

## Planning Committee Report for 27 February 2024 Newington Parish Council Meeting

### *This month's applications*

Application: 24/500313/SUB 128 High Street, Newington ME9 7JH

Proposal: Submission of details to discharge condition 6 - Design Code, Subject to 21/505722/OUT

Application validated: Monday 29 January 2024

Status: Awaiting decision

Application: 24/500610/FULL 14 Wickham Close, Newington ME9 7NT

Proposal: Removal of existing conservatory and erection of single storey rear extension with insertion of 2no. rooflights.

Application validated: Thursday 15 February 2024

Status: Awaiting decision

Application: 24/500679/TPOA Land At School Lane, Newington ME9 7LB

Proposal: Tree preservation order application to crown lift x2 Oak trees to a height of 6-8 meters.

Application validated Friday 16 February 2023

Status: awaiting decision

### *From last month*

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: Application permitted Tuesday 6 February 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: 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

## *Previously discussed: for information*

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.

### 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

### *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  
 22 February 2024

## ***Appendix: Responses sent following 30 January 2024 Newington Parish Council meeting***

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

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

Response sent: Councillors have considered the application and had no comment to make.

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

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

Response sent: Councillors have considered the application and had no comment to make.

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.

Response sent:

At its 30 January 2024 meeting Newington Parish Council unanimously voted to OBJECT to this application.

We now appreciate there are five previous planning applications relevant to the current one:

1 Ref. No: 15/506596/LDCEX

Lawful Development Certificate (existing) - Continued use of mobile home as residential dwelling (class C3)

Status: No Further Action Required

For which, there is nothing on the planning portal

2 Ref. No: 18/504832/PNP

Prior Notification for change of use of 2no. (B8) storage barns to 4no. (C3) residential dwellings. For it's prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Noise impacts of the development - Impacts of air quality on the intended occupiers of the development - Where the building is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services.

Status: Withdrawn by Applicant

3 Ref. No: 19/500060/PNPA

Prior Notification for change of use of 2no. premises in Light Industrial Use (Class B1(c)) and any land within its curtilage to 4no dwellinghouses (Class C3). For it's prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Where the building is located in an area that is important for industrial services or storage or distribution services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services.

Status: Prior Approval Granted

The officer report dated 1 March 2019 includes: ‘LOCAL REPRESENTATIONS None received.’ The explanation for this is simple: There was no local consultation or information to the Parish Council.

4 Application: 22/500540/FULL

Proposal: Demolition of 2no. commercial premises (Use Class E) and removal of residential mobile home and erection of 5no dwellings together with associated parking and landscaping. (ie very similar to this application)

Application refused

The March 2022 application was the first Newington Parish Council has heard of the caravan or proposed development of the storage barns. It is our understanding that, when 22/500540 was refused, the applicant could revert to the prior approval of 19/500060/PNPA and could also retain the mobile home on site.

Subsequently there has been a further application

5 23/503151/P20ZA

Prior Notification for the demolition of existing building and the erection of a building containing 2no. flats and the operations proposed under paragraph ZA(3) (a) to (j)

Prior approval granted 9 November 2023

Although access would be within Hartlip, the proposed houses would be within Newington.

1 The Local Plan

This application is not part of the Swale Local Plan.

It was not put forward in the 2021 call for sites and so has not been evaluated as part of this procedure.

It is Swale Borough Council policy (October 2020) that ‘no new homes in Newington should be progressed for allocation in the local plan review’

2 Highways

The proposed site would have its entrance on Lower Hartlip Road close to the busy junction with the A2. We believe it would be contrary to Policy E1.

Newington Parish Council commissioned a Highways report from Railton TPC Consulting Ltd, which highlights the issues of traffic on the A2. Although modest, this application would have a cumulative effect.

3 Air Quality

The proposed site is between the Air Quality Management Areas of Rainham and Newington. although modest it would have a cumulative effect on pollution affecting residents. Please see Air Quality report (December 2021) commissioned from the University of Kent Centre for Health Service Studies.

4 The Countryside Gap

The application is contrary to Policy E7 as it would be in the countryside gap between Newington and Hartlip villages.

5 Visual Amenity

The proposed development would be intrusive. The five proposed houses, together with driveways and gardens would cover a greater area than the prior approval for conversion of storage units referred to above.

6 Flood Risk

We note with interest the flood risk assessment and the Environment Agency objection to this application. This confirms local concerns due to knowledge of fairly frequent flooding of the adjacent garden centre.

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

(email correspondence with planning officer, then copied to Fernham Homes)

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
22 February 2024