

NEWTON IN THE ISLE

PARISH COUNCIL

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Minutes of a meeting of Newton-in-the-Isle Parish Council Planning Committee held in the Village Hall on Tuesday 30th December 2025

Present - Cllr R Bradley (Chairman), Cllr A Clark, Cllr S Clark, Cllr I Giles, Cllr B Simpson, Cllr K Simpson, D Gibbs (Clerk), 25 members of the public

005/25 Apologies for Absence

Cllr K Humphris

006/25 Planning Applications

- a) F/YR25/0907/F - Change of use of agricultural land to dog exercise paddock, erection of a shelter and 1.8m high boundary fencing, and formation of a car parking area and access - Land North of Sorrento, Fen Road, Newton-in-the-Isle.

Members were broadly in support of an enclosed dog exercise area in the village but expressed concern regarding the proposed location. They noted that the decision notice of application F/YR23/0403/F from the same applicant at a different location nearby stated that "Ferry Lane is considered inadequate to serve the development proposed by reason of its restricted width and lack of passing places..." which can also be said of Fen Lane.

Furthermore, the same notice stated "Policy LP12 states that proposals should not harm the wide open character of the countryside and in particular part (c) considers that development proposal should not have an adverse impact on the character and appearance of the surrounding countryside and farmland, and part (i) seeks to retain high quality agricultural land unless comprehensive evidence is provided to justify the loss. Fenland is generally characterised by low lying mostly flat landscape. This means when out in the countryside there are vast views across the Fen. Ferry Lane is typical of this and characterised by the open countryside with agricultural fields surrounding it, sporadic dwellings and occasional agricultural storage buildings. The proposed enclosure of a large area of current agricultural land enclosed by fencing, with a gravelled parking area and gates is not considered in keeping with open country landscape and the loss of existing agricultural land has not been justified and the proposal is therefore considered contrary to policy LP12 (c & i) of the Fenland Local Plan 2014." The same issues arise with the current proposal.

On balance, Members resolved not to support the application.

- b) F/YR25/0945/F - Change of use of land to 5 x gypsy traveller's plots involving the siting of 5 x mobile homes, erection of 5 dayrooms, and the formation of an access - Land North of 486 High Road, Newton-in-the-Isle

There was significant public interest in this application. Seven members of the public spoke against the application, raising a number of objections primarily relating to the location, lack of amenities, impact on the adjoining property and access.

Members discussed the application and listed their concerns in relation to national and local planning policies regarding development in open countryside, the lack of facilities and amenities in Newton-in-the-Isle, the unsafe access arrangements onto a fast road without pavements or street lights, the lack of public transport to essential services, untrue statements in the design and access statement, the retrospective nature of the gateway and access road and the strength of public feeling regarding this application.

Members resolved unanimously to object to the application and asked the Clerk to submit an appropriate response with policy references.

- c) F/YR25/0967/O - Erect of 1x self-build/custom build dwelling (outline with matters committed in respect of access) - Land North of The Chestnuts, Roman Bank, Newton-in-the-Isle

Members considered this application. They noted that this is an infill development on a site capable of providing a comfortable family dwelling using an existing access.

Members voted unanimously to support the application.

007/25 Update on Previous Applications

F/YR25/0367/F - Erect agricultural grain store and associated grain dryer - Agricultural Building east of Willow Holt Pumping Station, Fen Road, Newton-in-the-Isle - Granted

F/YR25/0395/VOC - Removal of agricultural occupancy restriction relating to condition 02 of planning permission WR/73/35/D - The Orchards, Chapel Lane, Newton-in-the-Isle - Granted

F/YR25/0775/VOC - Variation of condition 7 (list of approved drawings) of planning permission F/YR22/1153/F (Erect 1 x dwelling (2-storey 4-bed) and a detached garage with hobby room above, including formation of a new access) - Land West of 241 High Road, Newton-in-the-Isle - Granted

F/YR25/0821/AG1 - Erect a fertiliser storage tank - Land East of Seaford Farm, Cross Drove, Newton-in-the-Isle - Prior approval not required

008/25 Other Planning Matters

None.