

NEWTON IN THE ISLE

PARISH COUNCIL

Clerk: Dave Gibbs, 358 High Road, Newton in the Isle, PE13 5HS
Tel: 01945 870083 • Email: parishclerk@newtonintheisle.org.uk

To Members of the Public and Press

You are invited to attend an Extraordinary Meeting
of the Newton-in-the-Isle Parish Council
to be held in Newton Village Hall on
Tuesday 27 January 2026 at 7.30pm.

Dave Gibbs

Clerk

20 January 2026

AGENDA

All members are reminded that they will need to declare any personal or prejudicial interest and reason before an item discussed at this meeting under the Model Code of Conduct Order 2001 No 3576

095/25 Apologies for Absence

To receive and consider apologies from those members not present

096/25 Planning

To consider the following applications and agree a response to the planning authority:

- a) *F/YR26/0012/O -Erect up to 7 x dwellings (outline application with matters committed in respect of access) - Site of former Colville County Primary School, Church Lane, Newton-in-the-Isle*
- b) *F/YR26/0014/VOC - Variation of Conditions 02 (external materials), 03 (windows & doors), 04 (ecology), 05 (bat boxes), and 11 (approved plans) relating to planning application F/YR22/0957/F (Convert existing barn, and erect a link extension (to existing dwelling), erect a 2-storey building involving the demolition of existing piggery, to form 2 x annexes (2-storey 2-bed) ancillary to existing dwelling, and erect a double garage (part retrospective)) to allow for groundworks/drainage to start on site and implement the approval - Newton House, 217 High Road, Newton-in-the-Isle*
- c) *F/YR26/0016/VOC - Variation of Conditions 02 (external materials), 03 (windows & doors) and 04 (approved plans) relating to planning application F/YR22/0958/LB (Works to a listed building involving: Convert existing barn, and erect a link extension (to existing dwelling), erect a 2-storey building involving the demolition of existing piggery, to form 2 x annexes (2-storey 2-bed) ancillary to existing dwelling, and erect a double garage) to allow for groundworks/drainage to start on site and implement the approval - Newton House, 217 High Road, Newton-in-the-Isle*
- d) *F/YR26/0032/F - Erect a detached garage with 1-bed annexe above ancillary to existing dwelling - 239A High Road, Newton-in-the-Isle*

097/25 Finance

To consider and resolve on the following matters:

- a) To receive an updated budget for the 2026/27 financial year*
- b) To review the level of precept required for the 2026/27 financial year*

098/25 Date of Next Meeting

To confirm the date and time of the next meeting of the Council

Tuesday 10 March at 7.30pm



Indicative Accommodation Schedule			
Plot Number	Dwelling Type	Unit Type	Area (m ²)
1	3 Bed Semi	Market	96.86
2	3 Bed Semi	Market	96.86
3	3 Bed Semi	Market	96.86
4	3 Bed Semi	Market	96.86
5	3 Bed Semi	Market	99.54
6	3 Bed Semi	Market	110.44
7	4 Bed Detached	Market	151.96

SITE PLAN KEY	
	Access
	Permeable Hard Surface
	Gravel Surface
	Paving / Patio (Indicative Layout)
	Lawned Grass (Seeded or Turf)
	Trees
	Hedges
	Visibility Splay
	1.8m Access Gate

B - 12.01.26 - Amendments following receipt of LPA validation comments.
 A - 10.12.25 - Amendments for outline planning application.
 REVISIONS



PETER HUMPHREY ASSOCIATES

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TELEPHONE: 01945 486966
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

CLIENT
 MR G PALMER

PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT

SITE
 FORMER COLVILLE SCHOOL
 GOODENS LANE / CHURCH LANE
 NEWTON
 CAMBS
 PE13 5HQ

DRAWING
 PLANNING DRAWING

JOB NO.	PAPER SIZE	DATE
7210/PL01B	A1	JUN 2025

Notes:
 This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.
 All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already been apparent to a competent contractor.

INDICATIVE LAYOUT WITH PROPOSED ACCESS SITE PLAN 1:200





VARIATION OF CONDITION REPORT **F/YR22/0957/F**

Convert existing barn, and erect a link extension (to existing dwelling), erect a 2-storey building involving the demolition of existing piggery, to form 2 x annexes (2-storey 2-bed) ancillary to existing dwelling, and erect a double garage (part retrospective).

AT

NEWTON HOUSE
217 HIGH ROAD
NEWTON IN THE ISLE
WISBECH
PE13 5HW

FOR

MR & MRS SYMINGTON

Job No. SE-1540

January 2026

Swann Edwards Architecture Limited - Registered in England & Wales No. 07943586.
Place of Business: Elveden House, Gull Road, Guyhirn, Wisbech, Cambs. PE13 4ER
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk
Registered Office: 22-26 King Street King's Lynn PE30 1HJ.

Condition 1 - Current

The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Condition 1 - Proposed

The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Condition 2 - Current

All external materials for all proposed work shall be submitted in a detailed material schedule and agreed in writing by the LPA. These details shall include, bricks, roof coverings, timber cladding, windows, doors, rainwater goods, soil and vent pipes, meter boxes and mortar mixes (repointing of the existing listed buildings shall be carried out in a lime only mortar).

Condition 2 - Proposed

All external materials for the proposed work shall be in accordance with the Material Schedule.

Condition 3 - Current

Prior to the commencement of development, cross section drawings at a scale no smaller than 1:5 and elevation drawings at a scale no smaller than 1:10 of all new windows and doors including details of glazing, glazing bars, sills, lintels and finish shall be submitted to, and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Condition 3 - Proposed

Prior to the commencement of development above dpc level, cross section drawings at a scale no smaller than 1:5 and elevation drawings at a scale no smaller than 1:10 of all new windows and doors including details of glazing, glazing bars, sills, lintels and finish shall be submitted to, and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Condition 4 - Current

A licensed ecological consultant shall apply, on the applicant's behalf, to Natural England for a European Protected Species license. This shall then be submitted to and approved in writing by the Local Planning Authority prior to commencement of works.

Condition 4 - Proposed

A licensed ecological consultant shall apply, on the applicant's behalf, to Natural England for a European Protected Species license. This shall then be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to the fabric of the existing buildings.

Condition 5 - Current

Prior to works commencing, six Kent bat boxes shall be erected at a height of 5-6m on two suitable trees within the gardens on site as shown in Drawing 7 of the Phase 2 Bat Survey Report (by Philip Parker Associates Ltd) submitted on 30th January 2023.

Condition 5 - Proposed

Prior to works commencing to the fabric of the existing buildings, six Kent bat boxes shall be erected at a height of 5-6m on two suitable trees within the gardens on site as shown in Drawing

7 of the Phase 2 Bat Survey Report (by Philip Parker Associates Ltd) submitted on 30th January 2023.

Condition 6 - Current

Prior to the first occupation of Barn 3, one Greenwood's ecohabitat double slot box and two swift next boxes shall be erected on the side elevations of the building as shown in Drawing 7 of the Phase 2 Bat Survey Report.

Condition 6 - Proposed

Prior to the first occupation of Barn 3, one Greenwood's ecohabitat double slot box and two swift next boxes shall be erected on the side elevations of the building as shown in Drawing 7 of the Phase 2 Bat Survey Report.

Condition 7 - Current

Prior to first occupation of Barn 3, a minimum of two Schweglar 1B hole fronted boxes and two Scheglar open fronted boxes shall be erected on trees within the gardens on site as shown in Drawing 7 of the Phase 2 Bat Survey Report.

Condition 7 - Proposed

Prior to first occupation of Barn 3, a minimum of two Schweglar 1B hole fronted boxes and two Scheglar open fronted boxes shall be erected on trees within the gardens on site as shown in Drawing 7 of the Phase 2 Bat Survey Report.

Condition 8 - Current

Prior to the installation of any external lighting on the outside of the building or elsewhere on the site full details including design, siting and illumination type shall be submitted to the Local Planning Authority for approval. Only lighting that has been approved in writing by the Local Planning Authority shall be installed.

Condition 8 – Proposed

Prior to the installation of any external lighting on the outside of the building or elsewhere on the site full details including design, siting and illumination type shall be submitted to the Local Planning Authority for approval. Only lighting that has been approved in writing by the Local Planning Authority shall be installed.

Condition 9 - Current

The works, including any demolition, vegetation clearance and under-felting, shall proceed in strict accordance with the precautions, measures and enhancements described in the Phase 2 Bat Survey Report.

Condition 9 – Proposed

The works, including any demolition, vegetation clearance and under-felting, shall proceed in strict accordance with the precautions, measures and enhancements described in the Phase 2 Bat Survey Report.

Condition 10 - Current

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.

Condition 10 - Proposed

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.

Condition 11 – Current

The development hereby permitted shall be carried out in accordance with the following approved plans and documents

PP1102 Barn 3 & Garage - Proposed Floor Plans and Elevations (revision G)
PP1101 Barn 2 - Proposed Floor Plans, Elevations and Section (revision D)
Ecological Appraisal
151 Barns 2 & 3 - Existing Floor Plans, Elevations and Section (revision C)
Application form
Biodiversity checklist
Design and Access Statement
Heritage Statement & Schedule Of Works
150 Barn 1 - Existing Floor Plans, Elevations and Section (revision C)
PP1000 Location Plan and Proposed Site Plan (revision G)
PP1100 Barn 1 - Proposed Floor Plans, Elevations and Section (revision E)
100 Existing Site Layout (revision B)

Condition 11 – Proposed

The development hereby permitted shall be carried out in accordance with the following approved plans and documents

PP1102 Barn 3 & Garage - Proposed Floor Plans and Elevations (revision G)
PP1101 Barn 2 - Proposed Floor Plans, Elevations and Section (revision D)
Ecological Appraisal
151 Barns 2 & 3 - Existing Floor Plans, Elevations and Section (revision C)
Application form
Biodiversity checklist
Design and Access Statement
Heritage Statement & Schedule Of Works
150 Barn 1 - Existing Floor Plans, Elevations and Section (revision C)
PP1000 Location Plan and Proposed Site Plan (revision G)
PP1100 Barn 1 - Proposed Floor Plans, Elevations and Section (revision E)
100 Existing Site Layout (revision B)
Material Schedule



VARIATION OF CONDITION REPORT **F/YR22/0958/LB**

Convert existing barn, and erect a link extension (to existing dwelling), erect a 2-storey building involving the demolition of existing piggery, to form 2 x annexes (2-storey 2-bed) ancillary to existing dwelling, and erect a double garage (part retrospective).

AT

**NEWTON HOUSE
217 HIGH ROAD
NEWTON IN THE ISLE
WISBECH
PE13 5HW**

FOR

MR & MRS SYMINGTON

Job No. SE-1540

January 2026

Swann Edwards Architecture Limited - Registered in England & Wales No. 07943586.
Place of Business: Elveden House, Gull Road, Guyhirn, Wisbech, Cambs. PE13 4ER
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk
Registered Office: 22-26 King Street King's Lynn PE30 1HJ.

Condition 1 - Current

The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Condition 1 - Proposed

The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Condition 2 - Current

All external materials for all proposed work shall be submitted in a detailed material schedule and agreed in writing by the LPA. These details shall include, bricks, roof coverings, timber cladding, windows, doors, rainwater goods, soil and vent pipes, meter boxes and mortar mixes (repainting of the existing listed buildings shall be carried out in a lime only mortar).

Condition 2 - Proposed

All external materials for the proposed work shall be in accordance with the Material Schedule.

Condition 3 - Current

Prior to the commencement of development, cross section drawings at a scale no smaller than 1:5 and elevation drawings at a scale no smaller than 1:10 of all new windows and doors including details of glazing, glazing bars, sills, lintels and finish shall be submitted to, and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Condition 3 - Proposed

Prior to the commencement of development above dpc level, cross section drawings at a scale no smaller than 1:5 and elevation drawings at a scale no smaller than 1:10 of all new windows and doors including details of glazing, glazing bars, sills, lintels and finish shall be submitted to, and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Condition 4 – Current

The development hereby permitted shall be carried out in accordance with the following approved plans and documents

PP1102 Barn 3 & Garage - Proposed Floor Plans and Elevations (revision G)

PP1101 Barn 2 - Proposed Floor Plans, Elevations and Section (revision D)

151 Barns 2 & 3 - Existing Floor Plans, Elevations and Section (revision C)

PP1000 Location Plan and Proposed Site Plan (revision G)

Application form

Biodiversity checklist

Design and Access Statement

Heritage Statement & Schedule Of Works

100 Existing Site Layout (revision B)

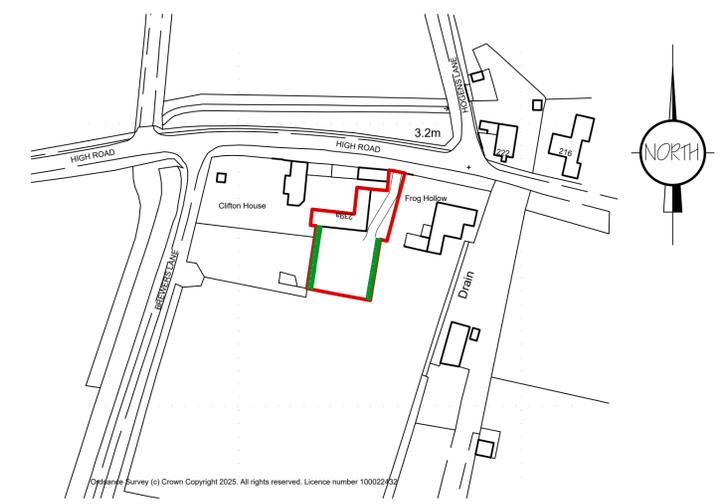
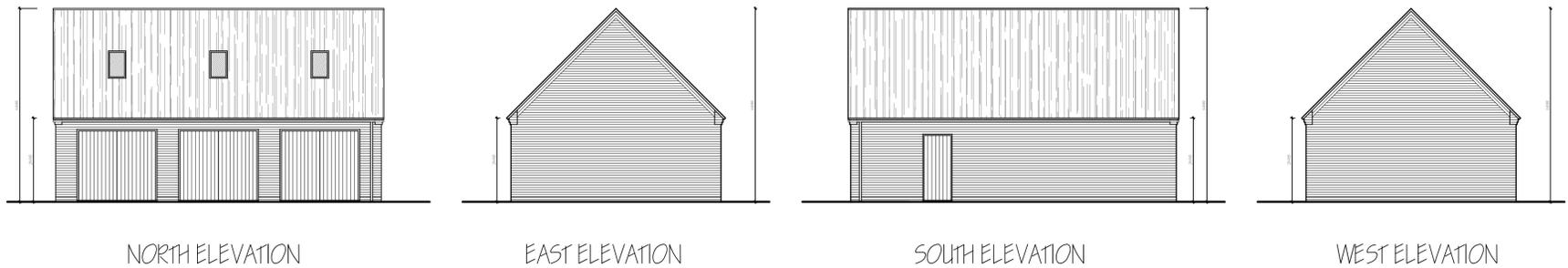
150 Existing Floor Plans, Elevations and Section (revision C)

PP1100 Barn 1 - Proposed Floor Plans, Elevations and Section (revision E)

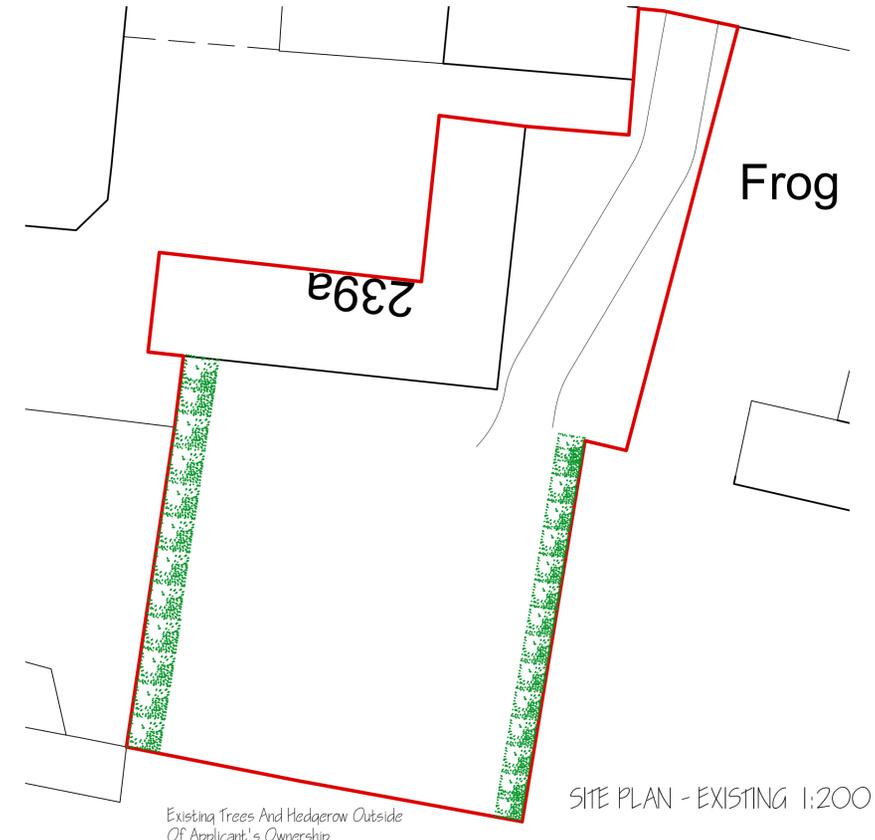
Condition 4 – Current

The development hereby permitted shall be carried out in accordance with the following approved plans and documents

PP1102 Barn 3 & Garage - Proposed Floor Plans and Elevations (revision G)
PP1101 Barn 2 - Proposed Floor Plans, Elevations and Section (revision D)
151 Barns 2 & 3 - Existing Floor Plans, Elevations and Section (revision C)
PP1000 Location Plan and Proposed Site Plan (revision G)
Application form
Biodiversity checklist
Design and Access Statement
Heritage Statement & Schedule Of Works
100 Existing Site Layout (revision B)
150 Existing Floor Plans, Elevations and Section (revision C)
PP1100 Barn 1 - Proposed Floor Plans, Elevations and Section (revision E)
Material Schedule



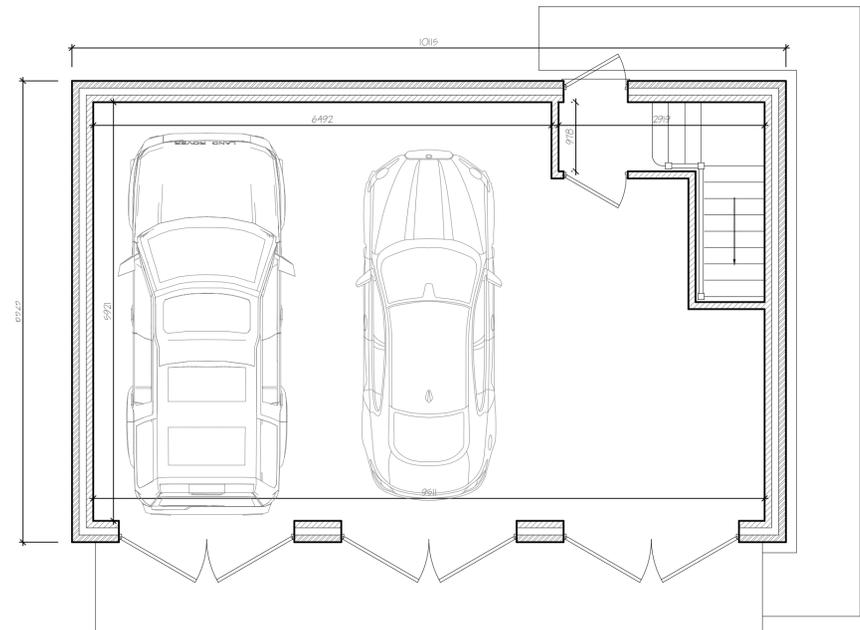
LOCATION PLAN 1:1250



SITE PLAN - EXISTING 1:200



SITE PLAN - PROPOSED 1:200



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

ref	revision	date
A	ADDITIONAL DIMENSIONS	DEC 2025

G. R. MERCHANT LTD.
ARCHITECTURAL CONSULTANTS
 4 Wrights Mews
 12A Park Road, Holbeach,
 Spalding, Lincs. PE12 7EE
 Tel: 01406 490800
 E-Mail: office@grmerchantltd.com
 Website: www.grmerchantltd.com

Project
 PROPOSED GARAGE & ANNEXE
 FROG HOLLOW, HIGH ROAD
 NEWTON ON THE ISLE
 PE13 5HW

Client
 MR J HART

Drawing
 FLOOR PLANS - PROPOSED
 ELEVATIONS - PROPOSED
 SITE & LOCATION PLAN

Job Ref. 4439-25 Drawing No. OIA

Date NOVEMBER 2025 Drawn SLB

Scales
 1:50 & 1:100 (Unless Otherwise Stated)

DO NOT SCALE FROM THIS DRAWING
 This drawing is copyright and may not be copied, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to G. R. Merchant Ltd. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction before foundation work is undertaken. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the work. It is solely for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. The works will not be undertaken in accordance with this drawing unless the Client has approved the works in writing. G. R. Merchant Ltd so that design amendments may be considered. Site soil surveys are required to establish specific site conditions before construction. The Employer / Client shall ensure that the selected contractor is conversant with and accepts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Principal Designer will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the Client's / Employer's responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbours boundaries.