

Planning Report for 27 September 2022 Newington Parish Council Meeting

This month's applications

Application: 22/503874/FULL 11 The Tracies, Newington ME9 7TQ

Proposal: Conversion of the storage area into habitable living space, including insertion of a window to the front of the property.

Application validated: Tuesday 30 August 2022

Status: Awaiting decision

Application: 22/504349/FULL Field View Keycol Hill Bobbing ME9 7LE

Proposal: Erection of a single storey front extension.

Application validated: Monday 12 September 2022

Status: Awaiting decision

Application: 22/504352/PNQCLA The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Prior notification for the change of use of agricultural barn to 1no. dwellinghouse and associated operational 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.

Application validated: Wednesday 7 September 2022

Status: Awaiting decision

Application: 22/504243/FULL Bobbing Solar Farm, ME9 8NN

Proposal: Addition of 40 CCTV cameras and poles at Bobbing Solar Farm.

Application validated: Thursday 15 September 2022

Status: Awaiting decision

From last month

Application: 22/503577/FULL Land Adjacent To Moat Cottage, Iwade Road, Newington ME9 7JY

Proposal: Erection of an agricultural outbuilding with permeable hard-standing and reinstatement of a timber access gate.

Application validated: Friday 5 August 2022

Status: Awaiting decision

Application : 20/505059/FULL Willow Trees 111 High Street, Newington ME97JJ

Proposal: Retention of existing chalet bungalow with amended residential curtilage and erection of 10 dwellings (7 x three bedrooms and 3 x four bedrooms) with associated access, parking, amenity, and landscaping

Notified of revised details 11 August 2022

Status: Awaiting decision

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

Revised proposal: Retention of existing chalet bungalow with amended residential curtilage and erection of 10 dwellings (7 x three bedrooms and 3 x four bedrooms) with associated access, parking, amenity, and landscaping

Application validated: Friday 8 January 2021

Notification of revised details: Wednesday 25 May 2022 (received by SBC 23 May 2022)

Status: awaiting decision

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

Revised application on planning portal 14 April 2021

Status: awaiting decision

20 December 2021 NPC additional comments and UKC Air Quality report

March 2022 advised a revised application pending

Previously discussed: for information

Application: 22/502873/FULL 134 High Street Newington ME9 7JH

Proposal: Loft conversion with rear and front Dormers. Erection of a single storey rear extension including changes to fenestration.

Application approved Friday 26 August 2022

Status: Awaiting decision

Application: 22/503258/FULL 35 Bull Lane, Newington ME9 7LT

Proposal: Dropped kerb with verges and crossover

Application validated: Monday 18 July 2022

Status: Awaiting decision

Application: 22/502093/FULL 37 Bull Lane Newington ME9 7LT

Proposal: Installation of vehicle hardstanding, a dropped kerb and crossover.

Application validated: Friday 10 June 2022

Status: Application permitted Tuesday 20 September 2022

Application: 22/502474/LBC 53-57 High Street, Newington ME9 7JJ

Proposal: Listed Building Consent for part reconstruction and repairs to boundary wall (Works Part Completed).53-57 High Street Newington Kent ME9 7JJ

Application validated: Wednesday 25 May 2022

Status: Application permitted Friday 2 September 2022

Application: 22/502473/FULL 53-57 High Street, Newington ME9 7JJ

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

Application validated: Thursday 26 May 2022

Status: Application permitted Friday 2 September 2022

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

Status: awaiting decision

Application: 22/500275/OUT Land South Of London Road, Newington

Proposal: Outline planning application for up to 135 dwellings with the retention of existing farm buildings, new public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Access being Sought).

Application validated: Wednesday 26 January 2022

Status: awaiting decision

Response sent 7 March 2022

Application: 21/505722/OUT 128 High Street, Newington ME9 7JH

Proposal: Outline application for demolition of existing residential dwelling and erection of up to 46 residential dwellings, including affordable housing, with access from A2 High Street (Access only being sought).

Application validated: Thursday 4 November 2021

Status: awaiting decision

17 February 2022 Amended and additional information received by SBC11.02.22

Application: 21/504028/FULL Land At School Lane, Newington ME9 7JU

Proposal: 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: Friday 13 August 2021

Status: awaiting decision

Email from Fernham Homes notifying pre-application discussions with Swale Borough Council

June 2021 Consultation document delivered to addresses identified in distribution map

29 June 2021 Introductory presentation under Public Question Time at Parish Council meeting

19 June 2021 email that application submitted on Friday 16 July

Response agreed following 20 September Planning Committee meeting

20 December 2021 NPC additional comments and UKC Air Quality report

Amendment dated 31 January 2022; received 8 March 2022

Appeal to the Planning Inspectorate**Application: 21/501791/PIP Land At 164 Bull Lane, Newington ME9 7NB**

Proposal: Permission in Principle for the erection of a detached two storey sustainable self-build or custom building dwelling with new access onto Bull Lane.

Application validated: Friday 9 April 2021

Decision: Application refused Friday 14 May 2021

PINS reference: V2255/W/21/3286759 Appeal Starting date: 10 March 2022

Notification 17 March 2022

Not in Newington

Foxchurch, near Bobbing *(information only)*

Appin Land 'The team are now working to finalise the plans. Before submitting a planning application to Swale Borough Council, we want to hear your thoughts' consultation events Thursday 22 April, Friday 23 April

- 2,500 new homes, with a wide range of housing types to cater for Swale's various housing needs, including family homes, bungalows and policy compliant affordable housing
- A new pub and a local parade of shops: creating job opportunities and bringing improved choice for local people.
- A new three-form-entry primary school, health centre, village hall and cricket pitch
- Easy access to existing employment areas within Sittingbourne and Sheppey without causing further congestion of existing towns and villages.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
23 September 2022

Appendix: Responses sent following 30 August Newington Parish Council meeting

Application: 22/503577/FULL Land Adjacent To Moat Cottage, Iwade Road, Newington ME9 7JY

Proposal: Erection of an agricultural outbuilding with permeable hard-standing and reinstatement of a timber access gate.

Response sent:

Councillors considered the application and were unable to ascertain a need for the building. It was **AGREED UNANIMOUSLY** to respond: Newington Parish Council opposes the application. Whilst agreeing that the proposal is for a very attractive barn structure, Newington Parish Council cannot understand any agricultural needs and has concerns that their might be a future application to convert this proposed agricultural outbuilding to residential use.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
23 September 2022