

## Planning Committee Report for 26 March 2024 Newington Parish Council Meeting

### *This month's applications*

Application: 24/500679/TPOA : Land At School Lane, Newington ME9 7LB

Proposal: Tree preservation order application to crown lift x 8 Oak trees to a height of 6- 8 metres.

Amended information - received 21.02.24.

Application withdrawn: Friday 15 March 2024

Application: 24/500761/REM 128 High Street, Newington ME9 7JH

Approval of reserved matters (Appearance, Layout, Scale and Landscaping sought) for erection of 46no. residential dwellings, with access from A2 High Street, pursuant to 21/505722/OUT.

Application validated: Friday 13 February 2024

Status: Awaiting decision

Application: 23/505420/REM Land At Wises Lane, Borden ME10 1GD

Proposal: Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale sought) for creation of the eastern spine road (Phase 2D), pursuant to 17/505711/HYBRID.

Amended plans and additional information received 23/02/2024

Application: 24/500781/FULL Snakesbury Cottage, Iwade Road, Newington ME9 7JY

Proposal: Conversion of existing barn to holiday accommodation with car port and cycle store.

Application validated: Monday 26 February 2024

Status: Awaiting decision

Application: 24/500900/FULL Land At School Lane, Newington ME9 7JU

Proposal: Section 73 - Application for minor material amendment to approved plans condition 2 (to allow changes to the layout and fenestration of plots 13, 20 and 21) pursuant to 21/504028/FULL for - 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: Tuesday 5 March 2024

Status: Awaiting decision

### *From last month*

Application: 24/500313/SUB 128 High Street, Newington ME9 7JH

Proposal: Submission of details to discharge condition 6 - Design Code, Subject to 21/505722/OUT

Application validated: Monday 29 January 2024

Status: Awaiting decision

Application: 24/500610/FULL 14 Wickham Close, Newington ME9 7NT

Proposal: Removal of existing conservatory and erection of single storey rear extension with insertion of 2no. rooflights.

Application validated: Thursday 15 February 2024

Status: Awaiting decision

Application: 24/500679/TPOA Land At School Lane, Newington ME9 7LB

Proposal: Tree preservation order application to crown lift x2 Oak trees to a height of 6-8 metres.

Application validated Friday 16 February 2023

Status: awaiting decision

*Previously discussed: for information*

Application: 23/505381/FULL 46 High Street, Newington ME9 7JL

Proposal: Erection of rear store room and 'WC' including changes to fenestration.

Application validated: Tuesday 2 January 2024

(11 January advised application is retrospective)

Status: Application permitted Monday 26 February 2024

Application: 23/505840/FULL Digswell, Lower Hartlip Road, Hartlip ME9 7SX

Proposal: Demolition of 2no. commercial premises (Use Class E) and erection of 4no. dwellings together with associated parking, refuse and cycle stores, and landscaping.

Application validated: Thursday 11 January 2024

Status: Awaiting decision

Land To The South West School Lane Newington Kent ME9 7JU

Submission of details to discharge condition 3 - Construction Environmental Management Plan, Subject to 21/504028/FULL

23/505335/SUB Submission of details to discharge condition 4 - Archaeological Evaluation, Subject to 21/504028/FULL (Determined at appeal, ref: APP/V2255/W/22/3312284). | Land At School Lane Newington Kent ME9 7JU

Application validated Monday 27 November 2023

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

4 December 2023 Additional information received (pitched roof to single storey element of the rear extension)

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

**Application: 23/505365/OUT Land To The Rear Of Eden Meadow, Newington ME9 7JH**

Proposal: Outline planning application for up to 25no. residential dwellings (all matters reserved except for access)

Application validated: Monday 4 December 2023

Status: Awaiting decision.

20/501475/FULL: Land To The Rear Of Eden Meadow, Newington ME9 7JH

Erection of 20No. residential dwellings and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street.

Application validated: Monday 20 March 2020

Application withdrawn: 7 January 2022

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.

**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 dwellinghouses.

[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

## *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  
21 March 2024

## ***Appendix: Responses sent following 27 February 2024 Newington Parish Council meeting***

Application: 24/500610/FULL 14 Wickham Close, Newington ME9 7NT

Proposal: Removal of existing conservatory and erection of single storey rear extension with insertion of 2no. rooflights.

Response sent: Councillors have considered the application and have no comment to make save that neighbours comments be taken into account.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
21 March 2024