

Planning Report for 10 December 2019 Newington Parish Council Meeting

This month's applications

Application: 19/505848/FULL 3 Red Robin Cottages, Callaways Lane, Newington ME9 7LU

Proposal: Erection of single storey front extension. Part demolition of existing single storey rear and erection of part two storey, part single storey rear extension, loft conversion including roof alterations and rear dormer.

Application Received: Friday 15 November 2019

Application Validated: Tuesday 26 November 2019

Status: Awaiting decision

Application: 19/505786/FULL 53-57 High Street, Newington ME9 7JJ

Proposal: Conversion of existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side and rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade and associated internal alterations.

Application Received: Tuesday 19 November 2019

Application Validated: Wednesday 27 November 2019

Status: Awaiting decision

Application: 19/505787/LBC

Proposal: Listed Building Consent for internal alterations to existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side/rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade.

Application Received: Tuesday 19 November 2019

Application Validated: Wednesday 27 November 2019

Status: Awaiting decision

Application: 19/505891/FULL Newington Recreation Ground, Orchard Drive, Newington ME9 7NH

Proposal: Retrospective application for 2.4m green mesh fencing approximately 13m long at end of ball court, to protect users of children's play area from stray balls.

Application Received: Monday 25 19 November 2019

Application Validated: Wednesday 27 November 2019

Status: Awaiting decision

From last month

Application: 19/505301/FULL Co-op Supermarket, 37 High Street, ME9 7J

Proposal: Installation of new external coldrooms on concrete base at the side of the property, including erection of a timber frame canopy over and clear polycarbonate roof covering. Creation of a new plant area at the rear using palisade fence and reconfiguration of existing loading bay and steps. Existing high level plant to be removed.

Application received: Tuesday 22 October 2019

Application validated: Thursday 7 November 2019

Status: awaiting decision

Co-op Supermarket, 37 High Street, ME9 7J

Application to vary the licensable hours from Monday to Sunday 07:00 – 23:00 to Monday to Sunday 06:00 – 23:00. In all other respects the licence remains the same.

Consultation ends pm 13 December 2019

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: Application permitted Friday 25 October 2019

Application: 19/505596/FULL Land Rear Of 148 High Street High Street, ME9 7JH

Proposal: Conversion of former agricultural barn and associated lightweight structure to a dwelling house with furniture restoration workshop and home office, associated storage, car parking and access driveway (Resubmission of 19/504153/FULL).

Application received: Friday 8 November 2019

Application validated: Friday 8 November 2019

Status: awaiting decision

Application: 19/505566/FULL 15 Wickham Close, Newington ME9 7NT

Proposal: Proposed front porch and utility room extension

Application received: Tuesday 7 8 November 2019

Application validated: Tuesday 12 November 2019

Status: awaiting decision

Consultation on Draft Vehicle Parking Standards Supplementary Planning Document (SPD)

<https://www.swale.gov.uk/draft-car-parking-standards-consultation/>

The Council is pleased to announce that a draft Car Parking Supplementary Planning Document (SPD) on Parking Standards has recently been prepared. This consultation will begin on Thursday 7th November 2019.

This document aims to bring forward a localised car parking standard regime for the whole of Swale, with the aim of establishing a more appropriate and effective response to parking issues relating to new development across the Borough in its town centres, suburban and rural areas. This SPD will support the Council's implementation of Policy DM7 of the Bearing Fruits Local Plan 2031.

For a period of 6 weeks comments are invited from all interested persons on the draft document and its suitability for informing future planning decisions in Swale.

Previously discussed: for information

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

Revised details submitted 19 November 2019

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 19/503737/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: 19/502206/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

(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

18 November conversation with Andy Wilford, Head of Planning, Esquire Developments

14 January NPC Planning Committee Meeting to hear draft proposals

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: Application refused Wednesday 27 November 2019

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

12 November – response re request for no activity during period of gas main replacement

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

From KCC Principal Planning Officer 12 November 2019:

KCC is not able to require that no mineral working takes place during the roadworks although I am sure that Wienerberger would wish to avoid transporting brickearth during any period that the A2 is subject to roadworks if at all possible

Email: 26 November 2019: Wienerberger is currently installing the initial part of the access road behind Newington Industrial Estate in order to implement the planning permission and that other than occasional HGV deliveries of supplies to facilitate this work there should be no major impact or overlap of HGVs with the SGN works. This initial work is planned to be completed by the end of December 2019. He informs me that Wienerberger intends to install the rest of the internal haul road to the extraction areas during Spring / Summer 2020 and that no brickearth extraction is planned until Spring / Summer 2021.

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 and 5 December 2019

Not in Newington

17/505711/HYBRID Land at Wises Lane Borden Kent ME10 1GD

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 up to 560sqm GIA of "flexible use" floorspace that can be used for one or more of the following uses - A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (non-residential institutions); 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 -

Public Inquiry:

Wednesday 27 November; Thursday 28 November; and Friday 29 November - Council Chamber, Swale House, East Street, Sittingbourne, Kent ME10 3HT. Tuesday 3 December; Wednesday 4 December; Thursday 5 December; Tuesday 10 December; and Wednesday 11 December – Bobbing Village Hall, Sheppey Way, Bobbing, Nr Sittingbourne, Kent ME9 8PL. The Planning Inspector will be holding an evening meeting of the Inquiry on Thursday 28 November starting at 6pm, this will be held at Borden Village Hall, School Lane, Borden ME9 8JS. You are welcome to attend the Public Inquiry and at the Inspector's discretion you may be able to give your views. If you cannot or do not wish to attend, you can have someone attend on your behalf, giving your views in writing. Any views you have already made will be considered by the Secretary of State when determining the appeal.

19/504657/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.

Application received: Monday 16 September 2019

Application validated: Tuesday 17 September 2019

Status: Awaiting decision

Re-submission of 19/503293/FULL

Application received: Wednesday 16 June 2019

Application validated: Wednesday 17 July 2019

Status: Application refused Wednesday 11 September 2019

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
6 December 2019

Appendix: Responses sent following 26 November Newington Parish Council Meeting

Application: 19/505301/FULL Co-op Supermarket, 37 High Street, ME9 7J

Proposal: Installation of new external coldrooms on concrete base at the side of the property, including erection of a timber frame canopy over and clear polycarbonate roof covering.

Creation of a new plant area at the rear using palisade fence and reconfiguration of existing loading bay and steps. Existing high level plant to be removed.

Response sent:

Councillors have considered the application and while they welcome the investment into the Co-op, they raised the following concerns:

- -The adjacent and surrounding properties could be affected by noise and pollution
- -Customers would not be able to use the alleyway which currently provides a safe access to the shop from the car park, especially for those with children who would then have to use the narrow footpath
- -The plant could cause greater noise and reverberation

Therefore Newington Parish Council requests a noise and pollution assessment be carried out by officers so this is independent of the submissions by the applicant. Newington Parish Council will then be guided by the opinion of the planning officer whether approval should be granted or if amendments or conditions should be imposed

Application: 19/505596/FULL Land Rear Of 148 High Street High Street, ME9 7JH

Proposal: Conversion of former agricultural barn and associated lightweight structure to a dwelling house with furniture restoration workshop and home office, associated storage, car parking and access driveway (Resubmission of 19/504153/FULL).

Response sent:

Newington Parish Council maintains its objection to development at the rear of 148 High Street (NB some previous applications have been as 'Lion Farm'). Whilst we accept that this, the latest in a succession of planning applications, follows much of the footprint of the existing structure, it is not exact. New internal walls and exterior cladding and windows mean that none of the existing structure will remain, meaning it would be a new structure..

Newington Parish Council's objection to the August 2019 (19/504153/FULL) application was:

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 an 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.

The latest application seems to make no mention of an elderly dependent relative and there, again, seems to be nothing to link this proposed dwelling to the main house. The reasons for our objections, above, still stand.

The previous application (19/504153/FULL) was refused in October 2019

The proposed development would represent unjustified and unnecessary residential development within the countryside, and outside of the defined built up area boundary, in a manner harmful to the character, appearance, and intrinsic amenity value of the countryside. The proposal is therefore contrary to policies ST1, ST3, DM9, and DM14 of the adopted Swale Borough Local Plan 2017; and to the advice of paragraphs 11, 79, and 170 of the National Planning Policy Framework.

Newington Parish Council submits that the same applies to the current application

NB The response from KCC Highways and Transportation to the current application:

The use of the site, within the applied use class, should be restricted to the furniture restoration activities that have been applied for. The furniture restoration workshop is not likely to have a significant impact on traffic flows, due to the time consuming nature of the business and the limited available storage, as detailed on the submitted plans.

This refers only to the proposed business use for part of the building. No mention is made of the increased traffic likely from the dwelling house.

Newington Parish Council submits that the October 2019 reasons for refusal of the August 2019 (19/504153/FULL) apply to the current application. This would be an additional dwelling house, with no clear link to the main property, outside the accepted built-up area of the Village. Access and egress would be via a very narrow drive onto the busy A2, increasing traffic and also contributing to poor air quality in the AQMA.

Application: 19/505566/FULL 15 Wickham Close, Newington ME9 7NT

Proposal: Proposed front porch and utility room extension

Response sent: Councillors have considered the application and had no comments to make save that neighbours' comments be taken in consideration.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
6 December 2019