

Planning Committee Report for 27 June 2023 Newington Parish Council Meeting

This month's applications

None

From last month

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

Status: awaiting decision

For information:

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. ...

[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

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

For SBC Planning Committee 25 May 2023

Status: SBC Planning Committee Thursday 1 June 2023 – Application refused

Previously discussed: for information

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

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

Application: 23/501647/FULL Tommy All Alone, Keycol Hill, Bobbing ME9 7LG

Proposal: Erection of single storey front extension.

Application validated: Tuesday 18 April 2023

Status: Application permitted Monday 12 June 2023

For information:

Application: 23/501691/LAWPRO 4 Church View Cottages, Boxted Lane ME9 7LD

Proposal: Lawful Development Certificate for proposed erection of an outbuilding.

Application validated: Thursday 13 April 2023

Status: Application refused Thursday 8 June 2023

Application: 23/501012/FULL 60 London Road, Newington ME9 7NR

Proposal: Erection of a first floor and a two storey front extension including changes to fenestration.

Application validated: Thursday 2 March 2023

Status: Application permitted Tuesday 30 May 2023

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: SBC Planning Committee Thursday 9 March: decision to arrange site visit

Site meeting arranged Tuesday 13 June 2023

SBC Planning Committee Thursday 22 June 2023 – Application refused

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

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

Appeal to the Planning Inspectorate

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: 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

29 March 2023 notification of appeal to be determined by informal hearing We now understand this is to be held on Tuesday 11 July 2023 and will start at 10:00am at Committee Room Swale House East Street Sittingbourne ME10 3HT (**NB NOT 27 June**)

Planning Inspectorate PINS reference APP/V2255/W/22/3312284

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: Application refused Monday 13 February 2023

30 March 2023 notification Planning Inspectorate PINS ref: APP/V2255/W/23/3318448

Planning Inquiry, (8 days: 10.00am on 18th July 2023. 18 to 21 July 2023 and 1 to 4 August 2023. ie not sitting w/c 24 July 2023.)

Deadline for additional comments: 26 April 2023

Stephen Harvey
 Chair of Newington Parish Council Planning Committee
 23 June 2023

Appendix: Responses sent following 23 May Newington Parish Council meeting

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.

Response sent:

Newington Parish Council has three main concerns:

1 *Parking/traffic. The former public house ('The Wheatsheaf') ceased operation some years ago. Customers tended to be local and most walked to the premises. Since then traffic along the A2 has increased markedly (hence the 20mph zone). Our concern is the threat to safety caused by traffic turning into and leaving the proposed facility, especially those turning right across the main traffic flow. A related concern is whether the car park is large enough to cope with restaurant and take-away business. We suspect few would use the village car part at the far end of the High Street and are alarmed at the prospect of traffic backing-up on the High Street at this location, which is the narrowest point along the whole A2.*

2 *The effect of noise and fumes from extractor fans on neighbouring properties. We would hope that detailed technical reports be requested and that subsequent analysis provide a guarantee that there be no noise or odour pollution.*

3 *If planning permission were granted we would request that opening hours for both the restaurant and take-away service be restricted to exclude late evening operation to reduce nuisance to nearby residents.*

We would also request that if planning permission were to be granted any conditions be strictly monitored and enforced.

We note that a planning application for take-away service less than a mile to the west:

20/502607/FULL London Road Cafe 1 Hartlip Hill Hartlip ME9 7NZ

Was refused in August 2020:

- 3) *The proposed use and hours of operation within close proximity to residential dwellings would cause unacceptable harm by reasons of noise and general disturbance arising from customer activity, and vehicular movements in the car park. This would be contrary to policies DM3 and DM14 of the Bearing Fruits 2031: The Swale Borough Local Plan 2017.*

And submit that the village centre location in this planning application would cause far more noise and general disturbance which would justify the refusal of the current planning application on these grounds.

Stephen Harvey
 Chair of Newington Parish Council Planning Committee
 23 June 2023

