

## Planning Committee Report for 24 June 2025 Newington Parish Council Meeting

### *Notification too late for this month's agenda*

#### Application: 25/502474/FULL Playstool Close, Newington ME9 7NJ

Proposal: Demolition of existing porch and erection of a two storey side extension.

Application validated Wednesday 18 June 2025

Status: awaiting decision

### *This month's applications*

#### Application: 25/500761/FULL Land West Of Church Lane, Newington

Proposal: 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

Revised details dated 3 June; notification 16 June

Status: awaiting decision

#### Application: 25/502147/SUB 128 High Street Newington ME9 7JH

Proposal: Submission of details pursuant to conditions 34 - Footpath inhibitor, 35 - Visibility splays & 36 - Travel plan, Subject to 21/505722/OUT|

Application validated 29 May 2025

Status: awaiting decision

### *From last month*

#### Application: 25/501605/FULL 56 Bull Lane, Newington ME9 7NA

Proposal: Erection of a single storey side extension including rear decking.

Application validated: Wednesday 23 April 2025

Status: awaiting decision

#### Application: 25/501693/TCA Church Farm House, Church Lane, Newington ME9 7JX

Proposal: Conservation area notification to fell two dead Cherry trees and one dead Apple tree. Remove dead branches to one Cherry tree.

Application validated: Thursday 24 April 2025

Decision: 'No objection' 2 June 2025

#### Application: 25/501640/REM Land At Pond Farm, London Road, Newington

Proposal: 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.

Application validated: Wednesday 23 April 2025 (NB Notification received 1 May 2025)

Status: awaiting decision

*Previously discussed: for information*

Application: 25/501520/FULL Cranbrook Lodge, Callaways Lane, Newington ME9 7LX

Proposal: Erection of a rear infill extension including 1no. roof light.

Application validated: Monday 14 April 2025

Status: Application permitted Wednesday 11 June 2025

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

Application: 25/501080/FULL 35-37 High Street, Newington ME9 7JR

Proposal: Demolition of existing bake room and store, and erection of a single storey rear extension with flat roof.

Application validated: Friday 28 March 2025

Status: awaiting decision

Application: 25/500761/FULL Land West Of Church Lane, Newington

Proposal: 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.

Application validated: Monday 3 March 2025 (Wednesday 26 March 2025)

See above: Revised details dated 3 June; notification 16 June

Status: awaiting decision

Application 25/500551/FULL: Plots 21 And 22 The Pheasantry Wardwell Lane, Newington ME9 7ER

Change of use of land to use for the provision of 4no. gypsy and traveller pitches including the stationing of 4no. static residential units, 4no. touring units, and erection of 3no. day rooms, together with the formation of access road(s) and the provision of structural landscaping and parking (part retrospective).

Application validated: Monday 17 March 2025

Status: awaiting decision

Application: 24/504613/FULL The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of agricultural land to 2no. Gypsy/Traveller pitches each with 1no. mobile home and a touring caravan including a shared day room and 6no. parking spaces.

Application validated: Tuesday 12 Nov 2024

Status: Awaiting decision

Application: 22/505579/PNQCLA The Pheasantry, Wardwell Lane ME9 7ER

Prior notification for the change of use of agricultural building to 1no. dwellinghouse and associated operation development. For its prior approval to: -Transport and Highways impacts of the development

Application validated: Wednesday 23 Nov 2022

Decision: Prior approval not required Tuesday 17 January 2023

*For information***Application: 25/501085/PNQLA 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. dwellinghouses 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 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Application validated: Wednesday 19 March 2025

Status: Application deemed invalid

Application: 24/504732/FULL The Old Tractor Shed, Bull Lane, Newington ME9 7SJ

Proposal: Section 73 - Application for removal of condition 8 (to enable family members to reside for unrestricted periods within units 2 and 3) pursuant to 15/504706/FULL for - Variation of condition 11 of SW/12/1540 (Conversion and enlargement of redundant farm building to 3 no: self-contained units for use as holiday accommodation with associated on-site parking, turning and amenity space along with diversion of public footpath. Erection of barn and provision of pond.) - to allow unit 1 to be used fully for permanent residential use.

Application validated: Monday 2 December 2024

Status: Application withdrawn 3 March 2025

*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

*Appeal to the Planning Inspectorate***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

**Application: 23/503792/FULL Moat View, Church Lane, Newington ME9 7JX**

Proposal: Erection of a detached dwelling for a disabled person with associated parking and minor landscaping works.

Application validated: Tuesday 19 September 2023

Status: Application refused: Tuesday 14 November 2023

PINS reference: APP/V2255/W/24/3337218

*The appeal will be determined on the basis of Written Representations.*

Notification received 21 June 2024; deadline for comments 25 July 2024

Further notification 9 January 2025; deadline for comments 7 February 2025

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
21 June 2025

## ***Appendix: Responses sent following 27 May 2025 Newington Parish Council meeting***

Application: 25/501605/FULL 56 Bull Lane, Newington ME9 7NA

Proposal: Erection of a single storey side extension including rear decking.

Response sent: Newington Parish Council has considered the application and has no objection, save a request that any comments from neighbours be taken into account.

Application: 25/501693/TCA Church Farm House, Church Lane, Newington ME9 7JX

Proposal: Conservation area notification to fell two dead Cherry trees and one dead Apple tree.

Remove dead branches to one Cherry tree.

Agreed response (did not appear on portal before decision made): Newington Parish Council has considered the application and has no objection, save a request that any comments from neighbours be taken into account.

Application: 25/501640/REM Land At Pond Farm, London Road, Newington

Proposal: 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.

Response sent: 9 June 2025 (text approved by councillors) see website and planning portal.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
21 June 2025