

Planning Report for 25 July 2017 Newington Parish Council

Received too late for this agenda

Application 17/503708/FULL 11 Station Road, Newington ME97JS

Proposal: erection of single storey rear extension

Application received: Friday 14 July 2017

Application validated: Friday 14 July 2017

Status: awaiting decision

Application 17/503689/FULL Hill Landing, Keycol Hill, Bobbing ME97LG

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

Application received: Friday 7 July 2017

Application validated: Friday 14 July 2017

Status: awaiting decision

This month's applications:

Application: 17/503093/LDCEX 17 High Street Newington ME9 7JR

Proposal: Lawful Development Certificate (Existing) for use as residential property

Application received: Monday 12 June 2017

Application validated: Thursday 22 June 2017

Comments due by 18 July; extension requested to 1 August

Status: Awaiting decision

Application: 17/503419/FULL 94 Church Lane Newington ME9 7JU

Proposal: Conversion of garage into habitable space with external alterations

Application received: Thursday 29 June 2017

Application validated: Thursday 29 June 2017

Status: awaiting decision

Application: 17/503155/REM Land West To Ellens Place Boyces Hill Newington ME9 7JH

Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 16/505861/OUT for Outline Application with access being sought for erection of 9 dwellings with access, garaging, parking provision and other associated works

Application received: Thursday 15 June 2017

Application validated: Monday 3 July 2017

Status: awaiting decision

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: 17/503349FULL 9 London Road, Newington ME9.7NP

Proposal: Erection of chalet type dwelling with detached garage (Resubmission)

Application received: Tuesday 27 June 2017

Application validated: Friday 7 July 2017

Status: awaiting decision

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

Comments sent 20 February 2017

Appeal refused 29 March 2017

Application: 17/503467/LAWPRO 24 Allsworth Close, Newington ME9.7NW

Proposal: Lawful Development Certificate (Proposed) for rear box dormer forming loft conversion and insertion of rooflights to front elevation

Application received: Monday 3 July 2017

Application Validated: Monday 3 July 2017

Application: 17/503287/FULL/AB The Bungalow Breach Farm Breach Lane Upchurch ME9 7PE

Proposal: Part retrospective use of land as residential curtilage and the creation of a vehicular access.

Application received: Thursday 22 June 2017

Application validated: Thursday 13 July 2017

Status: awaiting decision

From last month

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

Response sent: Councillors considered this application at the Planning Committee meeting on 26 June and have no comment to make

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

Response sent: Councillors considered this application at the Planning Committee meeting on 26 June and, on the understanding this this replaces the 2015 approved application, have no comment to make

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

Response sent: Councillors considered this application at the Planning Committee meeting on 26 June and have no comment to make

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

Response sent: Councillors considered this application at the Planning Committee meeting on 26 June and have no comment to make

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

Response sent: Councillors considered this application at the Planning Committee meeting on 26 June and have no comment to make as long as Highways officers are content with the proposed new drop kerb and access to London Road.

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 (anticipated for 17 August Swale BC Planning Committee)

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: Application permitted 20 July 2017 (Swale BC Planning Committee)

NB Application 16/506068 Land at Callaways Lane

Erection of chalet bungalow with detached double garage/store and associated parking, access and landscaping works

Application permitted December 2016

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: Application permitted 28 June 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

Response sent: Councillors considered this application at the Planning Committee meeting on 26 June. Newington Parish Council supports the report by the planning officer and the decision by the Swale Borough Council Planning Committee in January 2017. Whilst we do not feel the requested change of use to full-time year round occupation to be appropriate, we acknowledge the high standard of the accommodation and would not object to the current 4 week limit being extended to allow lettings of 3 month duration.

Decision awaited

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: 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

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

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.

High Court September 2017

Application: 15/510595/OUT Land off London Road, Newington,

Proposal: Outline application with all matters reserved (except for the details of a vehicular access point from London Road, including the widening and realignment of the A2) for residential development of up to 126 dwellings (including 30% Affordable) plus 60 units of Extra Care (Use Class C2) an allocated 1/4 acre of serviced land for potential doctors surgery, planting and landscaping, informal open space, children's play area, surface water attenuation, and associated ancillary works. (Resubmission of 15/500671/OUT)

Application: 15/500671/OUT Land off London Road, Newington

Outline application for residential development of up to 330 dwellings plus 60 units of extra care (including a minimum of 30% affordable), an allocated 1/4 acre of serviced land for potential doctors surgery, demolition of farm outbuilding, planting and landscaping, informal open space, children's play area, surface water attenuation, a vehicular access point from London Road and associated ancillary works. (Access being sought)

and Application 15/500694/LBC Land off London Road, Newington

Listed Building Consent for the demolition of redundant farm outbuildings to the listed Pond Farm, in association with outline application for residential development covered under 15/500671/OUT

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 16/505861/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: 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: 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

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
 Swale Borough Council Planning Committee Thursday 20 July 2017 Approved (13:4)

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
 Decision and S106 notified 19 July 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 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.

Stephen Harvey
 Chair of Newington Parish Council Planning Committee
 21 July 2017