

Planning Report for 27 August 2024 Newington Parish Council Meeting

This month's applications

None

From last month

24/502295/FULL 4 Church View Cottages, Boxted Lane, Newington ME9 7LD

Proposal: Erection of a timber framed and wood cladded building with a concrete base and a tin roof for storage of forestry and agricultural equipment and animal feed.

Application validated: Friday 5 July 2024

Amended plans: Thursday 22 August 2024

Status: Awaiting decision

Application: 24/501988/FULL Tenby House, Keycol Hill, Bobbing ME9 7LG

Proposal: Conversion of outbuilding to form annexe accommodation for habitable living (ancillary use) including part demolition, erection of chimney and alterations to fenestration

Application validated: Wednesday 26 June 2024

(Revised details sent 27 June 2024)

Status: Awaiting decision

Previously discussed: for information

Application: 24/502425/FULL Cherrymere, Keycol Hill, Bobbing ME9 7LG

Proposal: Bungalow loft conversion to include insertion of dormers and rear gabled roof. Demolition of existing garage and construction of new garage

Application validated: Friday 14 June 2024

Status: Application refused Wednesday 7 August 2024

Application: 24/502249/FULL The Wharry, Keycol Hill, Bobbing ME9 8NE

Proposal: Erection of a single storey rear and side extension.

Application validated Thursday 6 June 2024

Status: Application permitted Wednesday 21 August 2024

Application: 24/502206/FULL Fir View, 111 London Road, Newington ME9 7RH

Proposal: Section 73 - Application for removal of condition 6 (fence and trellis to boundary with no. 109 London Road) pursuant to 16/508699/FULL for - Change of use of land to a private gypsy and traveller caravan site consisting of 2 no. pitches each containing 1 no. mobile home and 1 no. touring caravan, car parking and associated development.

Application validated: Friday 31 May 2024

Status: awaiting decision – paused while appeal (below) in progress

16/508699/FULL (text as above)

Application validated: Wednesday 14 May 2017

Application approved: Wednesday 13 June 2018

Application: 24/500761/REM 128 High Street, Newington ME9 7JH

Approval of reserved matters (Appearance, Layout, Scale and Landscaping sought) for erection of 46no. residential dwellings, with access from A2 High Street, pursuant to 21/505722/OUT.

Application validated: Friday 13 February 2024

Notification of revised details 9 July 2024

Status: Application approved Thursday 22 August 2024

Application: 24/500781/FULL Snakesbury Cottage, Iwade Road, Newington ME9 7JY

Proposal: Conversion of existing barn to holiday accommodation with car port and cycle store.

Application validated: Monday 26 February 2024

Status: Awaiting decision

Application: 24/500900/FULL Land At School Lane, Newington ME9 7JU

Proposal: Section 73 - Application for minor material amendment to approved plans condition 2 (to allow changes to the layout and fenestration of plots 13, 20 and 21) pursuant to 21/504028/FULL for - Erection of 25no. residential dwellings and the provision of a 20 space staff car park and 20 space pupil pick-up/drop-off area for Newington C of E Primary School, together with associated access, landscaping, drainage and infrastructure works.

Application validated: Tuesday 5 March 2024

Status: Application approved Tuesday 4 June 2024

Application: 24/500172/SUB Land To The South West School Lane Newington ME9 7JU

Submission of details to discharge condition 3 - Construction Environmental Management Plan, Subject to 21/504028/FULL

Application Validated: Wednesday 17 January 2024

Status: Application refused Monday 10 June 2024

NB Planning Enforcement notified of breach of condition 2 July 2024

Instruction to 'cease all work' Tuesday 16 July 2024

NB KCC S178 notification Monday 1 July 2024

'Due to works planned to be undertaken by ADH Groundworks Ltd, it will be necessary to close School Lane, Boxted Lane & Bricklands, Newington from 22nd July 2024, with estimated completion by 29th September 2024.'

Application: 23/505365/OUT Land To The Rear Of Eden Meadow, Newington ME9 7JH

Proposal: Outline planning application for up to 25no. residential dwellings (all matters reserved except for access)

Application validated: Monday 4 December 2023

Status: Awaiting decision.

20/501475/FULL: Land To The Rear Of Eden Meadow, Newington ME9 7JH

Erection of 20No. residential dwellings 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 validated: Monday 20 March 2020

Application withdrawn: 7 January 2022

17 November 2023 Letter from Esquire Developments to residents of Eden Meadow
PROPOSED RESIDENTIAL DEVELOPMENT LAND TO THE REAR OF EDEN MEADOW
PLANNING APPLICATION SUBMISSION

I am writing to inform you of an Outline planning application that Esquire Developments will be submitting to Swale Borough Council on the land to the rear of Eden Meadows shortly. You may recall that a previous application was submitted in March 2020 for 40 dwellings

(ref: 20/501475/FULL). Through the course of that application, the scheme was amended to 20 dwellings and we took the decision to finally withdraw the application in January 2022.

Esquire Developments is now preparing a scheme for 25 dwellings that seeks to overcome some of the previous matters raised by the Council. This includes amending the mix of units to smaller dwellings and therefore reducing the developable area - enabling larger buffer areas to the nearby heritage asset. Access will be from the existing Eden Meadows access as previous.

Appeal to the Planning Inspectorate

Fir View 109/111 London Road, Newington ME9 7RH

Appeal against enforcement notice: The unauthorised stationing of a static caravan in breach of condition (3) of planning permission 16/508699/FULL.

PINS reference APP/V2255/C/24/3341780

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

Notification of appeal received 16 July 2024; deadline for comments 21 August 2024

Application: 23/505840/FULL Digswell, Lower Hartlip Road, Hartlip ME9 7SX

Proposal: Demolition of 2no. commercial premises (Use Class E) and erection of 4no. dwellings together with associated parking, refuse and cycle stores, and landscaping.

Application validated: Thursday 11 January 2024

Status: Application refused Friday 10 May 2024

PINS reference APP/V2255/W/24/3344926

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

Notification of appeal received 17 July 2024; deadline for comments 21 August 2024

Application: 23/503792/FULL Moat View, Church Lane, Newington ME9 7JX

Proposal: Erection of a detached dwelling for a disabled person with associated parking and minor landscaping works.

Application validated: Tuesday 19 September 2023

Status: Application refused: Tuesday 14 November 2023

PINS reference: APP/V2255/W/24/3337218

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

Notification received 21 June 2024; deadline for comments 25 July 2024

Not in Newington

Application: 22/503654/EIOUT Land To The West Of Bobbing, ME9 8QL

Proposal: Outline application (all matters reserved except for access) for a mixed used development comprising up to 2,500 dwellings, a 4.99ha commercial employment zone including doctors surgery, a 4.2ha sports hub, primary school, community facilities, local retail provision, public open space, children's play areas and associated parking, servicing, utilities, footpath and cycle links, drainage, ground and other infrastructure.

Application validated: Tuesday 29 November 2022

Status: Awaiting decision

Application: 23/505420/REM Land At Wises Lane, Borden ME10 1GD

Proposal: Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale sought) for creation of the eastern spine road (Phase 2D), pursuant to 17/505711/HYBRID.

Amended plans and additional information received 23/02/2024

Stephen Harvey
 Chair of Newington Parish Council Planning Committee
 23 August 2024

Appendix: Responses sent following 30 July 2024 Newington Parish Council meeting

24/502295/FULL 4 Church View Cottages, Boxted Lane, Newington ME9 7LD

Proposal: Erection of a timber framed and wood clad building with a concrete base and a tin roof for storage of forestry and agricultural equipment and animal feed.

Response sent: Councillors have considered the application and have no comment to make.

Application: 24/501988/FULL Tenby House, Keycol Hill, Bobbing ME9 7LG

Proposal: Conversion of outbuilding to form annexe accommodation for habitable living (ancillary use) including part demolition, erection of chimney and alterations to fenestration

Application validated: Wednesday 26 June 2024

(Revised details sent 27 June 2024)

Response sent: Councillors have considered the application and have strong concerns regarding the usage of the annexe.

Newington Parish Council requests that if the Officer were minded to recommend approval that conditions would be attached:

- 1- the new accommodation should only be for close family members who live far away
- 2- at no time in the future it can be sold separately but remain ancillary to the house.

Fir View 109/111 London Road, Newington ME9 7RH

Appeal against enforcement notice: The unauthorised stationing of a static caravan in breach of condition (3) of planning permission 16/508699/FULL.

PINS reference APP/V2255/C/24/3341780

Response sent: Whilst Newington Parish Council regrets that the owner has sought to place a third caravan on the second part of the site without planning permission and whilst we are surprised at the emergence of a third family member, we maintain our objection to this retrospective planning application.

However, if the Planning Inspector is minded to grant retrospective planning permission, we request conditions that the three caravans be only for immediate family members namely grandparents, parents and children; and that any sale, letting or subletting be strictly forbidden.

Stephen Harvey
 Chair of Newington Parish Council Planning Committee
 23 August 2024