

## Planning Report for 26 April 2022 Newington Parish Council Meeting

### *This month's applications*

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

Proposal: Erection of rear conservatory (retrospective).

Application validated: Monday 28 March 2022

Status: awaiting decision

#### Application: 22/501123/FULL Gwelo Farm, 164 Bull Lane, Newington ME9 7NB

Proposal: Rendering to the front property, 50% of the north elevation and 50% of the south elevation.

Application validated: Wednesday 30 March 2022

Status: awaiting decision

### *From last month*

#### Application: 22/500944/LDCEX Chesley Farm, Bull Lane, Newington ME9 7SJ

Proposal: Lawful Development Certificate (Existing) for use of land for B8 storage use.

Application validated: Monday 28 February 2022

Status: awaiting decision

#### Application: 22/500540/FULL Digswell, Lower Hartlip Road, Hartlip ME9 7SX

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. Digswell Lower Hartlip Road Hartlip ME9 7SX

Application validated: Thursday 3 March 2022

Status: awaiting decision

### *Previously discussed: for information*

#### 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 :22/500434/FULL Elwyn, Boyces Hill, Newington ME9 7LE**

Proposal: Replacement of window to East elevation with a new entrance door and side lights, with a new porch canopy and access steps, installation of 1no. new three light window to main house, replacement of rear door and window with French doors, replacement of 1no. two light window to South elevation with French doors and sidelights, replacement of existing glazed entrance door to North elevation with obscure window, and weatherboard cladding to gable.

Application validated: Tuesday 1 February 2022

Status: Application permitted Monday 28 March 2022

**Application: 22/500486/FULL 17 Merton Drive, Newington ME9 7FT**

Proposal: Erection of a single storey side and rear wrap-around extension and a front porch.

Application validated: Friday 4 February 2022

Status: Application permitted Thursday 14 April 2022

**Application: 21/506740/FULL 125 Bull Lane, Newington ME9 7NB**

Proposal: Erection of a building for 4no. stables, tack and feed rooms (as an alternative to the stables granted permission under application reference SW/05/0672).

Application validated: Thursday 6 January 2022

Status: awaiting decision

**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: 21/504388/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: awaiting decision

**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

**Application: 21/500173/FULL Land East Of Hawes Woods, High Oak Hill, Iwade Road, Newington ME9 7HY**

Proposal: Retrospective application for change of use of land from agricultural to animal rescue including new stock fencing and gates, mobile field shelters, small animal houses, shipping containers for storage, associated boundary treatment and stationing of a mobile caravan for use as a residential unit for staff.

Application validated: Friday 23 April 2021

SBC Planning Committee 9 December 2021 decision deferred

Status: Awaiting decision (erroneous decision :Application refused 7 September 2021)

*NB This land is in Bobbing Parish. The neighbouring Newington and Lower Halstow Parish Councils have been consulted, at the request of the Development Manager, Planning Services, due to potential effect on roads leading to the site.*

Response sent: Councillors have considered the application and while there was no comment to make on the suitability of the site for an animal sanctuary which is outside the village, concern was raised concerning the impact of the traffic on local roads, Iwade Road, Church Lane, Boxted Lane and Mill Lane, also known as Bricklands. Councillors were not reassured regarding the applicant's projection of visitor numbers and were aware of the problems off-road parking is currently causing visitors to residents in Iwade Road.

Swale Planning Committee Thursday 7 April 2022, officer recommendation to refuse the application

Application refused: 9:5:1.

**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

***Appeal to the Planning Inspectorate***

**Application: 21/504980/FULL 33 The Willows, Newington ME9 7LS**

Proposal: Retrospective application for conversion of garage to habitable space, including minor external alterations involving changing of garage door to window, matching the existing material.

Application validated Monday 11 October 2021

Decision: Application refused Thursday 23 December 2021

Appeal notification: 2 March 2022; Appeal Starting date: 23 February 2022.

PINS Reference Number: APP/V2255/D/22/3290924

**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*

### Application: 21/501839/OUT Land Off Otterham Quay Lane Upchurch

Proposal: Outline application for up to 74no. dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. (All matters reserved except for means of access).

Application received: Tuesday 6 April 2021

Application validated: Friday 16 April 2021

### 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.

### Application: 18/505060/ADJ (Alternative reference: 18/504836/EIOUT) Binbury Park, Detling Hill, Detling, Maidstone, Kent

Proposal: Adjoining Authority Consultation from Maidstone Borough Council for Outline application (with all matters reserved apart from access) for the erection of up to 1,750 dwellings including affordable housing, 46,000 sq.m of commercial space, a hotel, a local centre, a new primary school, a park and ride facility, strategic highways improvements including new Kent Showground access/egress, accesses/roads including a new bridleway bridge, parking, associated open space, landscaping, services, and Sustainable Drainage Systems. In addition the proposals include a publicly-accessible country park including the Binbury Motte and Bailey Castle Scheduled Ancient Monument.

Application received: Friday 28 September 2018

Application validated: Friday 28 September 2018

Status: (SBC Response – No objections – 18 December 2018) awaiting decision

For Decision by Maidstone Borough Council Planning Committee Thursday 31 March 2022; officer recommendation that planning permission be refused.

Application refused: The committee rejected the plans, with eight votes in favour of the refusal, three against and two abstentions.

Stephen Harvey

Chair of Newington Parish Council Planning Committee

21 April 2022

## **Appendix: Responses sent following 29 March Newington Parish Council Meeting**

Application: 22/500540/FULL Digswell, Lower Hartlip Road, Hartlip ME9 7SX

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.

At its 29 March 2022 meeting Newington Parish Council unanimously voted to OBJECT to this application.

We now appreciate there are three 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.

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

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.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
21 April 2022