

## Planning Report for 26 November 2019 Newington Parish Council Meeting

### *This month's applications*

#### 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: 19/505596/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.

## *From last month*

### *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: Application refused Monday 11 November 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: 19/504827/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

## *Previously discussed: for information*

#### 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

### 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: Application refused Monday 18 November 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*

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

### 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

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. Although I have yet to be given a specific date for the commencement of works at Paradise Farm, it is my understanding that the planning permission will be implemented by works on the access / haul road early next year (and certainly before 5 May 2020). Since brickearth remains to be extracted at Orchard Farm, I do not believe that there is any urgency for Wienerberger to actually remove mineral from Paradise Farm. However, if the A2 roadworks are programmed for the early part of 2020, it may be that some conflict with vehicles associated with creating the access / haul road will be unavoidable. Notwithstanding this, if you or others can provide dates for the proposed roadworks on the A2 (and ideally some idea of the general location on the A2) I would be happy to relay the information to Wienerberger and seek reassurance on the matter

### 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*

### 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. Tuesday 3 December; Wednesday 4 December; Thursday 5 December; Tuesday 10 December; and Wednesday 11 December – Bobbing Village Hall. The Planning Inspector will be holding an evening meeting of the Inquiry on Thursday 28 November 6pm, at Borden Village Hall.

### 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

19/504657/FULL Address: 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. (Resubmission of 19/503293/FULL)

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  
21 November 2019

## ***Appendix: Responses sent following 29 October Newington Parish Council Meeting***

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

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

Response sent: Newington Parish Council has considered the application and regrets that is a retrospective application. Councillors are concerned about the size of the shed and the obtrusive nature of it. If permitted, the proposal should only be a games room and not for habitable use.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
21 November 2019