

## Planning Committee Report for 29 October 2019 Newington Parish Council Meeting

### *Received too late for inclusion in September Agenda Information only*

#### 19/504593/LAWPRO 40-42 London Road, Newington ME9 7NR

Proposal: Lawful Development Certificate for the proposed change of use from B1 office to C3 residential.

Application received: Wednesday 11 September 2019

Application validated: Monday 16 September 2019

Status: awaiting decision

### *This month's applications*

#### Application: 19/504673/full The Co-operative Group, 35-37 High Street, ME9 7JR

Proposal: Replace existing recessed auto swing door with new automatic sliding entrance door to shop front and painting existing shopfront grey in colour.

Application received: Monday 16 September 2019

Application validated: Thursday 19 September 2019

Status: awaiting decision

#### Application: 19/504827/FULL 77 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for erection of a timber framed shed for a snooker table.

Application received: Tuesday 24 September 2019

Application validated: Monday 7 October 2019

Status: awaiting decision

#### 18/504443/SUB 99 High Street Newington Sittingbourne Kent ME9 7JJ

Submission of details to discharge Condition 6 - Detailed SANG (Suitable alternative natural green space) and detailed LEAP proposal, Condition 21 -Surface Finishes and Detailed Soft Landscape Proposals, Condition 26 - High Street Newington Lighting statement and Condition 28 Landscape Management Plan subject to 16/501266/FULL.

Application received: Wednesday 22 August 2018

Application validated: Wednesday 29 August 2018

Status: Application approved Tuesday 15 October 2019

### *From last month*

#### Application: 19/503528/FULL The Vicarage, Church Lane, Newington, ME9 7JU

Proposal: Demolition of existing garage, outbuilding and boundary wall. Erection of 3no. detached, three bedroom dwellings with associated landscaping, parking and access.

Application received: Wednesday 10 July 2019

Application validated: Wednesday 15 August

Status: awaiting decision

**Application: 19/504153/FULL Land Rear Of 148 High Street, Newington ME9 7JH**

Proposal: Conversion of former agricultural barn to a dwellinghouse, including demolition of existing feed and bedding stores and erection of a single storey extension to form an annexe, with associated car parking and access driveway.

Application received: Tuesday 13 August 2019

Application validated: Tuesday 13 August 2019

Status: Application refused Monday 7 October 2019

Application: 19/503512/PNQCLA Lion Farm. Rear of 148 High Street, Newington ME9 7JH

Proposal: Prior Notification for change of use of agricultural building to 1no. dwellinghouse and for associated operational development. For its prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Noise impacts of the development - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed -Design and external appearance impacts on the building.

Application received: Tuesday 9 July 2019

Application validated: Tuesday 9 July 2019

Application withdrawn Wednesday 14 August 2019

Application 17/500946/FULL Land rear of 148 High Street, Newington ME97JH

Proposal: Demolition of existing garage and erection of 3 dwellings to include new access with associated parking and landscaping, erection of 2 detached garages and a summer house/studio

Application received: Monday 20 February 2017

Application validated Monday 20 March 2017

Status: Application refused Tuesday 1 August 2017

Original response from Newington Parish Council: 31 March 2017

Notification of appeal 1 November 2017

Planning Inspectorate APP/V2255/W/17/3185369. Deadline for interested party comments 29 November 2017

Appeal dismissed: 17 January 2018

***Previously discussed: for information***

**Application 19/503737/SUB Land Adjacent To 5 The Tracies Newington ME9 7TQ**

Proposal: Submission of Details to Discharge Condition 4, 5, 6,7,10,15

(From application 18/505315/FULL : Erection of 5no. detached houses with associated access and parking including detached carport to Plot 2. Application permitted Wednesday 1 May 2019)

Application received: Monday 22 July 2019

Application validated: Thursday 25 July 2019

Status: awaiting decision

**Application: 19/503819/FULL Land Adjacent To Cromas, Callaways Lane, Newington ME9 7LX**

Proposal: Erection of a detached residential dwelling (revised scheme to 18/506309/FULL).

Application received: Friday 26 July 2019

Application validated: Tuesday 6 August 2019

Status: Application permitted Monday 14 October 2019 (Removed from 10 October 2019 Planning Committee Agenda)

Application: 18/506309/FULL Cromas, Callaways Lane, Newington ME9 7LX

Proposal: Construction of a detached, single residential dwelling (resubmission of 17/503997/FULL).

Application received: Wednesday 5 December 2018

Application validated: Monday 10 December 2018

Revised plans received 11 March 2019 (SBC 8 March)

Application permitted Thursday 16 May 2019

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

Proposal: Construction of a detached, single residential dwelling.  
 Application received: Tuesday 1 August 2017  
 Application validated: Tuesday 7 February 2017  
 Status: Application permitted: Tuesday 22 August  
 Status: Application refused : Monday 16 October 2017  
 Appeal to Planning Inspectorate  
 Appeal refused: 26 October 2018  
Application: 17/500525/FULL Cromac, Callaways Lane, Newington ME9 7LX  
 Proposal: Construction of a single residential dwelling  
 Application received: Tuesday 31 January 2017  
 Application validated: Tuesday 7 February 2017  
 Status: Application permitted: Tuesday 27 June 2017  
Application: 16/504504/FULL Cromas, Callaways Lane, Newington ME9 7LX  
 Proposal: Construction of a single, detached residential dwelling.  
 Application received: Wednesday 25 May 2016  
 Application validated: Wednesday 25 May 2016  
 Status: Application withdrawn Tuesday 31 January 2017

### Application: 19/502206/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for the erection of a first floor rear extension, loft extension and lean to roof at front and side of dwelling (resubmission of 18/502531/FULL).

Application received: Tuesday 30 April 2019

Application validated: Tuesday 25 June 2019

Status: Application refused Wednesday 14 August 2019

Application: 18/502531/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Erection of a first floor rear extension and loft extension with front dormer (Retrospective works to 16/503414/FULL).

Application received: Thursday 10 May 2018

Application validated: Tuesday 3 July 2018

Status: Application refused Wednesday 6 February 2019

23 July notification of revised details

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: Application permitted 27 July 2018

### Application 19/503203/FULL Land At 6 Ellens Place, Boyces Hill, Newington ME9 7JG

Proposal: Erection of a chalet bungalow with detached garage. Creation of new vehicular access and erection of a detached garage to serve no. 6.

Application received: Friday 21 June 2019

Application validated: Friday 21 June 2019

Status: awaiting decision

### Application: 19/503564/FULL Wormdale Farm, Wormdale Hill, Newington ME9 7PX

Proposal: Erection of steel frame portal building infill between two existing buildings.

Application received: Friday 12 July 2019

Application validated: Thursday 18 July 2019

Status: Application permitted Wednesday 2 October 2019

*(18 June Swale Design Review Panel meeting: Proposed residential development – Land at Ellen’s Place, Newington. Followed by Community Consultation Mail-out)  
 15 July – Design Review Panel confidential report*

Application: 19/500029/FULL Land Rear Of 132 High Street, Newington ME9 7JH

Proposal: Erection of a 4 bedroom detached dwelling and associated carport/garage.  
 Application received: Thursday 3 January 2019  
 Application validated: Monday 28 January 2019  
 Status: awaiting decision

Application Number SW/16/507594/RVAR (KCC/SW/0526/2018) Paradise Farm, Lower Hartlip Road, Hartlip, Sittingbourne ME9 7SR

Proposal:

Details of Site Access Road and Internal Haul Road (Condition 13a), Weighbridge Details (Condition 13b), Fencing and Gates (Condition 13c), Staff Facilities and Parking (Condition 13d and 13e), Electricity Supply for Staff Facilities (Condition 13f), Complaints Procedure (Condition 14), Traffic Management Plan (Condition 27), PROW Management Plan (Condition 28), Noise Management Plan (Condition 34), Dust Management Plan (Condition 35), Sustainable Surface Water Drainage Scheme (Condition 37), Programme of Archaeological Works (Condition 40), Arboricultural Method Statement (Condition 54) and Aftercare Scheme (Condition 56) pursuant to planning permission reference SW/16/507594

Date Valid: 21 December 2018

Consultation Expiry 30 January 2019. Response sent 28 January

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

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)

Email from KCC Principal Planning Officer 18 April 2019

We are still awaiting further information from the applicant to issues raised by consultees and myself. I expect to receive this shortly. We will then reconsult relevant consultees (including the Parish Councils) before determining the submission. I hope this assists

Application approved 18 July 2019

18/500767/FULL Newington Working Mens Club, High Street, ME9 7JL

*Proposal: Variation of Condition 2 and removal of Condition 11 of application 17/504342/FULL (Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised scheme). (Vary Condition 2 to include reference to 'Titan-Sonair' ventilation system to bedrooms and dining room fronting the high street.)*

Application received Wednesday 7 February 2018

Application validated: Wednesday 14 March 2018

Decision: application refused Tuesday 12 June 2018

Appeal lodged with Planning Inspectorate: 24 January 2019

Appeal decision 5 July 2019 – appeal allowed (but...*'I conclude that Condition 11 should not be removed, but should be varied to simply require that all windows on the front façade of the block fronting onto the High Street shall be non-openable only. I do not agree that Condition 2 should be varied and this element of the appeal fails'*)

Update from Planning Officer and Enforcement officer requested 22 October 2019

## *Not in Newington*

### 19/503293/FULL: Car Showroom, London Road, Upchurch ME9 7PD

Proposal: Change of use of auto showroom and workshop (Sui Generis) to a banqueting hall, including food processing and distribution (Class D2 and B2), including the creation of a mezzanine floor and alterations to fenestration. | Car Showroom London Road Upchurch Sittingbourne Kent ME9 7PD

Application received: Wednesday 16 June 2019

Application validated: Wednesday 17 July 2019

Status: Application refused Wednesday 11 September 2019

Resubmitted

Application received: Monday 16 September 2019

Application validated: Tuesday 17 September 2019

Status: Awaiting decision

### Application: 18/505060/ADJ (Alternative reference: 18/504836/EIOUT) Binbury Park, Detling Hill, Detling, Maidstone, Kent

Proposal: Adjoining Authority Consultation from Maidstone Borough Council for Outline application (with all matters reserved apart from access) for the erection of up to 1,750 dwellings including affordable housing, 46,000 sq.m of commercial space, a hotel, a local centre, a new primary school, a park and ride facility, strategic highways improvements including new Kent Showground access/egress, accesses/roads including a new bridleway bridge, parking, associated open space, landscaping, services, and Sustainable Drainage Systems. In addition the proposals include a publicly-accessible country park including the Binbury Motte and Bailey Castle Scheduled Ancient Monument.

Application received: Friday 28 September 2018

Application validated: Friday 28 September 2018

Status: (SBC Response – No objections – 18 December 2018) awaiting decision

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
24 October 2019

## ***Appendix: Responses sent following 24 September Newington Parish Council Meeting***

### Application: 19/503528/FULL The Vicarage, Church Lane, Newington, ME9 7JU

Proposal: Demolition of existing garage, outbuilding and boundary wall. Erection of 3no. detached, three bedroom dwellings with associated landscaping, parking and access.

Response sent: Councillors have considered the application and object to the proposal for the following reasons:

- We appreciate that this is a smaller development than the 2014, withdrawn proposals and has some improved features on the proposal approved in 2017. However this is still a scheme aimed to improve diocesan finances rather than to bring any parochial benefits.
- The current house is in a setting appropriate to its size, and fitting as the residence of the Rector responsible for six parishes.

- It would increase the traffic in Church Lane on which there are daily traffic jams, especially at start and end of the school day.
- There has been a cumulative build-up of traffic with Parsonage Farm having been developed since the approval of the earlier application. This proposal would make matters worse.
- This scheme will increase parking problems in Church Lane for existing residents
- There would be adverse impact on air quality;
- The development would presumably be windfall as it does not appear in the Local Plan

Application: 19/504153/FULL Land Rear Of 148 High Street, Newington ME9 7JH

Proposal: Conversion of former agricultural barn to a dwellinghouse, including demolition of existing feed and bedding stores and erection of a single storey extension to form an annexe, with associated car parking and access driveway.

Response sent: Councillors have considered the application and note that work on the car park has already started. Newington Parish Council objects to the proposal for the following reasons:

- We believe the principles listed in the planning inspectorate January 2018 refusal for 3 dwellings on the site apply to this development and give clear grounds for refusal.
- We note the reason for the withdrawal of application 19/503512/PNQCLA for change of use from agricultural building was because the building was not in agricultural use.
- We note the, already approved, 18/505119/FULL application for a granny annex on the site, which we understand is currently occupied by and elderly relative
- The Design and Access Statement says that this application is for the conversion of the existing barn; in fact it is for the demolition of the dilapidated barn and for a new building in the general area.
- The Design and Access Statement says the proposed building would 'provide integral annexe accommodation for an elderly dependent relative'. The building is clearly for an additional, new, separate four bedroom dwelling house to include one room of annexe accommodation – in addition to the 'granny annexe' already build.
- There is nothing linking the proposed building to the existing house and so do not believe it meets the criteria of 'annexe' and question the relevance of the reference to 'former agricultural barn'. There is no evidence that the proposed building would maintain any future connection to the existing house at 148 High Street.
- The proposal would increase traffic adding to the issue of poor air quality on the A2;
- The proposed site is outside the agreed built-up area in Newington
- The access to the site is narrow.

Stephen Harvey  
 Chair of Newington Parish Council Planning Committee  
 24 October 2019