

Planning Report for 29 January 2019 Newington Parish Council Meeting

This month's applications

Application:: 18/506279/FULL Orchard Cottage, Keycol Hill, Bobbing, ME9 8NE

Proposal: Conversion of existing garage to provide extra ancillary living space, with the relocation of workshop to combined study space. (Revision of 18/502040/FULL).

Application received: Monday 3 December 2018

Application validated: Monday 10 December 2018

Status: awaiting decision

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

Application: 19/500177/FULL 15 School Lane, Newington ME9 7LB

Proposal: First floor rear extension and garage conversion to habitable space with linked side extension.

Application received: Monday 14 January 2019

Application validated: Monday 21 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)

From last month

Application: 18/505516/FULL Mayfield House, London Road, Newington ME9 7TW

Proposal: Demolition of a front porch. Erection of a single storey rear extension and internal alterations (Revision to 18/502912/FULL).

Application received: Monday 22 October 2018

Application validated: Wednesday 21 November 2018

Status: Application permitted Monday 14 January 2019

Previously discussed: for information

Application: 18/505119/FULL 148 High Street, Newington ME9.7JH

Proposal: Erection of granny annexe in rear garden.

Application received: Monday 1 October 2018

Application validated: Thursday 8 November 2018

Status: awaiting decision

Application: 18/505142/FULL 43 Church Lane, Newington ME9 7JT

Proposal: Extension to the existing permitted development rear extension, including alterations to the roof.

Application received: Tuesday 2 October 2018

Application validated: Wednesday 7 November 2018

Status: Application permitted Wednesday 19 December 2018

Application: 18/504230/FULL Land At Mill Hill, Upchurch ME9 7PE

Proposal: Erection of 4no. stables, tack room, feed store and wash down room and construction of a 20m x 60m manege for private use and for two schooling livery clients

Application received: Friday 10 August 2018

Application validated: Monday 24 September 2018

Status: Application permitted Tuesday 18 December 2018

Application: 18/505315/FULL Land At The Tracies, Newington ME9 7TQ

Proposal: Erection of 5no. detached houses with associated access and parking including detached carport to Plot 2.

Application received: Wednesday 10 October 2018

Application validated: Friday 12 October 2018

Status: Application approved (Swale Borough Council Planning Committee Thursday 10 January 2019 14 for; 1 against; 1 abstention)

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

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: awaiting decision

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: 17/506569/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: 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: 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 due by 21 February 2019

Application: 17/506345/FULL Building at Keycol Farm, Keycol Hill, Bobbing ME9 7LG // ME9 8NA

Proposal: Demolition of pole barn attached to northern elevation and conversion of a former agricultural building into two dwellings with associated access and parking and as amended by drawing number 21187 PL06 Rev received 28.02.2018.

To be determined on the basis of written representations

Planning Inspectorate ref: APP/V2255/W/18/3205056

Deadline for comments 1 November 2018

Appeal Dismissed – Report date 14 December 2018

Application: 17/506345/FULL Building at Keycol Farm, Keycol Hill, Bobbing ME9 7LG // ME9 8NA

Proposal: Demolition of pole barn attached to northern elevation and conversion of a former agricultural building into two dwellings with associated access and parking |Building At Keycol Farm Keycol Hill Bobbing Sittingbourne Kent ME9 8NA

Application received Thursday 7 December 2017

Application validated: Thursday 14 December 2017

Status: Application refused 4 April 2018

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)

Not in Newington

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: Swale Borough council Planning Committee Wednesday 30 January 2019

Stephen Harvey

Chair of Newington Parish Council Planning Committee

28 January 2019

Appendix: Responses sent following 11 December Newington Parish Council Meeting

Application: 18/505516/FULL Mayfield House, London Road, Newington ME9 7TW

Proposal: Demolition of a front porch. Erection of a single storey rear extension and internal alterations (Revision to 18/502912/FULL).

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

APPLICATION NO: SW/16/507594/RVAR

**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

LOCATION: Paradise Farm, Lower Hartlip Road, Hartlip, Sittingbourne, Kent ME9 7SR

Thank you for the invitation to comment on the proposals.

Members of Newington Parish Council met with colleagues from Hartlip and Bobbing Parish Councils and also the Midkent Environmental Health Manager and Air Quality Project Officer to discuss these proposals on 24 January.

Please note that the information letter was sent by KCC in error to Newington near Folkestone and that no notification has been received by Bobbing Parish Council despite the fact that the proposed HGV Routing map shows lorries passing through the A2 and A249 through Bobbing parish; they knew nothing until Newington PC invited them to the 24 January meeting.

Re Condition 14 Complaints Procedure

During the public exhibition in spring 2016 representatives of Wienerberger gave assurances of a local monitoring group for those affected (residents, KCC, Hartlip, Newington and Bobbing parish councils)

Condition 14 proposes all complaints be dealt with by the site manager or deputy (investigating officer, prosecutor, defence, jury and judge!!). This is not acceptable. We request a local group be established to discuss and deal with concerns and complaints.

We request clear details of a contact for KCC Enforcement for use if/when problems arise.

Re Condition 25 Dust Management Plan

We note with concern 8.4 '*there are no standards or limits for nuisance or deposition dust and therefore for total deposited dust*'

The '6.0 Dust emission prevention measures' do little to relieve this concern. Proposals seem vague:

- Visual checks on wheels and bodies of HGVs leaving site
- Access to road brush (on-hire) for use during dusty/muddy conditions
- Regular removal of any accidentally spilled materials from haul roads

We are concerned about the lack of detail of how much mud or dust is deemed acceptable. The need to hire a road brush will inevitably mean a delay between spillage and clean-up: this is not acceptable.

Newington Parish Council requests details of proposals for regular sweeping of roads (Lower Hartlip Lane, A2 through Newington and Bobbing, and A249) during extraction periods.

We also request clear details of a contact for KCC Enforcement for use if/when problems arise.

Re condition 27 Traffic Management Plan

Wienerberger's original submission made clear '43 loads of brickearth (85 HGV movements) would be exported from the site each working day based on 20t payloads and a 5.5 working week. This assumes a "worst-case" 10 week extraction period and would equate to about 7 HGV movements each hour during the proposed 12 hour day' ie 4675 additional movements a year. NB the Condition 27 proposals state 10-12 weeks.

Many of the proposals are aspirational and vague

- 'All Contractors are required to provide details of their proposed timings'
- 'Site traffic will aim to avoid the peak hours (typically 08.00-09.00 and 17.00-18.00)'
- 'Road sweeping to clean the site and surrounding adjacent roads' - How frequent?
- 'Wheel washing facility' to prevent mud etc ' - is this for each lorry leaving the site?

Newington Parish Council requests that all vehicles should be owned and operated by Wienerberger and to euro6 standard.

If the company insists on using individual contractors the euro6 standard should be a requirement and strictly enforced.

We ask that avoidance of rush-hour times should be a strict condition (NB Friday is waste collection day in this area – already a cause of traffic problems and Fridays (until 14.00 should therefore be avoided)

We ask for a schedule for road sweeping to be submitted and monitored

We ask that all lorries are subject to wheel washing on leaving the extraction site

We request clear details of a contact for KCC Enforcement for use if/when problems arise.

The proposed 4675 pa lorry movements would pass through the AQMA of Newington and the 'pinch-point' (narrowest point of the entire A2) and a second area of restricted width (due to pavement parking) on Keycol Hill in Bobbing

The A2 in Newington is subject to numerous incidents of disruption for road repairs.

Currently a number of loose fitting manhole and drain covers cause concern – and noise to neighbours. We request a programme of repairs be carried out before any extraction from the Paradise Farm site is permitted to commence. This will reduce the need for any emergency repairs that will cause disruption to all.

We accept that this is the proposed route is the 'least bad' option. It should be a requirement that at no time lorries will be permitted to find alternative 'back lane' routes in order to avoid any holdups or closures on the A2/A249.

Newington Parish Council has concerns about elements of most of the condition documents proposed by Wienerberger; We have chosen to comment only on those that most directly affect this village. We endorse the comments made by Hartlip Parish Council.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
28 January 2019