

Planning Report for 30 March 2021 Newington Parish Council Meeting

This month's applications

Application: 21/501157/FULL Bardfield Barn, London Road, Newington ME9 7TW

Proposal: Section 73 - Application for variation of condition 10 (amended plans) pursuant to 20/504184/FULL for - Erection of a car port and home office (Class E) with associated hardstanding.

Application received: Wednesday 3 March 2021

Application validated: Monday 8 March 2021

Additional information Friday 12 March 2021.

Status: awaiting decision

Application: 21/500971/FULL The Vallance, Callaways Lane, Newington ME9 7LU

Proposal: Erection of a single storey rear extension to existing dwelling house with other associated external works.

Application received: Wednesday 3 March 2021

Application validated: Tuesday 23 February 2021

Additional information Wednesday 10 March 2021.

Status: awaiting decision

Not in Newington

NB 23 March 2021 email from Esquire Developments Land at Hill Farm, Bobbing

Application: 18/500258/FULL Land At Hill Farm, Bobbing Hill, Bobbing ME9 8NY

Proposal: The provision of a 3 unit accommodation building, car park and outdoor event space, the erection of 20 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping.

Application Received: Monday 18 January 2018

Application Validated: Wednesday 7 February 2018

Status: Application permitted Wednesday 7 November 2018

From last month

Application: 21/500013/FULL Trimsaran, Keycol Hill, Kent ME9 8NA

Proposal: . Replace cladding and addition of render to all sides of the property. Partial demolition of the front boundary wall with a new driveway and extension to the existing dropped kerb.(Part retrospective)

Application received: Monday 4 January 2021

Application validated: Friday 22 January 2021

Status: Application permitted Friday 12 March 2021

Application: 21/500284/FULL Snakesbury, Iwade Road, Newington ME9 7JY

Proposal: Conversion of garage to a workshop and home office, including replacement of roof and insertion of 3no. windows to side and 2no. rooflights. Partial demolition of existing stable building and erection of access stairs to garden.

Change of description 12 February 2021

Proposal: Conversion of garage to a workshop and home office, including addition of render to external walls, replacement of roof, door and windows and insertion of 3no. windows to side and 2no. rooflights. Partial demolition of existing stable building, replacement of front boundary fence and erection of access stairs to garden.

Application received: Tuesday 19 January 2021

Application validated: Monday 8 February 2021

Status: awaiting decision

Local Plan Review

Discussed at 2 February NPC Planning Committee meeting

See *appendix below*

Appeal to the Planning Inspectorate

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 Enforcement Officer February, March, May 2020

26 June 2020 update from planning enforcement

19 October 2020 further verbal update

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

Appeal notification 17 December 2019 PINS reference: APP/V2255/D/19/3240474

Start date 16 December 2019 – Written representations procedure

10 February 2020 –Appeal decision – appeal dismissed

21 May 2020 update from planning enforcement

Further verbal update October 2020

SBC Planning Committee 4 March 2021 Enforcement notice for demolition of the extension (within 12 months)

Previously discussed: for information

Application: 20/505059/FULL: Willow Trees, 111 High Street, Newington ME9 7JJ

Proposal: Demolition of existing chalet bungalow and erection of 20 dwellings (4 x two bedrooms and 14 x three-bedrooms and 2 x four-bedrooms) with associated access, parking, amenity and landscaping.

Application received: Tuesday 27 October 2020

Application validated: Friday 8 January 2021

Status: awaiting decision

Application: 20/505442/LDCEX 67 High Street, Newington ME9 7JJ

Proposal: Lawful Development Certificate to establish the existing use of the MOT service centre/garage.

Application received: Monday 16 November 2020

Application validated: Wednesday 18 November 2020

Status: awaiting decision

Application: 20/501475/FULL Land Rear Of Eden Meadow, High Street Newington ME9 7JH

Revised Proposal: Erection of 35 No. residential dwellings including affordable housing and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street.

Notification by letter from Swale Borough Council dated 25 September 2020

'We have received revised details concerning this application.

Amended Plan and Additional information received 17.09.20'

Original Proposal: Erection of 40 No. residential dwellings including affordable housing and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street

Application received: Thursday 26 March 2020

Application validated: Monday 30 March 2020

Status: awaiting decision

(18 June 2019 Swale Design Review Panel meeting: Proposed residential development – Land at Ellen's Place, Newington. Followed by Community Consultation Mail-out

15 July 2019 – Design Review Panel confidential report

18 November 2019 conversation with Andy Wilford, Head of Planning, Esquire Developments

14 January 2020 NPC Planning Committee Meeting to hear draft proposals)

9 April 2020 Newington Parish Council Planning Committee meeting – unanimous decision to oppose the application

15 April 2020 response published on Midkent planning portal and NBC website

Not in Newington

Not in Newington

Application: MC/20/2358 Rainham Bootfairs, South Bush Lane, Rainham ME8 8PS

Proposal: Change of use from agricultural land to a mixed use of agriculture and leisure activities including 6 days of bootfairs and 331 days for outdoor/drive in cinema, open air theatres/circus, weddings, motoring shows/events over and above the number of days allowed as permitted development under Schedule 2, Part 4, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application Received: Friday 25 September 2020

Application validated: Wednesday 14 October 2020

Status: Withdrawn by applicant Friday 4 December 2020

Application: 20/502218/OUT Home Farm, Breach Lane, Lower Halstow ME9 7DB

Proposal: Outline Application with all matters reserved for the proposed development of six houses and three bungalows.

Application received: Tuesday 26 May 2020

Application validated: Thursday 28 May 2020

Status: Awaiting decision

Application: 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 Planning Inquiry: November-December 2019

13 February 2020 notification that Inspector's report sent to Secretary of State for consideration Decision to be issued on or before 18 May 2020

Letter 18 May 2020 'regrettably, the Secretary of State will not be in a position to publish a decision by this date.'

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
25 March 2021

Appendix: Responses sent following 23 February 2021 Newington Parish Council Meeting

Application: 21/500013/FULL Trimsaran, Keycol Hill, Kent ME9 8NA

Proposal: . Replace cladding and addition of render to all sides of the property. Partial demolition of the front boundary wall with a new driveway and extension to the existing dropped kerb.(Part retrospective)

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

Application: 21/500284/FULL Snakesbury, Iwade Road, Newington ME9 7JY

Proposal: Conversion of garage to a workshop and home office, including addition of render to external walls, replacement of roof, door and windows and insertion of 3no. windows to side and 2no. rooflights. Partial demolition of existing stable building, replacement of front boundary fence and erection of access stairs to garden.

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

DRAFT RESPONSE ON LOCAL PLAN REVIEW AS DISCUSSED AT 2 FEBRUARY NPC PLANNING COMMITTEE MEETING

Swale Borough Local Plan Review (Regulation 19) Pre-submission Consultation

Newington Parish Council has considered the Swale Borough Local Plan Review (Reg 19) and noted that the draft review does not allocate housing in Newington. This is in line with the decision of the Local Plan Panel in October 2020.

The previous Local Plan had 85% of development in Swale designated to the Thames Gateway area and 15% in the east of the borough. When examining the Plan, the Planning Inspector said that there was no justification for this. Parish Councillors acknowledged that the Swale Local Planning Authority has accepted the points made by the Planning Inspector and believe this new plan goes some way to address that point and redress the previous inequalities.

The Parish Council welcomes the revised parking standards which are an improvement, but respectfully submits that this has not gone far enough: for example, we believe a one-bedroom unit should have two spaces; a two- bedroom unit should have three and a three or four- bedroom unit should have at least four parking spaces wit garages not counting towards that allocation.

Following the death of Ella Kissi-Debrah in February 2013, in December 2020 the Coroner ruled that it had been caused by acute respiratory failure, severe asthma and air pollution exposure Swale Borough Council should be applauded for taking air quality seriously as a major reason for poor health. The Parish Council is pleased that Newington will soon have a new air quality monitoring station operating but does not share the optimism that the population will immediately move over to electric vehicles.

Newington Parish Council is keen to see that Swale Borough Council should work with its neighbouring authorities, especially where AQMAs are close to its border.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
25 March 2021