

# NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on 25 February 2020 in the Newington Room, Newington Village Hall.

Present: Cllr Debbie Haigh (Chair), Cllr Tony Mould (Vice Chairman), Cllr Ryan Condron, Cllr Richard Geldard, Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Elaine Jackson, Cllr Eric Layer, Cllr James Morgan and Cllr Richard Palmer; and Mrs Helen Anderson (Temporary Clerk).

Also present were County Councillor Mike Whiting, Ward Member Alan Horton, Community Warden Georgina Springall and 3 members of the public.

Cllr Haigh welcomed everyone to the meeting.

## 1. APOLOGIES FOR ABSENCE

All Members were present.

## 2. DECLARATIONS OF INTEREST

No Councillor declared a pecuniary interest on any item on the agenda.

## 3. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 28 JANUARY 2020

Cllr Haigh **PROPOSED** to accept the minutes of the meeting held on 28 January 2020 as a true record; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**. Cllr Haigh duly signed the minutes as a true record of the meeting.

## 4. MATTERS ARISING FROM THE MINUTES

Cllr Haigh said matters will be covered under the agenda.

## 5. PUBLIC QUESTION TIME

*The meeting was adjourned for the Public Question Time*

*A resident spoke regarding his concern of the closure of the A2 and the effect it will have on Church Lane due to flooding issues caused by a blocked culvert. SB Cllr Palmer and KC Cllr Whiting both noted that they had been dealing with this issue and had been in correspondence with Michael Payne of KCC Highways and they would continue to pursue this matter with him.*

*A resident expressed concern regarding the overgrown hedges along Mill Lane (Bricklands) and it was also noted that there was thick mud on the road. As this road may be used by vehicles avoiding the A2 road closure, it was felt that this should be addressed by KCC Highways before this takes place. KC Cllr Whiting said he knew KCC is intending to cut all hedgerows of roads being considered as diversions for the road closures and he will ask about a road sweeper.*

*A resident asked for clarification to be sought from KCC Highways regarding access onto the A2 when Callaways Lane is closed. It was also felt that KCC must ensure that contractors do not close the road until after the school day has started. KC Cllr Whiting will take this forward.*

*The meeting was reconvened.*

## 6. VISITORS

### i. Borough Councillors

SBCllr Horton provided the following report:-

“In the past month I have been working on three main themes.

In Hartlip:

There was an application made by a rural premises in Yaughar Lane for a liquor licence and to operate late into the evening following weddings and similar functions. I brought this to the attention of the local community, who were unaware because it turned out that the applicant had failed to correctly advertise the application in accordance with the regulations. The applicant has subsequently withdrawn the application, I believe because of the depth of feeling among local residents. I mention this as it is worth noting the application could easily have been passed without the community being aware and the liquor licencing process is separate to the planning process and often one is used to support the other.

In Upchurch:

I was contacted by a concerned resident who had received a letter from an individual which notified local residents that he intended to 'take over' the Westmore Farm Boot Fair and hold 14 'Fairs' a year in South Bush Lane. The individual claimed that he had permission to do so and intended to operate a one-way system during the event, with traffic approaching from the A2 (north), then exiting south on South Bush Lane, Meresborough Road and then northbound on Spade Lane back to the A2.

I spoke with the ward members in South Rainham who confirmed they also had residents with similar concerns., The Safety Advisory Committees of both Swale and Medway confirmed that he did not have permission, nor was he likely to get it and he has been formally notified he can not hold the boot fair. I mention this as it would have caused significant congestion on the A2 on every other Sunday morning during the summer.

Finally,

I like so many others have been dealing with KCC and SGN over the recently notified works on the A2, specifically this time over the impact of the unexpected closure of the road, especially as the businesses had been told, (as were we) that there was no need to close the road. I shall be attending the closed meeting Friday to represent local residents.”

Cllr Haigh thanked SBCllr Horton for attending and for his report.

SBCllr Palmer provided the following report:-

“**Flooding on Boxted Lane near Libbetswell** – This appears to be caused by blocked grips. Several people asked for help as KCC had said they would not clear the grips as the road was little used. KCC did mention that they had cleared the grips, but the landowner blocks them as soon as they are cleared. It must be noted that the landowner disputes this and states he has not blocked the grips. KCC have written to the landowner asking for them to keep the grips clear. KCC states, as it is a very little used road and no accident history or property affected by flooding, they have assessed it as low risk and won't clear the blocked grips. I dispute the little used comment and pointed out to KCC that it is often used at times when

diversions are in place when the A2 and/or M2 is closed or congested and the particularly with the SGN planned works on the A2. KCC stated the road is not an official diversion route. Cllr Michael Payne, KCC Cabinet member for Highways, is now investing this matter and an update will be provided when he gives his response.

**Church Lane cellars being flooded (five properties affected)** – On the 19<sup>th</sup> February KCC carried out a detailed survey of the drainage system to try and determinate the cause of the cellars flooding following periods of heavy rain. KCC hasn't reported back the findings yet and I will update members when they do.

**Speed reduction measures School Lane & Church Lane** – Several people have contacted me concerning speed reduction measures in Church Lane & School Lane (outside the school). I think these are something that could be added to the Village Highways Plan. Once the Village Voice is approved, if appropriate, I will highlight the Village Highways Plan to them so, if they wish, they can become involved.

**SGN Proposed roadworks** – I have had several people contact me concerning the proposed SGN road closure however as Cllr Stephen Harvey is the lead on this and has dealt with SGN direct, any update is best from Cllr Harvey. I think both Cllr Alan Horton & I plus Mike Whiting KCC councillor as well as Cllr Harvey have raised concerns on this. Happy to discuss further. We have all raised the concerns raised by a local business with both SGN & KCC. I have approached the Kent & Medway Camera Partnership about using cameras at roadworks and they are investigating this, and I will report back once they have provided me with an update.”

Cllr Haigh thanked SBCllr Palmer for his report.

#### ii. County Councillor

KCCllr Whiting provided the following report:-

“You will be aware SGN has arranged a meeting with councillors, bus companies and others for this coming Friday. I'd like to thank Cllr Harvey for his assistance with this. I did write to SGN requesting they consider all the business along the A2 and how those needing to get to school or hospital appointments will access a worthwhile bus service. Hopefully they will answer these questions on Friday.

KCC has passed its annual budget, with more money for roads, more money for social services and more money for the environment. It has confirmed the pledge I made as Cabinet Member for the Environment last year that it will plan to have one tree planted for every resident in Kent, nearly 1.5 million trees, and has set aside a £1 million fund for environmental initiatives.

I am still getting calls for traffic calming in Church Lane, which I hope can get picked up in a Parish Highways Plan. My grant pot will be replenished soon and returns to the £20,000 level after having been reduced last year to £15,000.

Finally, I have had confirmation from Highways England that junction 5 with the flyover is now fully funded and subject to the planning enquiry which gets underway next month work will start in the autumn. Highways England has already started preparatory work to relocate some dormice.”

Cllr Haigh thanks KCCllr Whiting for attending the meeting and for his report.

*KCCllr Whiting and SBCllr Horton left the meeting.*

## 7. PLANNING

i. Application: 20/500540/FULL 19 The Willows, Newington ME9 7LS

Proposal: Demolition of existing garage and erection of a part first floor, part two storey side extension, including creation of a new vehicular access to side.

Cllr Harvey **PROPOSED** to submit a no comment response to the application unless neighbours come forward; **SECONDED** by Cllr Haigh: **AGREED UNANIMOUSLY**.

To receive an update

A Heritage Strategy for Swale

Cllr Harvey reported that the formal public consultation on the draft Heritage Strategy commenced on 20 December 2019 for a six-week period and the deadline for comments was 31 January 2020.

Ref: 19/502206/FULL 61 Playstool Road Newington Sittingbourne Kent ME9 7NL

Proposal: Retrospective application for the erection of a single storey rear extension, first floor rear extension, loft extension and lean to roof at front and side of dwelling (resubmission of 18/502531/FULL)

PINS reference: APP/V2255/D/19/3240474

Cllr Harvey reported that the appeal was dismissed by the Planning Inspectorate on 10 February 2020.

Ref: 19/505596/FULL Land Rear Of 148 High Street High Street, ME9 7JH

Proposal: Conversion of former agricultural barn and associated lightweight structure to a dwelling house with furniture restoration workshop and home office, associated storage, car parking and access driveway (Resubmission of 19/504153/FULL).

Cllr Harvey reported that the application has been refused. The matter has gone to appeal for non-determination as the application was not refused in time.

Address: 53-57 High Street Newington Sittingbourne Kent ME9 7JJ

Ref: 19/505786/FULL Proposal: Conversion of existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side and rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade and associated internal alterations.

Cllr Harvey reported that a decision was awaited.

Ref: 19/505787/LBC Proposal: Listed Building Consent for internal alterations to existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side/rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade

Cllr Harvey reported that a decision was awaited.

Ref 19/505301/FULL Co-op Supermarket, 37 High Street, ME9 7JR

Proposal: Installation of new external coldrooms on concrete base at the side of the property, including erection of a timber frame canopy over and clear polycarbonate roof covering. Creation of a new plant area at the rear using palisade fence and reconfiguration of existing loading bay and steps. Existing high level plant to be removed.

Cllr Harvey reported that the application was withdrawn on 23 December 2019

Ref: 19/503528/FULL The Vicarage, Church Lane, Newington, ME9 7JU

Proposal: Demolition of existing garage, outbuilding and boundary wall. Erection of 3no. detached, three bedroom dwellings with associated landscaping, parking and access.

Cllr Harvey said a decision is yet to be made. Additional information has been requested by Kent Ecology.

Ref 19/503737/SUB Land Adjacent To 5 The Tracies Newington ME9 7TQ

Proposal: Submission of Details to Discharge Condition 4, 5, 6,7,10,15 (From application 18/505315/FULL : Erection of 5no. detached houses with associated access and parking including detached carport to Plot 2.

Cllr Harvey reported the matter is ongoing. A part approval was made on 20 December 2019.

Ref: SW/16/507594/RVAR (KCC/SW/0526/2018)

Paradise Farm, Lower Hartlip Road, Hartlip, Sittingbourne ME9 7SR

Email: 26 November 2019: Wienerberger is currently installing the initial part of the access road behind Newington Industrial Estate in order to implement the planning permission and that other than occasional HGV deliveries of supplies to facilitate this work there should be no major impact or overlap of HGVs with the SGN works. This initial work is planned to be completed by the end of December 2019. He informs me that Wienerberger intends to install the rest of the internal haul road to the extraction areas during Spring / Summer 2020 and that no brickearth extraction is planned until Spring / Summer 2021.

Ref: 18/500767/FULL Newington Working Mens Club, High Street, ME9 7JL

Proposal: Variation of Condition 2 and removal of Condition 11 of application 17/504342/FULL (Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised scheme). (Vary Condition 2 to include reference to 'Titan-Sonair' ventilation system to bedrooms and dining room fronting the high street.)

Cllr Harvey informed members that an update was received from the Swale Enforcement Officer in February.

Ref: 17/505711/HYBRID Land at Wises Lane Borden Kent ME10 1GD

Hybrid planning application with outline planning permission (all matters reserved except for access) sought for up to 595 dwellings including affordable housing; a two-form entry primary school with associated outdoor space and vehicle parking; local facilities comprising a Class A1 retail store of up to 480 sq m GIA and up to 560sqm GIA of "flexible use" floorspace that can be used for one or more of the following uses - A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (non-residential institutions); a rugby clubhouse / community building of up to 375 sq m GIA, three standard RFU sports pitches and associated vehicle parking; a link road between Borden Lane and Chestnut Street / A249; allotments; and formal and informal open space incorporating SuDS, new planting / landscaping and ecological enhancement works. Full planning permission is sought for the erection of 80 dwellings including affordable housing, open space, associated access / roads, vehicle parking, associated services, infrastructure, landscaping and associated SuDS.

For clarity - the total number of dwellings proposed across the site is up to 675

Cllr Harvey said there is no further update.

Ref: 19/503293/FULL: Car Showroom, London Road, Upchurch ME9 7PD

Proposal: Change of use of auto showroom and workshop (Sui Generis) to a banqueting hall, including food processing and distribution (Class D2 and B2), including the creation of a mezzanine floor and alterations to fenestration.

Cllr Harvey reported that this application was refused on 14 February 2020.

Ref: 18/505060/ADJ (Alternative reference: 18/504836/EIOUT) Binbury Park, Detling Hill, Detling, Maidstone, Kent

Proposal: Adjoining Authority Consultation from Maidstone Borough Council for Outline application (with all matters reserved apart from access) for the erection of up to 1,750 dwellings including affordable housing, 46,000 sq.m of commercial space, a hotel, a local centre, a new primary school, a park and ride facility, strategic highways improvements including new Kent Showground access/egress, accesses/roads including a new bridleway bridge, parking, associated open space, landscaping, services, and Sustainable Drainage Systems. In addition the proposals include a publicly-accessible country park including the Binbury Motte and Bailey Castle Scheduled Ancient Monument.

Cllr Harvey said there was nothing to report and a decision was still awaited.

Cllr Haigh thanked Cllr Harvey for his report.

## **8. AMENITIES COMMITTEE**

i. To receive the minutes of the Amenities Committee meeting held on 18 February 2020 and consider the recommendations

Cllr Jackson **PROPOSED** to accept the minutes of the Amenities Committee meeting held on 18 February 2020 as a true record of the meeting; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**. Cllr Jackson duly signed the minutes as a true record of the meeting.

Cllr Jackson reported that:

The Community Warden had dealt with an issue of dropped cement along Bull Lane and had liaised with KCC Highways for this to be cleared from the carriageway urgently.

The Parish Council with the Community Warden is holding a bike marking and property awareness (Smart Water/Pens) session at the Pavilion on 4 April. Posters and an article for the newsletter will be available shortly.

It was noted that a scam event in a neighbouring parish was well attended.

**ACTION:** To consider organising a similar event and for this to be placed on the next Amenities Agenda for further consideration.

Bredhurst Football Club have noted that they are happy with the ground and have accepted the increased rent charges. One of their fixtures lists has been received.

The football field may need to be mowed before the next scheduled cut and parish council meeting, this mainly being dependant on the weather and growing conditions. Cllr Haigh **PROPOSED** that the football field be cut for the sum of £34 if required; **SECONDED** by Cllr Jackson: Agreed **UNANIMOUSLY**

The pavilion has been subject to some graffiti, this will be removed once the weather improves.

A good meeting was held with the Forestry Commission regarding managing the woodland. It was noted that a clearance of undergrowth would be advantageous to the health of the area and the Forestry Commission have indicated that they will be willing to help in identify trees, scrub etc that require thinning.

A litter pick is scheduled for 4 April meeting at the Village Hall.

Cllr Haigh thanked Cllr Jackson for her report.

ii. To review and authorise the release of the Children's Play Area Contract Specification

Councillors considered draft 5 of the main tender, appendix 1 & 2 (draft 3) and the summary of introduction. Cllr Haigh **PROPOSED** to accept these documents; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

**ACTION:** An account is currently in the process of being set up with Contract Finder and the documents will be placed on this Portal following the account verification by Cllr Haigh.

Cllr Haigh noted that funding for this project will be covered by monies raised by The Friends of Newington Rec and Newington Parish Council S106 funds. VAT will have to be paid on completion of the project and this will need to be covered by the Council's own reserves until such time that a refund is received from HMRC.

## 9. VILLAGE VOICE AND MEDIA

Cllr Mould circulated a draft of the Village Voice.

All councilors agreed that this was a good edition and had lots of information and Cllr Mould was thanked for all his hard work.

Cllr Harvey requested that the A2 road closure was given a prominent front page slot and finalised details will be provided by him by Friday following a meeting that he is attending.

The Spring Clean Litter Pick details are to be confirmed as well as the property marking event, both being held on 4 April.

Cllr Mould noted that the Primary School wished to put in a regular article if space was available.

## 10. FINANCE

i. An increase of two hours for the HR Partnership work was required due to additional internet searches being required. Cllr Haigh **PROPOSED** to accept and pay the invoice as the work was undertaken but to note that this was not in line with the notifications laid down in the contract; **SECONDED** by Cllr Jackson: **AGREED (8 For, 1 Against, 1 Abstention)**.

ii Cheque list: to consider invoices for payment

Chq no	Payee	Reason	Amount
3082	Profile Business Supplies	Village Voice	<b>£63.00</b>
3083	D Haigh	Stain block (inc VAT) £17.05 Stamps £ 7.32 Envelopes £ 1.25	<b>£25.62</b>
3084	Swale Borough Council	Recharge of yellow litter bin and installation	<b>£223.07</b>
3085	Swale Borough Council	Election Costs 2.5.2019	<b>£177.42</b>
3086	Countrywide Grounds Maintenance Ltd	1 x Football pitch cut on 17.1.20	<b>£300.00</b>
3087	Countrywide Grounds Maintenance Ltd	Grounds Maintenance 1.2.2020 to 29.2.2020	<b>£265.00</b>
3088	Mr R Malone	Litter Picking Street and Recreation Ground	<b>£459.00</b>
3089	Mr MJ Marshall	Cemetery and Churchyard Maintenance	<b>£550.00</b>

3090	DCK Accounting Solutions	Payroll Fess February	<b>£30.00</b>
3091	HMRC	PAYE	<b>£6.00</b>
3092	Staff	Salary	<b>£610.86</b>
3093	HR Services Partnership	2 hours to finalise report	<b>£170.40</b>
3094	Swale Borough Council	12 months grass cutting 2019/20	<b>£3632.08</b>

Cllr Haigh **PROPOSED** the signing of the cheques; **SECONDED** by Cllr Godmon: **AGREED UNANIMOUSLY**.

ii. Any other finance matter received by 25 February 2020

Natwest Business Reserve Account £41,983.83

Natwest Current Account £500

Haven Power have refunded £3,636.20 in stages over January.

**ACTION:** The clerk to assess the 22 invoices/credit notes and commence a tracking table that reports on LED generated electrical savings.

The Annual Salix instalment of £3,055.00 has been paid for year 1 of the five year loan.

Staff: The payroll standard instruction of 45 hours and 5 hours holiday pay was not amended for February. Expenses for the month were also excluded.

**ACTION:** The Chairman and clerk to calculate the standard pay and sick pay for this period and will be reconciled in March.

Cllr Haigh **PROPOSED** the cost of a locum to cover the clerk's period of absence be agreed and this would not exceed £225 (+VAT); **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**. A formal contract with SLCC was signed by the Chairman.

## 12. CHURCHYARD AND CEMETERY

i. To receive an update of the Churchyard and Cemetery

Cllrs Layer and Haigh met with members of St Mary the Virgins Church to discuss the setting up of a nature reserve to the rear of the churchyard. It was felt that this was an easily achievable project that would also have the capacity to get the community involved.

**ACTION:** Future agenda item to take the project forward

**ACTION:** The Clerk to check insurance policy coverage regarding boundary walls of churchyard.

ii. Review of Cemetery Fees and Children's Funeral Fund Guidelines

Cllr Layer **PROPOSED** that the Burial Fees as at 1 April 2020 be approved. **SECONDED** by Cllr Haigh: **AGREED UNANIMOUSLY**.

Cllr Layer **PROPOSED** that the Children's Funeral Fund Guidelines be placed on the Parish Website. **SECONDED** by Cllr Haigh: **AGREED UNANIMOUSLY**.

## 13. HIGHWAYS

i. To receive an update

No items were raised.

## ii. To consider Parish Highways Improvement Plan

It was noted that there was nothing further to add at this stage until resident's responses to the Village Voice survey have been received and collated.

**ACTION:** Clerk to collate responses and share with Councillors.

## **14. STREET LIGHTING**

### i. To receive an update

A lamp out in the car park has been reported and lamp number 70 was still awaiting a rear protector cover.

**ACTION:** Clerk to chase the contractor.

Cllr Haigh **PROPOSED** that contact be made with 'StreetLights' to discuss a new contract format. **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY.**

## **15. REPORTS FROM MEMBERS**

Cllr Mould reported that the roll count at the primary school had been maintained which was very encouraging.

Cllr Palmer noted that KALC are about to launch a consultation regarding ancient hedgerows (30+ years) and to encourage residents and Councils to identify such hedgerows so that they can be protected against future development.

## **16. CORRESPONDENCE**

1. 30.01.20- KCC Highways: Temporary Road Closure – Church Lane, Newington –19 February 2020- *added to website*
2. 31.01.20- Mike Whiting pot hole data
3. 31.01.20- KALC: survey
4. 31.04.20- Mike Whiting: Speed survey request for Church Lane
5. 03.02.20- KCC Highways: Temporary Road Closure – Bricklands, Newington – 10 February 2020- *added to website*
6. 05.02.20- SBC: Green Grid Forum and Swale Familiarisation visit
7. 05.02.20- KALC: Newsletter
8. 06.02.20- UpARA: Newsletter added to website
9. Highways England: M2 Junction 5 update
10. Highways England: Brenley Corner update
11. Invitation to Lord Lieutenant of Kent's Civic Service at Canterbury Cathedral on Tuesday 17<sup>th</sup> March
12. KALC Planning events
13. KALC SAC Newsletter
14. Swale Community Led Housing Event
15. NALC Chief Executives Bulletin
16. KALC CEO Bulletin
17. Came and Co Local Council Insurance Newsletter
18. South and South East in Bloom Competition

19. Mike Whiting Email regarding SGNs proposed closure of Newington
20. Letter from Gardening World – re SGN
21. SBC Weekly Planning List
22. Gardening World Letter
23. SGN Invite to meeting

**17. ANY OTHER BUSINESS (Information only)**

An updated Councillor contact list is required.

**ACTION:** Clerk

Agenda item for next month – Annual Parish meeting, to set date, format and speakers.

**Date of next meeting: Tuesday 31 March 2020 at 7pm**

There being no other business, the meeting closed at 9.08pm

Signed as a true record of the meeting

Chair  
31 March 2020