

## Planning Report for 26 June 2018 Newington Parish Council Meeting

### *Received too late for June agenda*

#### Application: 18/502598/FULL 40 Playstool Road, Newington ME9 7NE

Proposal: Proposed loft conversion with insertion of 2 roof lights to the front elevation, rear dormer to provide one additional bedroom with en-suite, with associated internal alterations at first floor.

Application received: Monday 14 May 2018

Application validated: Thursday 24 May 2018

Status: awaiting decision

### *This month's applications*

#### Application: 18/502912/FULL Mayfield House, London Road, Newington ME9 7TW

Proposal: Demolition of a front porch. Erection of a single storey rear extension and a detached double garage to the front.

Application received: Wednesday 30 May 2018

Application validated: Wednesday 30 May 2018

Status: awaiting decision

#### Application: 18/501545/FULL High Oak Hill Works, Iwade Road, Newington ME9 7HY

Proposal: Minor material amendment to Condition 2 of planning application 17/504376/FULL (Demolition of existing buildings and erection of 6 detached, two storey dwellings with associated access, parking and landscaped areas) to change the approved car barn for plots 1 and 2 to an enclosed garage.

Application received: Tuesday 20 March 2018

Application validated: Monday 11 June 2018

Status: awaiting decision

#### 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(NB Previous application withdrawn 15 May 2018)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: awaiting decision

#### Application: 18/502834/FULL Lodge Farm, Old House Lane, Hartlip ME9 7SN

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

Application received: Friday 25 May 2018

Application validated: Tuesday 19 June 2018

Status: awaiting decision

## *From last month*

### Application KCC/SW/0077/2016: Newington CEP School, School Lane, Newington, ME9 7L

Proposal: Retrospective planning application for the erection of a 2.3m high 57m long fence along one boundary of the sports field

Application Received: 23 March 2018

Application Validated: 23 March 2018

Status: awaiting decision

### Application: 18/501887/FULL The Vallance, Callaways Lane, Newington ME9 7LU

Proposal: Erection of a single storey rear extension, alterations to existing adjoining single rear projection roof. Conversion of existing integral garage into habitable space. Internal alterations and changes to fenestration.

Application received: Friday 6 April 2018

Application validated: Friday 20 April 2018

Status: Application permitted 14 June 2018

### Application 18/502040/FULL Orchard Cottage, Keycol Hill, Bobbing ME9 8NE

Proposal: Change of use from workshop to ancillary accommodation to main dwelling house.

Application received: Monday 16 April 2018

Application validated: Tuesday 17 April 2018

Status: application permitted 8 June 2018

### Application: 18/501902/FULL 43 Playstool Road, Newington ME9 7NE

Proposal: Erection of a part one storey part two storey side extension. Single storey rear extension with 5 no roof lights and a rear dormer including changes to fenestration.

Application received: Monday 9 April 2018

Application validated: Friday 27 April 2018

Status: awaiting decision

### Application: 18/501468/FULL 47 London Road, Newington ME9 7NS

Proposal: Erection of a two bay oak framed garage.

Application received: Friday 16 March 2018

Application validated: Tuesday 8 May 2018

Status: awaiting decision

### Application 18/501586/REM 82 Church Lane Newington ME97JU

Proposal: Reserved matters of access and appearance pursuant to outline permission 16/505663/OUT for erection of 1 detached 2 bedroom bungalow. Matters of landscaping, layout and scale are reserved for future consideration.

Application received: Wednesday 21 March 2018

Application validated: Monday 9 April 2018

Status: Application permitted 1 June 2018

Discussed at 29 April Parish Council meeting

Revised details received 11 May (dated 8 May)

#### NB Application 18/500652/FULL

Proposal: Conversion of loft into a habitable space and creation of a car port, including the removal of the existing roof and erection of a new wider roof with an increased ridge height.

Application Received Friday 2 February 2018  
 Application validated: Wednesday 7 February 2018  
 Application permitted Thursday 29 March 2018  
Application 16/505663  
 Proposal: Outline application for the erection of 1 detached 2 bedroom bungalow with all matters reserved for future consideration  
 Application received: Tuesday 21 June 2016  
 Application validated: Friday 8 July 2016  
 Application permitted: Thursday 20 October 2016 (SBC Planning Committee 13 October 2016)  
Application: 16/505653/OUT  
 Proposal: Outline application for the erection of 2 no. 3 bedroom Semi-detached houses with all matters reserved for future consideration  
 Application received: Tuesday 21 June 2016  
 Application validated Friday 8 July 2016  
 Application refused: Thursday 20 October 2016 (SBC Planning Committee 13 October 2016)

### *Previously discussed: for information*

#### Application: 17/506569/FULL Breach Farm Paddocks, Land North-east Of Breach Farm Bungalow, Breach Lane, Upchurch ME9 7PE

Proposal: Change of use of land to single gypsy pitch and associated development (alternative to 15/502716)  
 Application received: Thursday 21 December 2017  
 Application validated: Tuesday 6 February 2018  
 Status: awaiting decision

#### 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  
 Sent again 16 November 2017 with amended plan  
 Status: Application permitted 13 June 2018

#### Application 17/504638/FULL Bog Farm (Riverview), Wardwell Lane, Lower Halstow ME9 7BP

Proposal: Change of use of land to natural burial ground  
 Application received: Thursday 7 September 2017  
 Application validated: Friday 17 November 2017  
 Status: awaiting decision (NB extension due to nature of objections received)

#### Application: 17/504342/FULL Newington WorkingMens 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

### 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.

## *Appeals to the Planning Inspectorate*

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

To be determined on the basis of written representations – deadline 25 May 2018

PINS reference: APP/V2255/W/18/3195507

Proposal: Outline application for the erection of 4no. four bedroom detached dwellings with associated access and parking including an attached double garage, two detached double carports and an integral garage, with landscaping the only matter reserved.

Original application received Monday 19 October 2015

Refusal decision Tuesday 3 October 2017

### Application 17/503997/FULL Cromac, Callaways Lane, Newington ME9 7LX

To be determined on the basis of written representations

Planning Inspectorate ref: APP/V2255/W/17/3188809

Deadline for comments: 12 April 2018

17/503997/FULL Construction of a detached, single residential dwelling.

Application received: Tuesday 1 August 2017

Application validated: Tuesday 22 August 2017

Application refused: Monday 16 October 2017

Application 17/500525/FULL

Application received Tuesday 31 January 2017

Application Validated Tuesday 7 February 2017

Application Permitted Tuesday 27 June 2017

Application 16/504504/FULL

Application received: Wednesday 25 May 2016

Application validated: Wednesday 25 May 2016

Application withdrawn Tuesday 31 January 2017

Response sent to re-state all previous objections

## *Not in Newington*

### Application : 18/500258/FULL/ROMC : Land At Hill Farm Bobbing Hill Bobbing ME9 8NY

(Land to the east of Rook Lane and to the north of Keycol Hill)

Proposal: The provision of a 3 unit accommodation building, car park and outdoor event space, the erection of 20 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping.

Application received: Monday 15 January 2018

Application validated: Wednesday 7 February 2018

Status: awaiting decision

### Application 17/505711/HYBRID Land at Wises Lane, Borden ME10.1GD

Proposal: Hybrid planning application with outline planning permission (all matters reserved except for access) sought for up to 595 dwellings including affordable housing; a two-form entry primary school with associated outdoor space and vehicle parking; local facilities comprising a Class A1 retail store of up to 480 sq m GIA and Class D1 medical facility of up to 560 sq m GIA; a rugby clubhouse / community building of up to 375 sq m GIA, three standard RFU sports pitches and associated vehicle parking; a link road between Borden Lane and Chestnut Street / A249; allotments; and formal and informal open space incorporating SuDS, new planting / landscaping and ecological enhancement works. Full planning permission is sought for the erection of 80 dwellings including affordable housing, open space, associated access / roads, vehicle parking, associated services, infrastructure, landscaping and associated SuDS. For clarity - the total number of dwellings proposed across the site is up to 675

Application received: Tuesday 31 October 2017

Application validated: Wednesday 15 November 2017

Status: awaiting decision

## *Ongoing*

### 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)

Stephen Harvey

Chair of Newington Parish Council Planning Committee

21 June 2018

## ***Appendix: Responses sent following 24 May Planning Committee and 29 May Parish Council Meeting***

For Planning Inspectorate: PINS reference: APP/V2255/W/18/3195507

Land At The Tracies, Newington ME9 7TQ

Swale Borough Council reference: Application 15/508683/OUT

Proposal: Outline application for the erection of 4no. four bedroom detached dwellings with associated access and parking including an attached double garage, two detached double carports and an integral garage, with landscaping the only matter reserved.

Original application received Monday 19 October 2015

Refusal decision Tuesday 3 October 2017

Newington Parish Council understands that the Planning Inspector will received all documentation regarding the original application, including comments made by the Parish Council.

Newington Parish Council stands by its objection to the application and the reasons given for this.

In essence:

1. The application site is outside the 'built up area' of Newington Village
2. The land is best and most versatile agricultural land
3. The application is against the policies of the Local Plan and NPPF
4. The site is adjacent to the Newington High Street and Newington Manor Conservation Areas
5. This site was considered both when the Local Plan was drawn-up and subsequently modified
6. Swale Borough Council has, and can demonstrate, a five-year supply of housing

Newington Parish Council request a copy of the Inspectors Decision on this appeal.

And 25 May 2018:

Newington Parish Council was surprised to see the applicant citing the land as a windfall site as this is not the Council's understanding of windfall sites under the National Planning Policy Framework. The Parish Council would wish to re-state comments submitted ten days ago and resubmit previous comments.

Application 18/501586/REM 82 Church Lane Newington ME97JU

Proposal: Reserved matters of access and appearance pursuant to outline permission 16/505663/OUT for erection of 1 detached 2 bedroom bungalow. Matters of landscaping, layout and scale are reserved for future consideration

Response sent: Councillors considered the application and had no comment to the design and requests Swale Borough Council will take notice of residents' concerns about the shared driveway and that there be covenant on the building that there is no occupation of the roof space.

Application KCC/SW/0077/2016: Newington CEP School, School Lane, Newington, ME9 7L

Proposal: Retrospective planning application for the erection of a 2.3m high 57m long fence along one boundary of the sports field

Response sent: Newington Parish Council supports this proposal

Application: 18/501887/FULL The Vallance, Callaways Lane, Newington ME9 7LU

Proposal: Erection of a single storey rear extension, alterations to existing adjoining single rear projection roof. Conversion of existing integral garage into habitable space. Internal alterations and changes to fenestration.

Response sent: Councillors considered the application and had no comment to make save that neighbours' comments be taken into account.

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Proposal: Change of use from workshop to ancillary accommodation to main dwelling house.

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Response sent: Councillors considered the application and had no comment to make save that neighbours' Comments be taken into account.

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Proposal: Erection of a two bay oak framed garage.

Response sent: : Councillors considered the application and had no comment to make save that neighbours' Comments be taken into account.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
21 June 2018