

Planning Committee Report for 16 December 2025 Newington Parish Council Meeting

This month's applications

Application: 25/504947/SUB 128 High Street, Newington ME9 7JH

Proposal: Submission of details pursuant to condition 21 - Construction Method Statement, Subject to 21/505722/OUT

Application validated: Wednesday 3 December 2025

Status: awaiting decision

Application: 25/504735/LAWPRO Newington C Of E Primary School, School Lane Newington ME9 7LB

Proposal: Lawful Development Certificate for proposed erection of a flat roof side extension to existing nursery to create an additional classroom.

Application validated: Tuesday 25 November 2025

Status: awaiting decision

From last month

Application: 25/504608/FULL Plot 17 The Pheasantry, Wardwell Lane, Lower Halstow Kent ME9 7ER

Proposal: Change of use of land for the siting of 2no. static caravans with associated touring caravans, driveway, parking, boundary fencing, access gate and the siting of a planting and utility sheds for Gypsy/Traveller occupation.

Application validated: Tuesday 18 November 2025

Status: awaiting decision

Application: 25/504531/FULL 90 Bull Lane, Newington ME9 7NA

Proposal: Section 73 - Application for Minor Material Amendment to approved plans Condition 2(Change in materials and ground floor windows) pursuant to 25/502702/FULL for Loft Conversion with a new roof, front and side dormers and a Juliet balcony. Erection of two storey side and rear extensions, a single storey rear extension and front porch.

Application validated: Thursday 6 November 2025

Status: Application permitted Thursday 11 December 2025

Application: 25/504328/LDCEX Land At Wormdale Farm, Wormdale Hill, Newington ME9 7PX

Proposal: Lawful Development Certificate for existing use of land as residential, including siting of a caravan.

Application validated: Monday 20 October 2025

Status: awaiting decision

Previously discussed: for information

Application: 25/503932/FULL Cherrymere, Keycol Hill, Bobbing ME9 7LG

Proposal: Retrospective change of use of agricultural land to residential garden, erection of garage with associated hardstanding.

Application validated: Monday 22 September 2025

Status: Application permitted Thursday 11 December 2025

Application: 25/503755/FULL Lodge Farm House, Old House Lane, Hartlip ME9 7SN

Proposal: Section 73 - Application for removal of condition 2 (agricultural occupancy) pursuant to SW/98/0796 for - Agricultural dwelling

Application validated Monday 8 September 2025

Status: awaiting decision

Application: 25/503472/FULL Plot 12, Wardwell Lane Lower Halstow ME9 7ER

Proposal: Retrospective application for change the use of land to a 2no. plot Gypsy/Traveller site including 2no. mobile homes, 2no. tourers, fencing, installation of cesspit, hardstanding and landscaping.

Application validated: Wednesday 20 August 2025

Status: awaiting decision

Application: 25/502710/FULL Plot 6, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of one mobile home units with associated utility blocks, touring caravan, parking, boundary fencing with access and vehicle access gates including insertion of a cesspool for Gypsy occupation.

Application validated Monday 7 July 2025

Status: awaiting decision

Application: 25/502714/FULL Plot 7, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of one mobile home units with associated utility blocks, touring caravan, parking, boundary fencing with access and vehicle access gates including insertion of a cesspool for Gypsy occupation.

Application validated Monday 7 July 2025

Status: awaiting decision

Application: 25/502707/FULL Plot 5, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of two mobile home units with associated utility blocks, touring caravans, parking, boundary fencing with access and vehicle access gates including insertion of hardstanding and a cesspool for Gypsy occupation.

Application validated Wednesday 9 July 2025

Status: awaiting decision

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: Application permitted Friday 28 November 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 25/500551/FULL: Plots 21 And 22 The Pheantry 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 Pheantry, 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 Pheantry, 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

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/V/2255/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
12 December 2025

Appendix: Responses sent following 25 November 2025 Newington Parish Council meeting

Application: 25/504531/FULL 90 Bull Lane, Newington ME9 7NA

Proposal: Section 73 - Application for Minor Material Amendment to approved plans Condition 2(Change in materials and ground floor windows) pursuant to 25/502702/FULL for Loft Conversion with a new roof, front and side dormers and a Juliet balcony. Erection of two storey side and rear extensions, a single storey rear extension and front porch.

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

Application: 25/504608/FULL Plot 17 The Pheasantry, Wardwell Lane, Lower Halstow Kent ME9 7ER

Proposal: Change of use of land for the siting of 2no. static caravans with associated touring caravans, driveway, parking, boundary fencing, access gate and the siting of a planting and utility sheds for Gypsy/Traveller occupation.

Response sent: Newington Parish Council is unaware that The Pheasantry has been designated a Gypsy & Traveller site and on that basis, we object to the application.

Application: 25/504328/LDCEX Land At Wormdale Farm, Wormdale Hill, Newington ME9 7PX

Proposal: Lawful Development Certificate for existing use of land as residential, including siting of a caravan.

Response sent: Councillors have considered the application and noted the caravan had been in situ for a number of years. Newington Parish Council has no comment to make.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
12 December 2025