

Planning Report for 29 March 2022 Newington Parish Council Meeting

This month's applications

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

From last month

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: awaiting decision

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: awaiting decision

Previously discussed: for information

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.

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

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: 21/501740/FULL Land At Hill Farm, Rook Lane, Keycol Hill, Bobbing

Proposal: Erection of a nurse accommodation building, car park and outdoor event space for Demelza. Erection of 30 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping

Application received: Tuesday 30 March 2021

Application validated: Thursday 29 April 2021

Amended/additional documents 5 July 2021

Status: application refused SBC Planning Committee 14 October 2021 but 'called-in' by Head of Planning

Application subsequently approved SBC Planning Committee 9 December 2021

Application formally permitted: Friday 4 March 2022

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'.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
26 March 2022

Appendix: Responses sent following 22 February Newington Parish Council Meeting

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).

Response sent: See attached

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.

Response sent: Newington Parish Council has considered the application and has no comment to make save request that neighbours' concerns be taken into account

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

Response sent: Whilst having no objection in principle, Newington Parish Council is concerned about the potential for a negative visual impact on the new and carefully designed and landscaped development.

If permission is to be granted, we therefore request a strict condition that before any work commences the planning officer be assured that bricks, roofing materials and fenestration be identical to that of the main dwelling house and surrounding houses.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
26 March 2022