

Planning Report for 20 December 2022 Newington Parish Council Meeting

This month's applications

Application: 22/505517/FULL Moat Cottage, Iwade Road, Newington ME9 7JY

Proposal: Erection of extension to existing garage

Application validated: Wednesday 23 November 2022

Status: Awaiting decision

Application: 22/505555/FULL Trevean, Keycol Hill, Bobbing ME9 8NA

Proposal: Erection of single storey rear extension

Application validated: Friday 25 November 2022

Status: Awaiting decision

Application: 22/505624/FULL 28 Wickham Close, Newington

Proposal: Proposed conversion of garage into part utility/store and extension to front elevation to create porch

Application validated: Wednesday 30 November 2022

Status: Awaiting decision

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

From last month

Application: 22/504818/FULL Warehouse, Chesley Storage, Chesley Farm, Bull Lane Newington ME9 7SJ

Proposal: Change of use of land for the storage of shipping containers for storage use, together with associated landscaping and ecology enhancements (part retrospective).

Application validated: Tuesday 25 October 2022

Status: Awaiting decision

Application: 22/504579/FULL 47 Bull Lane, Newington ME9 7LT

Proposal: Creation of new driveway, insertion of crossed over and dropped Kerb.

Application validated: Wednesday 9 November 2022

Status: awaiting decision

Application: 22/505272/FULL Red Brick House, London Road, Newington ME9 7TW

Proposal: Installation of 2 metre high close-boarded fence to southern and western boundaries. (Retrospective).

Application validated: Friday 11 November 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

For decision SBC Planning Committee 10 November 2022 Officer recommendation to approve the application; discussed and deferred for amendments.

23 November 2022 Revised details; intention for decision at 8 December SBC Planning Committee

Status: Application approved, SBC Planning Committee Thursday 8 December 2022

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

Application: 22/504968/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: Wednesday 23 November 2022

Status: awaiting decision

Previously discussed: for information

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: Prior approval refused Wednesday 2 November 2022
 Forwarded by Cllr Richard Palmer, Swale Borough Council:
 Notification of revised proposal 28 November 2022 Application: 22/505579/PNQCLA

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

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
 17 February 2022 Amended and additional information received by SBC11.02.22
 Status: Awaiting decision
 For decision SBC Planning Committee 10 November 2022 Officer recommendation to approve the application
 Planning Committee deferred decision pending independent highways/traffic report

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

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

Application: 22/500887/FULL 77 Playstool Road, Newington ME9 7NL

Proposal: Erection of rear conservatory (retrospective)

Application validated: Monday 28 Mar 2022

Status: Application refused Thursday 19 May 2022

Appeal against Council's decision not to grant planning permission

Appeal start date 7 December 2022; Notification 14 December 2022

PINS Reference: APP/V2255/D/22/3304011

NB Application 19/504827/FULL:

Retrospective application for erection of a timber framed shed for a snooker table.

Application validated: Monday 7 October 2019

Application permitted: Friday 20 December 2019

Stephen Harvey

Chair of Newington Parish Council Planning Committee

15 December 2022

Appendix: Responses sent following 29 November Newington Parish Council meeting

Application: 22/504818/FULL Warehouse, Chesley Storage, Chesley Farm, Bull Lane Newington ME9 7SJ

Proposal: Change of use of land for the storage of shipping containers for storage use, together with associated landscaping and ecology enhancements (part retrospective).

Response sent: Councillors have considered the application and have concerns regarding the traffic implications but believe these could be mitigated by an undertaking of the owner that no vehicle larger than a van should access the site from the village centre

Application: 22/504579/FULL 47 Bull Lane, Newington ME9 7LT

Proposal: Creation of new driveway, insertion of crossed over and dropped Kerb.

Response sent: Councillors have considered the application and had no objections to the proposal save that neighbours views be taken into account.

Application: 22/505272/FULL Red Brick House, London Road, Newington ME9 7TW

Proposal: Installation of 2 metre high close-boarded fence to southern and western boundaries. (Retrospective).

Response sent: Councillors have considered the application and had no objections to the proposal save that neighbours views be taken into account

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

For decision SBC Planning Committee 10 November 2022 Officer recommendation to approve the application; discussed and deferred for amendments.

23 November 2022 Revised details; intention for decision at 8 December SBC Planning Committee

Reply to Officer sent 1 December 2022:

Thank you for your 22 November email.

Newington Parish Council acknowledges that the revised application has an increased electric bicycle voucher offer and three additional parking spaces as requested at the 10 November SBC Planning Committee meeting. We now withdraw our formal objection to this planning application.

However, some concerns about the overall parking provision for the development remain: For 10 dwellings, total 33 bedrooms there would be 23 parking spaces (some tandem), not all visible from the house (contrary to Kent Police advice) with 6 visitor spaces. We believe it likely that visitor spaces will be filled permanently by residents, but acknowledge that the additional spaces will help reduce parking overspill onto the A2. This proposed development is outside the built-up area of the Village and not within easy reach of public transport (Kent Design Guide recommends no more than 400 metres from a bus stop), residents will need cars and sufficient parking is important. We ask members to note these concerns when considering their decision on the application.

We look forward to receiving the invitation to Section 106 discussions.

I understand these comments will be included in tabled update to Members for the 8 December Planning Committee Meeting

Application: 22/504968/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.

[Response to be agreed at 20 December Parish Council meeting]

Stephen Harvey
Chair of Newington Parish Council Planning Committee
15 December 2022