

Planning Committee Report for 29 July 2025 Newington Parish Council Meeting

This month's applications

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

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

Application validated Wednesday 18 June 2025

Status: awaiting decision

Application: 25/502150/FULL 96 Church Lane, Newington ME9 7JU

Proposal: Erection of 1.09m fence along front boundary (retrospective).

Application validated Tuesday 17 June 2025

Status: awaiting decision

Application: 25/502702/FULL 90 Bull Lane, Newington ME9 7NA

Proposal: 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 Wednesday 2 July 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

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

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

Previously discussed: for information

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: Application permitted Thursday 26 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

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

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

25 July 2025

***Appendix: Responses sent following 24 June 2025
Newington Parish Council meeting***

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

Response (from Railton tpc) on planning portal Monday 30 June 2025

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]

Response via email correspondence with the planning officer

Stephen Harvey

Chair of Newington Parish Council Planning Committee

25 July 2025