Planning Committee Report for 27 October 2026 Newington Parish Council Meeting

This month's applications

Application: 26/503578/FULL Hill Top View, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of one mobile home unit with associated utility block and parking, under Gypsy status.
Application validated: Wednesday 23 September 2026
Status: Awaiting decision

Application: 26/503991/NMAMD Land Behind Pond Farm London Road Newington Kent

Non Material Amendment to 25/501640/REM: Approval of reserved matters (appearance, landscaping, layout and scale sought) for erection of 135 residential dwellings, including retention of existing farm buildings, public open space, landscaping, sustainable drainage system (SuDS) and vehicular access pursuant to 22/500275/OUT - to add stacked projecting balconies to the apartment block at the development
Application validated: Monday 19 October 2026
Status: Awaiting decision

Application: 26/503565/PNQCLA The Old Tractor Shed, Bull Lane, Newington ME9 7SJ

Proposal: Prior notification for the change of use of a building and any land within its curtilage from agricultural to 2no. dwelling houses 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 (dwelling houses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwelling houses.
Application validated: Wednesday 23 September 2026
Status: Awaiting decision

From last month

Application: 26/503221/FULL Plot 2A, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land to residential use for Gypsy/Traveller with 2no plots 2no mobiles, 2no tourers and 2no dayrooms with associated works
Application validated: Monday 24 August 2026
Status: Application permitted Friday 16 October 2026

Application: 26/503502/NMAMD Land To The North West Of Church Lane, Newington.

Proposal: Non Material Amendment to 25/500761/FULL: Erection of 90 no. residential dwellings, together with associated access, open space, landscaping, drainage, infrastructure works and earthworks, and the provision of car parking spaces for existing residents - 32 plots are proposed to replace the approved car ports with garages
Application validated: Monday 14 September 2026
Status: Awaiting decision

Application: 26/503203/FULL Snakesbury Cottage, Iwade Road, Newington ME9 7JY

Proposal: Erection of a two-storey rear extension to the existing dwelling, erection of a detached garage, associated alterations, parking and landscaping including native hedgerow planting.
Application validated: Thursday 3 September 2026
Status: Awaiting decision

Previously discussed: for information

Received 22 August 2026 from Dandara South East Limited

1. Update regarding the access/S278 works which is to commence along London Road next week.
2. Dandara have now contracted with Moat on the affordable provision.
3. Also proposals for the north-west corner of the site to provide 10 supplementary homes (in addition to those approved and being built out). This latest proposal has been discussed with officers at Swale BC and has been accepted in principle in view of the government's drive for more efficient and effective use of sites particularly those in relative proximity to train stations.

Application: 26/502657/SUB: Land To The North West Of Church Lane, Newington

Proposal: Submission of details pursuant to conditions 10 - Landscaping, 12 - Road Design and Detail, 13 - Lighting, 15 - Biodiversity Enhancement and 35 - Eradication of Variegated Yellow Archangel, Subject to 25/500761/FULL
Application validated: Monday 13 July 2026
Status: Awaiting decision

Application: 26/502574/FULL: Land Adjacent To Plot 12, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Retrospective application for change of use of the land to residential use for Gypsy/Traveller family containing 1no plot with 1no static, 1no tourer and 1no dayroom and associated works
Application validated: Tuesday 14 July 2026
Status: Awaiting decision

Application: 26/502537/FULL: Plot 12, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Erection of 2no dayrooms to serve the previously approved 2 no. Gypsy/Traveller pitches.
Application validated: Friday 3 July 2026
Status: Awaiting decision

Application: 26/502028/FULL Plot 18 The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the siting of 2no. static caravans with 1no. day room, 1no. plant outbuilding, parking spaces for 2no. cars and 2no. touring caravans, and associated works
Application validated: Wednesday 17 June 2026
Status: Awaiting decision

Application: 26/502112/SUB Land behind Pond Farm

Proposal: Submission of details pursuant to condition 21-(Piling Method Statement) subject to 22/500275/OUT approved on appeal APP/V2255/W/23/3318448

Application: 26/502113/SUB Land behind Pond Farm

Proposal: Submission of details pursuant to condition 9 - Fitness Area, Subject to 25/501640/REM
Application validated Wednesday 3 June 2026

Application: 26/502075/FULL 38 High Street, Newington ME9 7JL

Proposal: Removal of recently installed second external vertical extract flue to side elevation and installation of external lateral extraction duct at low (first floor floor) level (only visible within side passageway between applicant property and adjoining property) to connect new internal extract canopy to existing primary vertical extract duct
Application validated: Wednesday 3 June 2026
Status: Awaiting decision

Application: 26/501793/FULL Plot 16, The Pheasantry, Wardwell Lane/ Lower Halstow ME9 7ER

Proposal: Change of use of land for the siting of 1no. static caravan with hardstanding, shed, plant outbuilding, 1no. touring caravan parking space, 2no. car parking spaces, driveway and associated works.
Application validated: Thursday 28 May 2026
Status: Application withdrawn Wednesday 21 October 2026

Application: 26/501788/FULL Plot 2, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the siting of 2no. static caravans, with 4no. car parking spaces, 2no. touring caravan parking spaces, 2no. sheds, 2no. plant outbuildings, 2no. bin stores, permeable driveway and associated works.
Application validated: Thursday 28 May 2026
Status: Application withdrawn Friday 23 October 2026

Application: 26/501827/SUB: Land West of Church Lane

Proposal: Submission of details pursuant to condition 4 (Construction Management Plan), subject to application 25/500761/FULL
Application validated: Wednesday 13 May 2026
Status: Awaiting decision

Application: 25/505286/FULL Sittingbourne Golf Club, Wormdale Hill. Newington ME9 7PX

Proposal: Erection of 3no. padel tennis courts.
Application validated: Friday 9 January 2026
Status: awaiting decision

Application: 25/501032/FULL 39 High Street, Newington ME9 7JR

Proposal: Change of use of ground floor, from office use to Fish and chips hot food take away including demolition of existing garage, provision of 2no. parking spaces, commercial bin storage, installation of extraction duck and changes to fenestration.
Application validated: Thursday 10 April 2025
Status: Awaiting decision

Not in Newington

Application: 22/503654/EIOUT Land To The West Of Bobbing ME9 8QL

Outline application (all matters reserved except for access) for a mixed used development comprising up to 2,500 dwellings, a 5.21 ha commercial employment zone including doctors' surgery, a 4.35 ha sports hub (and sports pitches), 3FE 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 29 November 2022
Revised details received 28 February 2025
Status: SBC Planning Committee 26 March 2025 – Initially application refused 4:10:0
Subsequently application deferred 8:6:0
Application approved: SBC Planning Committee 24 June 2026

Appeal to the Planning Inspectorate

Application: 26/500799/FULL Belle Vue, Keycol Hill, Bobbing ME9 8NE

Proposal: Proposed Dropped Kerb.
Application validated Wednesday 4 March 2026
Status: Application refused Monday 27 April 2026
Appeal against refusal – Fast Track appeal
Notification of appeal received 8 June 2026; appeal starting date 5 June 2026
Appeal Reference Number(s): 6010583 26/500053/REF

Fir View 109/111 London Road, Newington ME9 7RH

Appeal against enforcement notice: The unauthorised stationing of a static caravan in breach of condition (3) of planning permission 16/508699/FULL.
PINS reference APP/V2255/C/24/3341780
The appeal will be determined on the basis of Written Representations.
Notification of appeal received 16 July 2024; deadline for comments 21 August 2024

Stephen Harvey
Chair of Newington Parish Council Planning Committee
23 October 2026

Appendix: Responses sent following 29 September Newington Parish Council meeting

Application: 26/503221/FULL Plot 2A, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER
Proposal: Change of use of land to residential use for Gypsy/Traveller with 2no plots 2no mobiles, 2no tourers and 2no dayrooms with associated works
Response sent: The Parish Council notes that the site is not a designated traveller site and asks that all retrospective applications be assessed in light of the cumulative impact of development across the whole site. The Council maintains general concerns about intensification of use, including matters such as parking pressures, the possible functions of day rooms, and whether units may be used for residential occupation or letting, alongside other issues arising from the overall scale and pattern of development. These considerations should be reviewed collectively to determine whether the proposals are appropriate for the site's location and status.

Application: 26/503502/NMAMD Land To The North West Of Church Lane, Newington.
Proposal: Non Material Amendment to 25/500761/FULL: Erection of 90 no. residential dwellings, together with associated access, open space, landscaping, drainage, infrastructure works and earthworks, and the provision of car parking spaces for existing residents - 32 plots are proposed to replace the approved car ports with garages
Response sent: Newington Parish Council objects to the characterisation of this amendment as non-material, given the overall impact this change will have on the development aesthetic and on resident behaviour within the development. The Parish Council would also like to draw attention to Swale Borough Council's Parking Standards SPD (May 2020), which expresses a clear preference for car ports and barns over enclosed garages.

The Parish Council is particularly concerned that this change will result in residents on the development using their garages for storage or additional living space, rather than car parking. This will place additional and unnecessary strain on the existing parking provision within the village, negatively affecting other residents. The wider context is also important in considering this request: with the detail of the parking area in this development uncertain; parking space throughout the village already at a premium; and expected to be further impacted by additional parking restrictions in the Village Hall Car Park and close to the junction of Church Lane with the A2. Other housing developments taking place within Newington are also expected to reduce overall parking capacity, both through the increase in resident vehicles and through proposed double-yellow line markings, which will reduce the availability of on-road parking. The safety to persons and property (as well as the inconvenience to residents) must be considered as part of this application, as residents of the development or surrounding streets may feel they have no choice but to park in unsafe spaces, limiting surrounding visibility and access.

The Parish Council asks that this proposal be rejected outright or, failing that, at least be resubmitted as a material amendment requiring full public consultation.

Application: 26/503203/FULL Snakesbury Cottage, Iwade Road, Newington ME9 7JY
Proposal: Erection of a two-storey rear extension to the existing dwelling, erection of a detached garage, associated alterations, parking and landscaping including native hedgerow planting.
Response sent: Newington Parish Council has no comments to note relating to this application, but requests that any neighbours' comments be given due consideration.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
23 October 2026