

Planning Committee Report for 27 January 2026 Newington Parish Council Meeting

This month's applications

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

24/502743/SUB: Willow Trees, 111 High Street, Newington ME9 7JJ

Proposal: Submission of details pursuant conditions 3 (Archaeological Evaluation Works) and 9 (Archaeological Field Evaluation Works) of Application 20/505059/FULL.]

Status: Application permitted Thursday 15 January 2026

20/505059/FULL: Willow Trees, 111 High Street, Newington ME9 7JJ

Proposal: Retention of existing chalet bungalow with amended residential curtilage and erection of 10 dwellings (7 x three bedrooms and 3 x four bedrooms) with associated access, parking, amenity, and landscaping

Status: application permitted Thursday 17 August 2023

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

- Submission of details pursuant to conditions 2 - External surfaces materials, 3 - Boundary treatment and 7 - Parking control, Subject to 25/501640/REM 17 January 2026
- Submission of details pursuant to condition 18-(Archaeology) 23-(Construction Management Plan) 32-(Telecom) 34-(Phasing Plan) subject to 22/500275/OUT approved at Appeal APP/V2255/W/23/3318448) 12 January 2026
- Submission of details pursuant to condition 15 (arboriculture method statement and tree protection plan) subject to 22/500275/OUT approved on appeal APP/V2255/W/23/3318448 16 December 2025
- Submission of details pursuant to condition 24 - Construction method statement, Subject to APP/V2255/W/23/3318448 (22/500275/OUT) 16 December 2025
- Submission of details pursuant to condition 11-(bat survey) subject to 22/500275/OUT 26 November 2025
- S106 agreement dated 03 August 2023 planning ref 22/500275/OUT - Amended tenure mix for affordable housing and amendment to mortgagee in possession clause. 6 November 2025

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.

Status: Application permitted Friday 28 November 2025

From last month

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: Application permitted Monday 12 January 2026

Previously discussed: for information

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: 25/504328/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: Application permitted Monday 15 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: 25/501032/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 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

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

Stephen Harvey
Chair of Newington Parish Council Planning Committee
22 January 2026

Appendix: Responses sent following 16 December 2025 Newington Parish Council meeting

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

Response sent: OBJECTION Newington Parish Council objects to this application and would like SBC to observe the comments of neighbouring properties.

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.

Response sent: Newington Parish Council supports this application as the members believe this aids the needs of the residents and community.

Stephen Harvey
Chair of Newington Parish Council Planning Committee
22 January 2026