

Planning Report for 25 October 2022 Newington Parish Council Meeting

This month's applications

None

From last month

Application: 22/503874/FULL 11 The Tracies, Newington ME9 7TQ

Proposal: Conversion of the storage area into habitable living space, including insertion of a window to the front of the property.

Application validated: Tuesday 30 August 2022

Status: Awaiting decision

Application: 22/504349/FULL Field View Keycol Hill Bobbing ME9 7LE

Proposal: Erection of a single storey front extension.

Application validated: Monday 12 September 2022

Status: Awaiting decision

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: Awaiting decision

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

Previously discussed: for information

Application: 22/503577/FULL Land Adjacent To Moat Cottage, Iwade Road, Newington ME9 7JY

Proposal: Erection of an agricultural outbuilding with permeable hard-standing and reinstatement of a timber access gate.

Application validated: Friday 5 August 2022

Status: Application refused Friday 30 September 2022

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

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: 22/503258/FULL 35 Bull Lane, Newington ME9 7LT

Proposal: Dropped kerb with verges and crossover

Application validated: Monday 18 July 2022

Status: Application permitted Friday 7 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

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

Status: awaiting decision

17 February 2022 Amended and additional information received by SBC11.02.22

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

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

Stephen Harvey
Chair of Newington Parish Council Planning Committee
20 October 2022

***Appendix: Responses sent following 27 September
Newington Parish Council meeting*****Application: 22/503874/FULL 11 The Tracies, Newington ME9 7TQ**

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Response sent: Councillors have considered the proposal and have no objections save any neighbour comments be taken into consideration.

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(NO RESPONSE TO BE SENT)

Application: 22/504243/FULL Bobbing Solar Farm, ME9 8NN

Proposal: Addition of 40 CCTV cameras and poles at Bobbing Solar Farm.

Response sent:

Newington Parish Council discussed this planning application at the September 2022 meeting and agreed unanimously to oppose the application.

The Planning Statement cites vandalism as the main justification for this proposal. Newington Parish Council receives and discusses the monthly crime reports for our village: there is no recollection of any reports of vandalism at the Solar Farm. The Divisional Commander attends all KALC Swale Area Committee meetings; vandalism on this site has never been part of his reports. What vandalism has there been: how many instances over what period and at what cost?

The privacy of walkers using the three public footpaths is a major concern. There is no detail of protocols for the viewing of CCTV footage. Where it is intended that cameras look over public footpaths: Who would be able to view live or stored images? what would be the reasons for this? how long would footage be stored and with what security?

Without clear answers to the questions above and real assurances and guarantees Newington Parish Council opposes this application.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
20 October 2022