

Planning Report for 23 April 2019 Newington Parish Council Meeting

This month's applications

Application: 19/501514/FULL Delucy House 2 Blaxland Grange Newington ME9 7FG

Proposal: Erection of a first floor side extension

Application received: Monday 25 March 2019

Application validated: Wednesday 27 March 2019

Status: awaiting decision

Application: 19/501671/FULL Throwley,, Keycol Hill, Bobbing, ME9 8NA

Proposal:: Erection of a new garage/carriage house at the front of the property

Application received: Tuesday 2 April 2019

Application validated: Monday 8 April 2019

Status: awaiting decision

Application: 19/501805/FULL The Vallance, Callaways Lane, Newington ME9 7LU

Proposal: Erection of single storey rear extension, alterations to the existing adjoining single storey rear projection roof. Conversion of existing integral garage into habitable space, along with internal alterations and changes to fenestration (Revised scheme to 18/501887/FULL)

Application received: Monday 8 April 2019

Application validated: Monday 8 April 2019

Status: awaiting decision

From last month

Application: 19/500844/FULL Land At Callaways Lane, Newington ME97LU

Proposal: Minor material amendment to condition 2 and removal of condition 5 of 18/503564/FULL (Erection of a four bedroom detached dwelling with a double garage/ store parking barn with associated courtyard and access.) to allow garage wall finish to be changed to brick to match the dwelling, and the use of UPVC windows, doors, fascias, bargeboards, etc, rather than timber.

Application received: Wednesday 20 February 2019

Application validated: Tuesday 26 February 2019

Status: Application permitted Tuesday 15 April 2019

Application: 18/506309/FULL Land Adjacent To 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

Status: awaiting decision

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

Status: awaiting decision

Revised plans received 11 March 2019 (SBC 8 March)

Previously discussed: for information

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

Not in Newington

Application: MC/19/0188 Orchard Kennels, Meresborough Road, Rainham

Proposal: Outline planning application with some matters reserved (access, appearance and scale) for the development of up to 130 residential dwellings with associated parking and open space

Application received: Monday 23 January 2019

Application validated: Monday 4 February 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)

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: 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.

Not in Newington**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: awaiting decision

Appeals to the Planning Inspectorate**Application 18/502834/FULL Lodge Farm, Old House Lane, Hartlip ME9 &SN**

Proposal: Removal of condition 2 of application reference SW/98/0796 (Agricultural dwelling)
The Planning Inspectorate/Secretary of State has decided that the appeal will be determined on the basis of Written Representations.

Notification 15 March 2019

Deadline for comments 18 April 2019

PINS reference APP/V2255/W/19/3221958

Application: 17/504342/FULL Newington Working Mens 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

24 January 2019 notification of appeal lodged with Planning Inspectorate

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.)

Reason: The Council has refused permission for this application.

PINS reference: APP/V2255/W/18/3209727

The appeal will be determined on the basis of Written Representations.

Comments sent 19 February 2019

Application: 18/505431/FULL : Ashfield Court Farm, School Lane, Newington .

Proposal: Conversion and single storey rear extension of existing triple garage together with ramped access to create an annexe for a dependent elderly relative.

Planning Inspectorate Appeal Reference Number: APP/V2255/D/19/3223271

Appeal Starting date: 20 March 2019

In the Court of Appeal, Civil Division

Order made by the Rt. Hon. Lord Justice Lindblom

'On consideration of the appellant's notice and accompanying documents, but without an oral hearing, in respect of an application for permission to appeal, against the refusal of the High Court to apply for a planning statutory review'

Reasons: 'The applicant's grounds are properly arguable and have a sufficient prospect of success to justify permission to appeal being granted'

Gladman Developments Limited – and – The Secretary of State for Communities and Local Government – and – Swale Borough Council – and – CPRE Kent.

Order dated 5 October 2018 Reference: C1/2017/3476

('float date' 8 or 9 May 2019)

Stephen Harvey

Chair of Newington Parish Council Planning Committee

18 April 2019

Appendix: Responses sent following 26 March Newington Parish Council Meeting

Application: 19/500844/FULL Land At Callaways Lane, Newington ME97LU

Proposal: Minor material amendment to condition 2 and removal of condition 5 of 18/503564/FULL (Erection of a four bedroom detached dwelling with a double garage/ store parking barn with associated courtyard and access.) to allow garage wall finish to be changed to brick to match the dwelling, and the use of UPVC windows, doors, fascias, bargeboards, etc, rather than timber.

Response sent: Councillors considered the proposal and had no objections to the amendments. The Parish Council is aware currently of a dispute over the ownership boundaries of this land and is seeking further information.

Application: 18/506309/FULL Land Adjacent To 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

Status: awaiting decision

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

Status: awaiting decision

Revised plans received 11 March 2019 (SBC 8 March)

Response sent: Councillors have considered the revised plans and whilst the Council accepts the decision to grant planning permission, in spite of objections from the parish council and neighbours it objects to the revised plans on the grounds of safety as the driveway opens onto a bridleway which is well used by pedestrians and riders with occasional vehicular access to stables .

Application 18/502834/FULL Lodge Farm, Old House Lane, Hartlip ME9 &SN

Proposal: Removal of condition 2 of application reference SW/98/0796 (Agricultural dwelling)
The Planning Inspectorate/Secretary of State has decided that the appeal will be determined on the basis of Written Representations.

Notification 15 March 2019

Deadline for comments 18 April 2019

PINS reference APP/V2255/W/19/3221958

Response sent:

Newington Parish Council urges the planning inspectorate to reject this appeal. We wish to restate our opposition to the application to remove the conditions as the Council is keen to see agriculture continue in the area and there is a need for dwellings for agricultural workers.

Application: 18/505431/FULL Ashfield Court Farm, School Lane, Newington ME9 7LB

Proposal: Conversion and single storey rear extension of existing triple garage together with ramped access to create an annexe for a dependent elderly relative.

Application received: Wednesday 17 October 2018

Application validated: Friday 19 October 2018

Status: Application refused 14 December 2018

Planning Inspectorate Appeal Reference Number: APP/V2255/D/19/3223271

Appeal Starting date: 20 March 2019

(agreed via email with members of Planning Committee as notification received too late for inclusion in 26 March Newington Parish Council meeting)

No further response sent

Stephen Harvey
Chair of Newington Parish Council Planning Committee
18 April 2019