

Planning Committee Report for 29 September 2026 Newington Parish Council Meeting

Received too late for inclusion in September Agenda

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

This month's applications

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: Awaiting decision

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

From last month

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.

Previously discussed: for information

Application: 26/502775/SUB: Land Behind Pond Farm, London Road, Newington

Proposal: Submission of details pursuant to condition 3 - Boundary Treatment, for planning permission 25/501640/REM.: Land Behind Pond Farm, London Road, Newington

Application validated: Tuesday 21 July 2026

Status: Application permitted Wednesday 2 September 2026

Application: 26/502776/SUB: Land Behind Pond Farm, London Road, Newington

Proposal: Submission of details pursuant to condition 18 (Archaeological Specification), subject to 22/500275/OUT (Appeal: APP/V2255/W/23/3318448)

Application validated: Tuesday 21 July 2026

Status: Application permitted Thursday 27 August 2026

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: 26/502530/TPOA: The Vicarage, Church Lane, Newington ME9 7JU

Proposal: TPO application: T5 - Yew tree - Reduce the tree to height of no less than 8m, and radial distance of 4m.

Application validated: Friday 10 July 2026

Status: Application permitted Friday 4 September 2026

Application: 26/502573/FULL: Cherrymere, Keycol Hill, Bobbing ME9 7LG

Proposal: Erection of a single storey rear extension and changes to fenestration.

Application validated: Wednesday 8 July 2026

Status: Application permitted Wednesday 9 September 2026

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: Awaiting decision

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: Awaiting decision

From Ilos Energy – notification received 10 June 2026

Proposed solar development on land on the south side of Old House Lane, Hartlip, Sittingbourne, Kent, ME9 7SP

Public consultation at Hartlip Village Hall on September 5, 2026, 3 pm—7 pm.

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: 26/501189/FULL Land East Of Wardwell Lane, Lower Halstow ME9 7BP

Proposal: Change of use of land for the formation of a 1 pitch Gypsy/Traveller site comprising the siting of 1 Mobile Home, 1 Touring Caravan, and 1 Dayroom, access, hardstanding and parking (retrospective)

Application validated: Friday 27 March 2026

Status: Application permitted Friday 28 August 2026

Application: 26/500977/FULL Rose Farm, Wardwell Lane, Lower Halstow ME9 7BP

Proposal: Change of use of land to 2no. pitch Gypsy/Traveller site comprising the siting of 2no. mobile homes, 2no touring caravans and the erection of 2no. stables buildings (part retrospective)

Application validated: Thursday 26 March 2026

Status: Application permitted Tuesday 8 September 2026

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 duct 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
25 September 2026

Appendix: Responses sent following 25 August Newington Parish Council meeting

None

From Newington Parish Council Extraordinary Meeting Tuesday 22 September 2026:
KCC Consultation (deadline 28 September 2026)
CHURCH LANE, NEWINGTON IN THE BOROUGH OF SWALE - AMENDMENT 8:
WAITING RESTRICTIONS

Newington Parish Council has considered the proposed Order and agreed the following response:

- 1 The Parish Council supports the keep clear signs proposed for the A2 at its junction with Church Lane*
- 2 The Parish Council recognises the reasoning behind the proposed extension of the double-yellow lines at the south end of Church Lane (page 2 of 'Church Lane Plan') and offers no objection*
- 3 The Parish Council objects to the proposed double-yellow lines to the north of Church Lane, beside the Denham Road junction (page 1 of 'Church Lane Plan') and views this proposal as premature.*
 - The proposed restrictions would inconvenience residents considerably at a time when parking requirements within the village are stretched and expected to grow.*
 - We have consistently urged that the proposed car park in the development should be completed before the on-road double-yellow line restrictions. As yet, there is no date for completion of the car park and no detail of its management, operating details and charges. We understand there will be only one parking space allocated per dwelling within the Dandara development for those whose parking is displaced from Church Lane; in reality there is often more than one vehicle per household.*
 - Furthermore, the Parish Council objects to the position of the proposed uncontrolled pedestrian crossing on Church Lane. The location of existing pavements and foot traffic patterns along the road mean that a crossing in this location will serve no practical purpose. This would also render the proposed double-yellow markings to preserve visibility unnecessary.*

Stephen Harvey
Chair of Newington Parish Council Planning Committee
25 September 2026