

## Planning Committee Report for 29 April 2025 Newington Parish Council Meeting

### *This month's applications*

#### 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: 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

#### 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

### *From last month*

#### 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)

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 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/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. 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: Awaiting decision

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

### *Previously discussed: for information*

#### Application: 25/500414/FULL 47 Bull Lane, Newington ME9 7LT

Proposal: Erection of a single storey rear extension, hip to gable loft conversion including 1no. rear dormer, 3no. roof lights and front porch.

Application validated: Wednesday 5 February 2025

Status: Application permitted Thursday 17 April 2025

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

*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

Application: 24/502295/FULL 4 Church View Cottages, Boxted Lane, Newington ME9 7LD

Proposal: Erection of a timber framed and wood clad building with a concrete base and a tin roof for storage of forestry and agricultural equipment and animal feed.

Application validated: Friday 5 July 2024

Amended plans: Thursday 22 August 2024

Status: Application refused Wednesday 4 December 2024

PINS reference: APP/V2255/W/24/3357550

Notification of appeal received 8 January 2025; deadline for comments 11 February 2025

Decision: Appeal dismissed Thursday 10 April 2025

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
26 April 2025

## ***Appendix: Responses sent following 25 March 2025 Newington Parish Council meeting***

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.

Response sent: Given the correspondence with the Officer which shows the intended use of the two caravans is for the existing family and the soon-to-be married couple, we have no objections on condition the enforcement action is carried out to remove the single caravan currently on this part of the site.

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.

Response sent: Newington Parish Council objects to this application. Our detailed comments will follow in due course

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).

Response sent: Newington Parish Council objects to the application. Whilst we support the two units for the existing family, we object to the extension of the site and request that the matter be considered by the Planning Committee.

Stephen Harvey  
Chair of Newington Parish Council Planning Committee  
26 April 2025