

## Planning Committee Report for 28 January 2025 Newington Parish Council Meeting

### *This month's applications*

For information:

24/504444/SUB Land To The South West School Lane, Newington ME9 7JU

Proposal: Submission of details pursuant to condition 29 (Parking Management Scheme) subject to 24/500900/FULL

Status: Application approved Monday 13 January 2025

### *From last month*

Application: 24/504843/FULL 37 London Road, Newington ME9 7NS

Proposal: Retrospective application for creation of a vehicular access, including installation of new gates and fences and creation of new permeable tarmac hardstanding for parking and turning 2no. vehicles.

Application validated: Tuesday 3 December 2024

Status: Awaiting decision

Application: 24/504732/FULL The Old Tractor Shed, Bull Lane, Newington ME9 7SJ

Proposal: Section 73 - Application for removal of condition 8 (to enable family members to reside for unrestricted periods within units 2 and 3) pursuant to 15/504706/FULL for - Variation of condition 11 of SW/12/1540 (Conversion and enlargement of redundant farm building to 3 no: self-contained units for use as holiday accommodation with associated on-site parking, turning and amenity space along with diversion of public footpath. Erection of barn and provision of pond.) - to allow unit 1 to be used fully for permanent residential use.

Application validated: Monday 2 December 2024

Status: awaiting decision

Application: 24/504196/FULL Oak Hill House, Iwade Road, Newington ME9 7HY

Proposal: Erection of a replacement front porch and new detached garage building. Minor changes to fenestration and addition of a glazed canopy roof to rear facade of existing house. Relocation of existing ancillary buildings and oil tank and changes to existing landscaping, including reinstatement of a retaining wall and balustrade to the south west side of the house.

Application validated: Friday 22 November 2024

Status: Awaiting decision

Application: 24/505057/LAWPRO The Wheatsheaf, 19 High Street, Newington ME9 7JR

Proposal: Lawful Development Certificate for proposed change of use from a commercial office with car parking to a car sales office with forecourt.

Application validated: Friday 6 December 2024

Status: Awaiting decision

*Previously discussed: for information*

Application: 24/504613/FULL The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of agricultural land to 2no. Gypsy/Traveller pitches each with 1no. mobile home and a touring caravan including a shared day room and 6no. parking spaces.

Application validated: Tuesday 12 Nov 2024

Status: Awaiting decision

Application: 22/505579/PNQCLA The Pheasantry, Wardwell Lane ME9 7ER

Prior notification for the change of use of agricultural building to 1no. dwellinghouse and associated operation development. For its prior approval to: -Transport and Highways impacts of the development

Application validated: Wednesday 23 Nov 2022

Decision: Prior approval not required Tuesday 17 January 2023

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 and 2 December 2024)

Status: Awaiting decision

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

*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

Further notification 9 January 2025; deadline for comments 7 February 2025

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

Application refused: Wednesday 2 August 2024

PINS reference: APP/V2255/D/24/3354053

Notification of appeal received 4 November 2024.

'The Planning Inspectorate/Secretary of State has decided that this does not offer an opportunity for interested parties to comment further at the appeal stage.'

Decision: Appeal dismissed 17 January 2025

Application: 24/502295/FULL 4 Church View Cottages, Bosted 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: Application refused Wednesday 4 December 2024

PINS reference: APP/V2255/W/24/3357550

Notification of appeal received 8 January 2025; deadline for comments 11 February 2025

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
24 January 2025

## ***Appendix: Responses sent following 17 December 2024 Newington Parish Council meeting***

Application: 24/504843/FULL 37 London Road, Newington ME9 7NS

Proposal: Retrospective application for creation of a vehicular access, including installation of new gates and fences and creation of new permeable tarmac hardstanding for parking and turning 2no. vehicles.

Response sent: Councillors have considered the proposal and regret the fact that this is a retrospective application and trust that all the necessary consultations with KCC Highways regarding access onto an A-road have been carried out.

Application: 24/504732/FULL The Old Tractor Shed, Bull Lane, Newington ME9 7SJ

Proposal: Section 73 - Application for removal of condition 8 (to enable family members to reside for unrestricted periods within units 2 and 3) pursuant to 15/504706/FULL for - Variation of condition 11 of SW/12/1540 (Conversion and enlargement of redundant farm building to 3 no: self-contained units for use as holiday accommodation with associated on-site parking, turning and amenity space along with diversion of public footpath. Erection of barn and provision of pond.) - to allow unit 1 to be used fully for permanent residential use.

Response sent: Councillors have considered the application and have grave concerns. Newington Parish Council requests clarification as to which family members are referred to and seek reassurance that the accommodation is suitable all year round.

Application: 24/504196/FULL Oak Hill House, Iwade Road, Newington ME9 7HY

Proposal: Erection of a replacement front porch and new detached garage building. Minor changes to fenestration and addition of a glazed canopy roof to rear facade of existing house. Relocation of existing ancillary buildings and oil tank and changes to existing landscaping, including reinstatement of a retaining wall and balustrade to the south west side of the house.

Response sent: Councillors have considered the application and had no comment to make save that any comments from neighbours be taken into consideration.

Application: 24/505057/LAWPRO The Wheatsheaf, 19 High Street, Newington ME9 7JR

Proposal: Lawful Development Certificate for proposed change of use from a commercial office with car parking to a car sales office with forecourt.

Response sent: Councillors considered the application and had no objections but request that the Conservation Area Officer be involved to decide what signage will be permitted.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
24 January 2025