

Planning Report for 28 November 2023

Newington Parish Council Meeting

This month's applications

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

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(NB Previous application withdrawn 15 May 2018)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

For information:

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.

From last month

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 (dwellings) - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellings.

[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

Previously discussed: for information

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: Application permitted Monday 13 November 2023

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: Application refused Tuesday 14 November 2023

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: 23/501222/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

Stephen Harvey
Chair of Newington Parish Council Planning Committee
24 November 2023

Appendix: Responses sent following 31 October Newington Parish Council meeting

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)

Response to be agreed

Stephen Harvey
Chair of Newington Parish Council Planning Committee
24 November 2023