

# Planning Committee Report for 28 October 2025 Newington Parish Council Meeting

## *This month's applications*

### Application: 25/504015/FULL 5 Eden Meadow, Newington ME9 7FR

Proposal: Demolition and single storey rear extension and erection of a part two storey rear infill extension with new fenestration to the side elevation.

Application validated: Tuesday 30 September 2025

Status: awaiting decision

## *From last month*

### 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: awaiting decision

### Application: 25/503844/FULL 92 Church Lane, Newington ME9 7JU

Proposal: Demolition of a conservatory and erection of a single storey flat roof rear extension.

Application validated: Monday 15 September 2025

Status: awaiting decision

### 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

### 25/503473/TCA 37 Church Lane, Newington ME9 7JT

Proposal: Conservation area notification to remove one Elder.

Application validated: Tuesday 26 August 2025

Status: Decision 'No objections' Tuesday 30 September 2025

### 25/502844/PNMA 43A High Street, Newington ME9 7JR

Proposal: Prior notification for the change of use of ground floor from Commercial, Business and Service (Use Class E) to 1no. dwellinghouse (Use Class C3).

Application validated: Thursday 10 July 2025

Status: Decision – Prior approval not required, Wednesday 3 September 2025

*Previously discussed: for information*

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: Application permitted Thursday 2 October 2025

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: 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: Application permitted Wednesday 2 October 2025

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

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. -

Application validated: Wednesday 9 July 2025

Decision: Prior Approval Refused Monday 29 September 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

Stephen Harvey

Chair of Newington Parish Council Planning Committee

23 October 2025

## ***Appendix: Responses sent following 30 September 2025 Newington Parish Council meeting***

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.

Response sent: Councillors have considered the application and, whilst it is regretted that this is a retrospective application, had no objections to the proposal.

Application: 25/503844/FULL 92 Church Lane, Newington ME9 7JU

Proposal: Demolition of a conservatory and erection of a single storey flat roof rear extension.

Response sent: Councillors have considered the application and note that the proposed extension is larger than the existing conservatory and juts out beyond the house. Newington Parish Council has no objections save that neighbours comments be taken into account.

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

Response sent: In 2018, Newington Parish Council made the following response to application no 18/502834/FULL Lodge Farm Old House Lane Hartlip ME9 7SN Removal of condition 2 of application reference SW/98/0796 (Agricultural dwelling).

Councillors have considered the application and agreed unanimously to oppose the application to remove the conditions as the Council is keen to see agriculture continue in the area and there is a need for dwellings for agricultural workers.

We repeat the response in October 2025

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.

Response sent: Councillors have considered the application and regret the fact that this is a retrospective application. Newington Parish Council reiterates its urge for Planning Enforcement to look at the whole of Wardwell Lane from Newington to Lower Halstow. Councillors have no objections to the application and suggest that a drone be deployed to survey the sites

25/503473/TCA 37 Church Lane, Newington ME9 7JT

Proposal: Conservation area notification to remove one Elder.

(30 September – Decision: No objection by local planning authority)

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

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 22 October 2025:

Newington Parish Council consistently and persistently opposed the applications for housing on the Pond Farm site through the various application stages and at both Planning Inquiries.

Whilst we still have grave concerns, particularly over the parking provision on the proposed development and note that these have also been voiced by Kent Highways, we accept that outline approval was granted by the Planning Inspectorate in August 2023. We further acknowledge that the proposed Dandara development is in general accordance with the approved plans.

For this reason Newington Parish Council withdraws its objections to the 25/501640 Reserved Matters application.

Ward Councillor Richard Palmer had requested this application be 'called in' for consideration by the SBC Planning Committee. We understand that he will now be withdrawing his request for 'call-in'.

Stephen Harvey

Chair of Newington Parish Council Planning Committee

23 October 2025