

## Planning Committee Report for 31 October 2023 Newington Parish Council Meeting

### *This month's applications*

#### 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: 23/503695/PNR 148 High Street, Newington ME9 7JH

Prior notification for the change of use of agricultural building to a flexible use falling within Class B8 (storage). 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.

Application validated: Wednesday 9 August 2023

Status: Prior Approval Refused Wednesday 4 October 2023

### *From last month*

#### Application: 23/501853/FULL 19 High Street, Newington ME9 7JR

Proposal: Change of use of ground floor from a residential letting agency to a hot food takeaway and restaurant (fish and chip shop service) including installation of external ventilation ducting.

Application validated: Friday 28 April 2023

Amendment notified 12 September 2023 – (further amendment to extraction system)

Amended information notified 16 October 2023 (dated 11.X.23)

Status: awaiting decision

#### 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 (Resubmission 22/504968/FULL).

Application validated: Tuesday 19 September 2023

Status: awaiting decision

### *Previously discussed: for information*

#### 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: 23/503580/FULL 21 London Road, Newington ME9 7NP

Proposal: Garage conversion to bedroom.

Application validated Friday 4 August 2023

Status: Application permitted Wednesday 27 September 2023

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: awaiting decision

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

## *Appeal to the Planning Inspectorate*

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

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

Status: Application refused Swale BC Planning Committee Thursday 13 October 2022

(Decision notice Monday 17 October 2022)

NB notification of intention to appeal Wednesday 12 October 2022

29 March 2023 notification of appeal to be determined by informal hearing We now understand this is to be held on Tuesday 11 July 2023 and will start at 10:00am at Committee Room Swale House East Street Sittingbourne ME10 3HT (**NB NOT 27 June**)

Planning Inspectorate PINS reference APP/V2255/W/22/3312284

Planning Inspectorate decision – Thursday 28 September 2023: Appeal allowed

Stephen Harvey

Chair of Newington Parish Council Planning Committee

27 October 2023

## ***Appendix: Responses sent following 26 September Newington Parish Council meeting***

Application: 23/501853/FULL 19 High Street, Newington ME9 7JR

Proposal: Change of use of ground floor from a residential letting agency to a hot food takeaway and restaurant (fish and chip shop service) including installation of external ventilation ducting.

Response sent:

Councillors have considered the application and noted neighbours comments on the planning portal as well as those from the highways, environmental teams and specialists engaged by the applicant. These have assuaged some of our concerns but we request that officers take very seriously the concerns of neighbours. We are prepared to withdraw our objection as long as strict conditions are imposed, monitored and enforced for: the high specification extraction system and external ventilation ducting and also that hours of operation preclude late evenings (ie no later than 10pm)

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 (Resubmission 22/504968/FULL).

Response sent:

Councillors have considered the application and noted that this is very similar to the previous application (22/504968/FULL). Newington Parish Council objects to the proposal for the following reasons:

- The proposed site is outside the established built-up area of the village and would be an unwelcome intrusion into the countryside.
- The proposed site is within the Newington Church Conservation Area and the setting of St Mary the Virgin Parish Church (Grade I listed)
- The proposed building would spoil views of the Church and surrounding countryside from Church Lane/Iwade Road.
- The proposed building is described as an annexe but, from the submitted plans, appears to be a separate dwelling
- We believe the location is totally unsuitable for disabled access due to lack of consistent pavements and the rural lane

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
27 October 2023