

Planning Committee Report for 30 January 2024 Newington Parish Council Meeting

This month's applications

Application: 23/505381/FULL 46 High Street, Newington ME9 7JL

Proposal: Erection of rear store room and 'WC' including changes to fenestration.

Application validated: Tuesday 2 January 2024

(11 January advised application is retrospective)

Status: Awaiting decision

Application: 23/505625/FULL 2 Merton Drive, Newington ME9 7FT

Proposal: Erection of single-storey rear extension with 1no. rooflight

Application validated: Thursday 14 December 2023 (notification received 8 January 2024)

Status: Awaiting decision

Application: 23/505625/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: Awaiting decision

Land To The South West School Lane Newington Kent ME9 7JU

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

From last month

23/505335/SUB| 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

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: Awaiting decision

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.

Previously discussed: for information

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

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: Awaiting decision

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

Application: 22/501005/FULL 77 High Street, Newington ME9 7JJ

Proposal: Erection of 10 no. detached C3 dwellinghouses with repositioned vehicular access from public highway.

Application validated: Friday 25 March 2022

Amended information 3 January 2023

Revised details – notification 2 August 2023

Amended information notified 16 October 2023 (dated 9.x.23)

Status: awaiting decision

Application: 23/501222/LBC 55-57 High Street, Newington ME9 7JJ

Proposal: Listed Building Consent for the internal alterations including removal walls, doors, two set of stairs, external alterations including erection of a first floor north elevation extension, insertion of balcony, roof lights and changes to fenestration including conversion of outbuilding.

Application validated: Tuesday 11 April 2023

Status: awaiting decision

Application: 23/501221/FULL 55-57 High Street, Newington ME9 7JJ

Proposal: Conversion of restaurant and existing two residential flats into a 6no. two bedroom and 1no. one bedroom residential flats including erection of a first floor north elevation extension, insertion of balconies and changes to fenestration. Conversion of existing outbuilding to an office.

Application validated: Tuesday 11 April 2023

Revised details 4 July; notified 6 July 2023

Status: Application permitted: Wednesday 13 December 2023

Ref. No: 22/502473/FULL

Part reconstruction and repairs to boundary wall (Part Retrospective).

Status: Approved

Ref. No: 22/502474/LBC

Listed Building Consent for part reconstruction and repairs to boundary wall (Works Part Completed).

Status: Approved

Application: 19/505786/FULL 53-57 High Street, Newington ME9 7JJ

Proposal: Conversion of existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side and rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade and associated internal alterations.

Application Received: Tuesday 19 November 2019

Application Validated: Wednesday 27 November 2019

Status: Application withdrawn Thursday 30 April 2020

Application: 19/505787/LBC

Proposal: Listed Building Consent for internal alterations to existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side/rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade.

Application Received: Tuesday 19 November 2019

Application Validated: Wednesday 27 November 2019

Status: Application withdrawn Thursday 30 April 2020

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

Stephen Harvey

Chair of Newington Parish Council Planning Committee

25 January 2024

Appendix: Responses sent following 12 December 2023 Newington Parish Council meeting

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.

Response sent:

Newington Parish Council has considered the proposal and Councillors had no objections to the current application but requested that if permitted, it will be monitored carefully

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)

Response (RFP) sent:

23/505365/OUT | Outline planning application for up to 25no. residential dwellings (all matters reserved except for access). | Land To The Rear Of Eden Meadow Newington Kent ME9 7JH

Newington Parish Council has some concerns object to the application in its current form.

1) Parking provision

Swale Borough Council (SBC)'s Parking Standards Supplementary Planning Document gives the minimum number of parking spaces per dwelling however members consider the number of allocated spaces would be insufficient for the needs of the occupants.

This development will be reliant on car use and the rural setting of the village means that the SBC Parking Standards Supplementary Planning Document is being complied with for the following reasons.

1 bedroomed apartment. 1 space per dwelling is parking standards compliant.

2 bedroomed homes. 1 space per dwelling is parking standards compliant.

3 bedrooms homes. 3 + spaces per unit – Newington Parish Councils feels this should be 4 parking spaces owing to the reliance on the car.

4 bedroomed homes. 3 + spaces per unit – Newington Parish Councils feels this should be 4 parking spaces owing to the reliance on the car.

From the applicants Transport Statement at “3.3.1 *Parking standards for the proposed development are set out within Swale Borough*

Council (SBC)'s Parking Standards Supplementary Planning Document. A total of 53 parking spaces will be provided, in the form of private driveways and car ports. Each of the one-bedroom dwellings will be provided with a minimum of one allocated space. All two-, three- and four-bedroom dwellings will be provided with two allocated spaces. Three of the four-bedroom dwellings will additionally be provided with a third space in the form of a car barn, with all other spaces taking the form of driveways and parking courts. A total of five unallocated visitor spaces will also be provided”.

Newington Parish Councils feels the lack of suitable parking will lead to on street parking, congestion and will contribute avoidably high safety issues. The number of parking spaces for 3- & 4-bedroom dwellings and visitor parking are insufficient owing to the rural setting of the development.

2) Urbanisation of the Countryside and over development

Harm would arise from urbanisation of the rural setting by this development. Newington is a linear village particularly in this area and further expansion into the open countryside would lead to urbanisation.

3) Access - Parking in Phase 1 – The access through the current Eden Meadow Phase 1 will create a highway hazard. Already parking in phase one in Eden Meadow is on the road and sometimes has pavement parking. To add to this problem would affect the residential amenity of the current residents in phase 1.

4) Outside the builtup area

The SBC Planning Committee had previously rejected this. Decision Notice 18 November 2019 the Council hereby REFUSES Planning Permission for the following for the following Reason(s):

(1) The proposed development would result in the unnecessary development outside of the defined built up area boundary, in a manner harmful to the character, appearance, and intrinsic amenity value of the countryside. The proposal is therefore contrary to policies ST1, ST3, DM9, and DM14 of the adopted Swale Borough Local Plan 2017; and to the advice of paragraphs 11, 79, and 170 of the National Planning Policy Framework.

(2) The proposed development would have an unacceptable impact on the setting of 6 Ellens Place, a Grade II Listed Building, in a manner harmful to the special architectural or historic interest of the listed building and the character or appearance of the countryside setting. The development would, therefore, be contrary to the advice of paragraphs 184, 193, 196, and 200 of the National Planning Policy Framework; policies CP4, CP8, DM14 and DM32 of "Bearing Fruits 2031: The Swale Borough Local Plan 2017"; and the Council's adopted Supplementary Planning Guidance "Listed Buildings - A Guide for Owners and Occupiers"

Relevant Planning Appeals close to this site.

- **148 High Street Appeal Decision APP/V2255/W/20/3245359 August 2020**
- **Land to the rear of 132 High Street (APP/V2255/W/20/3247555) was dismissed in January 2021**

5) Proximity to listed building

The proposal would cause substantial harm to a heritage asset, in the form of the Grade II listed building now numbered 5 and 6 Ellens Place, by the adverse effect on its special architectural or historic interest plus the character or appearance of its countryside setting. These 2 issues amount to strong policy objections to the appeal proposal that are not outweighed by any material considerations.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
25 January 2024