to Extraordinary Local Development Framework Panel 20 June; full council 26 July)

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

*Previously discussed: for information*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.)

Swale Borough Council Planning Committee Thursday 22 June 2017 - Deferred

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 Application permitted Swale Borough Council Planning Committee 22 June 2017

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: 16/506159/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 notified 12 June 2017; deadline for comments 11 July

PINS reference APP/V2255/W/17/3175169

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: 16/507594/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)

(Decision notice – 5 May 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: 16/506954/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 16/505861/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

Stephen Harvey

Chair of Newington Parish Council Planning Committee

24 June 2017