

Planning Committee Report for 25 June 2024 Newington Parish Council Meeting

Updates from 26 March 2024

This month's applications

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: awaiting decision

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

See below:

Ref. No: 24/502356/SUB

Submission of details to discharge condition 11 (sustainable drainage scheme) of planning application 24/500900/FULL.

Validated: Tue 11 Jun 2024

Status: Awaiting decision

Ref. No: 24/502356/SUB

Submission of details to discharge condition 11 (sustainable drainage scheme) of planning application 24/500900/FULL

Validated: Tue 11 Jun 2024

Status: Awaiting decision

Ref. No: 24/502357/SUB

Submission of details to discharge condition 8 (ecological mitigation and enhancement strategy) of planning application 24/500900/FULL

Validated: Tue 11 Jun 2024

Status: Awaiting decision

Application: 24/502342/FULL Dromore, Callaways Lane, Newington ME9 7LX

Proposal: Replacement pitched roof double garage & workshop building. (Demolition of existing flat roofed garage & car port buildings).

Application validated: Monday 10 June 2024

Status: Awaiting decision

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: Awaiting decision

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

16/508699/FULL (text as above)

Application validated: Wednesday 14 May 2017

Application approved: Wednesday 13 June 2018

From last month

Application: 24/501707/TCA 14 Church Lane, Newington ME9 7JT

Proposal: Conservation area notification: T1 Conifer - Dismantle to ground level. T2 Ash - Dismantle to ground level.

Application Validated: Friday 19 April 2024

Status: No objection - Tuesday 21 May 2024

Previously discussed: for information

Application: 24/501287/FULL: Newington Court Nursing Home, Keycol Hill, Bobbing ME9 7LG

Proposal: Erection of a 2.5 storey rear extension to care home with associated alterations to car park and erection of a timber bin store.

Application validated: Tuesday 26 March 2024

Status: Application approved Thursday 6 June 2024

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

Status: Awaiting decision

Application: 24/500313/SUB 128 High Street, Newington ME9 7JH

Proposal: Submission of details to discharge condition 6 - Design Code, Subject to 21/505722/OUT

Application validated: Monday 29 January 2024

Status: Awaiting decision

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: 24/500679/TPOA : Land At School Lane, Newington ME9 7LB

Proposal: Tree preservation order application to crown lift x 8 Oak trees to a height of 6-8 meters.

Amended information - received 21.02.24.

Application withdrawn: Friday 15 March 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

Application: 23/505335/SUB Land At School Lane Newington ME9 7JU

Submission of details to discharge condition 4 - Archaeological Evaluation, Subject to 21/504028/FULL (Determined at appeal, ref: APP/V2255/W/22/3312284). | Land At School Lane Newington Kent ME9 7JU

Application validated Monday 27 November 2023

Status: Application approved Tuesday 28 May 2024

Application: 24/500610/FULL 14 Wickham Close, Newington ME9 7NT

Proposal: Removal of existing conservatory and erection of single storey rear extension with insertion of 2no. rooflights.

Application validated: Thursday 15 February 2024

Status: Application permitted Monday 8 April 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

Application: 23/504879/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Erection of a first floor rear extension, roof alterations to extend existing loft extension, including alterations to front and side of roof.

Application validated: Monday 13 November 2023

Status: Application permitted Tuesday 14 May 2024

4 December 2023 Additional information received (pitched roof to single storey element of the rear extension)

Application: 19/502206 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 against refusal to grant planning permission

PINS reference: APP/V2255?D/19/3240474

Notification 16 December 2019; Written representations procedure

Appeal dismissed 13 January 2020

Appeal against Enforcement Notice – start date 6 December 2021

PINS Reference: APP/V2255/C/21/3287191

Planning Inspectorate decision 15 August 2023: Appeal upheld but with variations

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.

Application: 23/504502/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington ME9 7HY

Proposal: Erection of a permanent agricultural dwelling with associated parking (Resubmission 21/504388/FULL)

Application validated: Wednesday 18 October 2023

Status: Application approved: SBC Planning Committee Thursday 23 May 2024

Application: 23/500946/PNQCLA Woodland Farm, High Oak Hill, Iwade Road, Newington ME9 7HY

Prior notification for the change of use of agricultural barn to 5no. dwellings and associated operation development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. -contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

[to be decided by the planning officer according to criteria laid down by the Department for Communities and Local Government.]

Status: Prior approval refused Wednesday 17 May 2023

Application: 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington Kent

Proposal: Erection of a permanent agricultural dwelling with associated parking.

Location: Woodland Farm High Oak Hill Iwade Road Newington Kent

Application validated: Friday 10 September 2021

Status: Swale Borough Council Planning Committee 23 June 2022 : Application approved

9 February 2023 SBC Planning Committee – item withdrawn

SUMMARY OF REASONS FOR REFUSAL The Planning Committee resolved to grant planning permission for the development on 23rd June 2022, subject to completion of a S106 Agreement to tie the new agricultural dwelling to the surrounding farmland operated as an egg farm. The applicant has not entered into this Section 106 Agreement, and without this, the application is considered unacceptable and should be refused SBC Planning Committee 25 May 2023; postponed to 1 June 2023 application refused

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
21 June 2024

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

(NB None from 28 May)

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.

Response sent:

Councillors have considered the proposal and are concerned that the new plans do not show the pedestrian entrance. The weak points of the application are the demolition of 128 High Street and the pedestrian access.

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. Councillors have considered the application and object to the proposal as it is outside the built-up area; it is in a Conservation Area; and there is no evidence for the need for a holiday let as Newington is not a holiday destination. Previous holiday lets were used for residential lets.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
21 June 2024