

Planning Committee Report for 31 January 2023 Newington Parish Council Meeting

This month's applications

Application: 22/505618/FULL Land At School Lane, Newington ME9 7JU

Proposal: Erection of 25no. residential dwellings with enhanced renewable energy features 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 (Resubmission of 21/504028/FULL)

Notification received: Monday 19 December 2022

Application validated: Tuesday 6 December 2022

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

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

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

Amended information 3 January 2023

From last month

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: Application permitted Friday 20 January 2023

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

Proposal: Erection of single storey rear extension

Application validated: Friday 25 November 2022

Status: Application permitted Friday 20 January 2023

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: Application permitted Monday 23 January 2023

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

Previously discussed: for information**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: Approved SBC Planning Committee Thursday 12 January 2023

Application permitted Friday 20 January 2023

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: Application permitted Friday 20 January 2023

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: Application refused 18 January 2023

Application: 22/505579/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.

Forwarded by Cllr Richard Palmer, Swale Borough Council:

Notification of revised proposal 28 November 2022 Application: 22/505579/PNQCLA

Status: 'Prior Approval not required' Monday 17 January 2023

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

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: 22/500275/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

For decision SBC Planning Committee 10 November 2022 Officer recommendation to approve the application

Planning Committee deferred decision pending independent highways/traffic report

Status: Application approved Swale BC Planning Committee Thursday 12 January 2023

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

26 January 2023

Appendix: Responses sent following 20 December Newington Parish Council 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 sent *[as agreed at 20 December Parish Council meeting]*:

Newington Parish Council OBJECTS to this application.

- 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.

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

Proposal: Erection of extension to existing garage

Response sent:

Newington Parish Council has considered this application and has no comment to make save a request that the views expressed by any neighbours be taken into consideration

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

Proposal: Erection of single storey rear extension

Response sent:

Newington Parish Council has considered this application and has no comment to make save a request that the views expressed by any neighbours be taken into consideration

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

Response sent:

Newington Parish Council has considered this application and has no comment to make save a request that the views expressed by any neighbours be taken into consideration

Stephen Harvey
Chair of Newington Parish Council Planning Committee
26 January 2023