

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held in the Newington Room,
Newington Village Hall on 26 October 2021

Present: Cllr Richard Palmer (Chairman), Cllr Tony Mould (Vice Chairman), Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Elaine Jackson, Cllr Eric Layer and Cllr James Morgan; and
Mrs Wendy Licence (Clerk)

Also present were County Councillor Mike Baldock, Ward Member Alan Horton and one member of the public.

Cllr Palmer welcomed everyone to the meeting.

1. COUNCILLOR VACANCIES

Cllr Palmer reported that there have been no applications received yet

2. APOLOGIES FOR ABSENCE

All Members were present.

3. DECLARATIONS OF INTEREST

Cllr Palmer declared an interest in the defibrillator grant.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 28 SEPTEMBER 2021

Cllr Mould **PROPOSED** to accept the minutes as a true record of the meeting; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**. Cllr Palmer duly signed the minutes as a true record.

5. MATTERS ARISING FROM THE MINUTES

Cllr Harvey said the light in the alleyway has not been repaired and this is urgent following the attempted robbery.

Cllr Palmer reported that Swale Borough Council had said they would repair this and the car park light.

ACTION: Cllr Palmer to chase.

Cllr Palmer reported that the site has been agreed for the oak tree at the Recreation Ground.

Cllr Palmer reported that a letter was sent to the last known address regarding the E Ferrell memorial and this has been returned "Not Known".

Cllr Layer said the Council has tried to contact the family.

Cllr Mould said the stone has been laid down for safety.

6. PUBLIC QUESTION TIME

No Matters were raised.

7. VISITORS

SBCllr Horton reported it has been a quiet month.

KCCllr Baldock said there have been media reports of some County Members having a sweepstake as to when Universal Credits would be mentioned at a meeting, this was not appropriate and that he wanted to distance himself from that. There had been calls for resignations, this is not a resignation matter and KCCllr Baldock said he wanted to distance himself from both matters.

The first Full Council meeting since July will take place next week, there is a motion on the agenda to declare a climate change emergency similar to what Swale Borough Council had passed last year.

KCCllr Baldock reported that he is attempting to get clarity on what is happening on Highways, there are issues emanating from planning matters and a problem with enforcement. The next Swale West Parishes meeting will be at Hartlip and funding will be discussed.

Cllr Mould said the Council is planning a Jubilee fete and picnic on 4 June 2022 and asked if there is funding.

KCCllr Baldock said he will check to see if this is permitted for County Members' grants.

SBCllr Horton said this would fall within the remit of Borough Councillors' grants and would fall in the next financial year.

SBCllr Palmer reported concern had been raised about flytipping in Iwade Road. Bollard lights have been vandalised in the Persimmon development along the alleyway to Church Lane; this has been reported to Persimmon.

KCCllr Baldock reported that lists of Swale Borough Council planning decisions from the previous week are available on the planning portal.

8. PLANNING

i. To receive an update

Planning Report for 26 October 2021 Newington Parish Council Meeting

From Swale Borough Council website:

Further consultation due on draft Local Plan Review Autumn 2021

The Government's National Planning Policy Framework (NPPF) was revised in July and these changes are not considered in the current draft Local Plan Review. The effects of the pandemic are also becoming clearer, with the potential impact on certain employment sectors, the office market, and particularly the retail and leisure sectors.

To take this into account, the council's Local Plan Panel (which took place on Wednesday, 8 September) were asked to approve plans to carry out additional consultation to reflect changes since the Local Plan Review process began.

The Local Plan Panel agreed a revised Local Development Scheme (LDS) for the Local Plan Review. The next consultation will take place in late October for four weeks and will ask a series of questions about how to best meet the development needs of the borough. Further information is available [here](#).

Anyone who has already responded to previous consultations on the Local Plan Review will be notified of the consultation when it is launched, and replies will be able to be submitted online, via email or by post. Full details will also be available on our public consultation page.

From Skype 'webinar' 19 October: review period 29 October to 29 November

Cllr Harvey reported that he and Cllr Layer sat in on the webinar

Application: 21/504760/FULL Snakesbury, Iwade Road, Newington ME9 7JY

Proposal: Demolition of existing stables and construction of new annex of similar footprint and appearance.

Cllr Harvey reported that a decision is yet to be made.

Application: 21/504487/FULL Gwelo Farm Barn, Bull Lane, Newington ME9 7NB

Proposal: Change of use of a barn to provide a meeting hall/place of worship

Cllr Harvey reported that a decision is yet to be made.

Application: 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington Kent

Proposal: Erection of a permanent agricultural dwelling with associated parking. Location:

Woodland Farm High Oak Hill Iwade Road Newington Kent

Cllr Harvey reported that a decision is yet to be made.

Application: 21/504028/FULL Land At School Lane, Newington ME9 7JU

Proposal: Erection of 25no. residential dwellings and the provision of a 20 space staff car park and 20 space pupil pick-up/drop-off area for Newington C of E Primary School, together with associated access, landscaping, drainage and infrastructure works.

Cllr Harvey reported that he had spoken to the Planning Officer as the Transport Statement states there are passing points in Church Lane, this is not the case. There are no Conservation Officer comments. The last traffic survey was carried out at St Marys View when Year 6 and this needs updating.

Land to the rear of 128 High Street, Newington: Development Proposals for 46 dwellings by Esquire Developments

Cllr Harvey said an application is expected soon.

Application: 21/504057/FULL 34 London Road, Newington ME9 7NR

Proposal: Demolition of existing conservatory and front porch, and erection of a single storey rear extension and two storey front extension, including loft conversion with rear dormer and balcony, and conversion of existing outbuilding to an annex

Cllr Harvey reported that a decision is yet to be made.

Application: 21/500173/FULL Land East Of Hawes Woods, High Oak Hill, Iwade Road, Newington ME9 7HY

Proposal: Retrospective application for change of use of land from agricultural to animal rescue including new stock fencing and gates, mobile field shelters, small animal houses, shipping containers for storage, associated boundary treatment and stationing of a mobile caravan for use as a residential unit for staff.

Cllr Harvey reported that an erroneous decision had been made.

Application: 20/501475/FULL: Land To The Rear Of Eden Meadow, Newington ME9 7JH

Proposal: Erection of 20No. residential dwellings and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street.

Cllr Harvey reported that the Planning Officer is likely to refuse the application on the grounds of visual amenity and harm to a listed building which the Heritage Officer has said is less than significant. If the application goes to the Planning Inspector, the Inspector can only look at those grounds. The Parish Council objected to the application on these grounds and also because of air quality issues, the proposal is not sustainable and it is outside the built-up area. SBCllr Horton said he had raised with the officer that he would expect that if the application were refused, it would be on all grounds and not just two. There has been no response yet. SBCllr Palmer reported that he had also raised this. Eden Meadow was approved on different grounds and a different application. Plans for 148 High Street was refused by the Planning Inspector because it was in the open countryside.

Appeal to the Planning Inspectorate

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 the application had gone to Swale Planning Committee again and the Committee were persuaded to lift the Enforcement Notice even though the Planning Inspector said the notice must be enforced. The Committee's decision was based on the Environmental Health Officer's recommendation, the Officer did not make a site visit. Larissa Reed, Chief Executive Officer Swale Borough Council, said she would keep me informed but then said the head of Planning would be in contact but this has not happened. From the outset there has been no enforcement; the building was demolished, air bricks were used, air conditioning was not installed and opening front windows were installed.

It was **AGREED UNANIMOUSLY** that if a satisfactory response was not received from Swale Planning that the Parish Council will take action any or all of: to refer the matter to the Ombudsman; to write to the Secretary of State for Housing Communities and Local Government; to alert the press.

Application: 19/502206/FULL 61 Playstool Road, Newington ME9 7NL

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

Cllr Harvey reported that there was no update regarding the Enforcement Notice.

SBCllr Horton said it was not satisfactory that the resident had not been informed.

Application: 21/501839/OUT Land Off Otterham Quay Lane Upchurch

Proposal: Outline application for up to 74no. dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. (All matters reserved except for means of access).

Cllr Harvey reported that there was no update on the matter.

Foxchurch, near Bobbing

Cllr Harvey said there was no update.

Application: 20/502218/OUT Home Farm, Breach Lane, Lower Halstow ME9 7DB

Proposal: Outline Application with all matters reserved for the proposed development of six houses and three bungalows.

Cllr Harvey reported that a decision is yet to be made.

Application: 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 reported that there was no update on the matter.

ii. Ref: 21/504980/FULL

Proposal: 33 The Willows Newington Sittingbourne Kent ME9 7LS

Address: Retrospective application for minor external alterations involving changing of garage door to window, matching the existing material.

It was **AGREED UNANIMOUSLY** that there was no comment to make save any comments from neighbours be taken into consideration.

iii. Ref: 21/504836/FULL

Address: Keycol Farm Keycol Hill Bobbing Sittingbourne Kent ME9 8NA

Proposal: Change of use of land to provide two additional pitches on an existing Gypsy site. The proposed development to include two static caravans, two touring caravans, four parking spaces, associated hardstanding and infrastructure. (Works started)

Councillors considered the application and **AGREED UNANIMOUSLY** to object to the proposal.

ACTION: Cllr Harvey to write the response.

Cllr Palmer thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

i. To receive the minutes of the meeting held on 19 October 2021 and to receive an update

Cllr Jackson reported that the Council has been successful in obtaining grants. £3980 has been awarded for work at the Pavilion from the KCC COVID-19 grant fund for the safe re-opening of community venues and open spaces. A grant of £750 has been awarded from Swale Borough Council towards the installation of a defibrillator at the Recreation Ground. The Swale Welcome Back Fund has awarded two benches and a picnic bench to be installed at the Recreation Ground.

Cllr Jackson informed Members that Cllr Layer and Cllr Morgan will meet another contractor to look at options for the adult exercise equipment. It is hoped to get a grant for this project. It is hoped to obtain trees to plant at the Recreation Ground near the gate.

Cllr Harvey said that he has contacted the Forestry Commission Officer to seek advice regarding the free trees available.

Cllr Harvey asked for an update on the single bench which had been ordered.

The Clerk reported that the delivery time had been extended to twelve weeks.

ACTION: Clerk to follow up

It was **AGREED UNANIMOUSLY** to accept the minutes as a true record of the meeting held on 19 October. Cllr Jackson duly signed the minutes as a true record.

Cllr Palmer thanked Cllr Jackson for her report.

12. COMMITTEE

To consider creation of a Newington Recreation Ground sub-committee, appoint Members and agree the Terms of Reference

Cllr Harvey reported that an inaugural meeting of the Jubilee Fete Sub-committee had met on 28 October. Cllr Mould was appointed Chairman and Cllr Harvey the Secretary. The Sub-committee will report to the Amenities Committee.

Cllr Harvey **PROPOSED** that the Jubilee Fete Sub-committee be created for the operation of the fete with authority to spend on behalf of the Parish Council and there be a delegated budget; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

Cllr Mould said £500 could be allocated to the committee as a maximum and it was hoped that some costs would be covered from income.

Cllr Harvey said the concept will be a picnic and local organisations will be invited to have a stall and be allowed to keep the profits. Outside organisations such as Demelza will also be

invited. There will be a charge for businesses. The event will be for the people of the village, it will be a traditional fete with a 1952 theme.

Cllr Morgan asked if the monies raised will go to the Parish Council.

Cllr Mould said they would.

Cllr Harvey **PROPOSED** that the Sub-committee have a budget of £500; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

10. VILLAGE VOICE AND MEDIA

Cllr Mould informed Members that the next edition of the Village Voice will be online. It will publicise the next Cemetery Working Day; the Jubilee Fete meeting; the dedication of the Peace Tree and also list the fallen from the two World Wars and the Korean War. Details of the successful grant applications will also be included. The December issue will be delivered in the parish and will include a flyer about the Jubilee Fete.

ACTION: Clerk to send Cllr Mould details of the grant funding awarded.

11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
DCK Accounting	Payroll fees- Sept	£30.00
Swale Borough	Printing- Village Voice	£108.80
Hetty Godmon	Garage mural	£275.00
Maylow Construction	Height barrier spikes	£192.00
Staff	Salary	£642.68
Administration	Expenses	£45.52
Mr MJ Marshall	Cemetery and Churchyard maintenance - Oct	£550.00
Business Stream	Pavilion and Recreation Ground water supply (27.07.21- 05.10.21)	£98.13
DCK Accounting	Payroll fees- Oct	£30.00
Mr R Burrows	Track gate keeper- Oct	£100.00
P Bartholomew Ltd	Hedge cutting at the Recreation Ground/ allotments	£180.00
Royal British Legion	Poppy wreath	£75.00
Commercial Services	Grounds maintenance	£584.29
Mr R Jackson	Pavilion expenses	£5.00

It was **AGREED UNANIMOUSLY** to make the payments.

ii. Any other finance matter received by 26 October 2021

Bank Accounts:

NatWest:- 05.10.21 £17,077.23

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 30.09.21 £52,154.13

Payments

19.08.21	Haven Power	Pavilion	£9.99
19.08.21	NEST	Pension	£124.02
31.08.21	Haven Power	Pavilion	£165.16

Receipts

01.09.21	Swans Fitness Group	Community Sports Room hire	£25.00
06.09.21	Eastling Parish Council	Share of SLCC fees	£43.67
07.09.21	Mr R Jackson	Parish Room hire	£30.00
08.09.21	Brogdale CIC	Parish Room hire	20.00
14.09.21	Upchurch Parish Council	Share of SLCC fees	£43.67
20.09.21	Doddington Parish Council	Share of SLCC fees	£43.67

13. CHURCHYARD AND CEMETERY

Cllr Layer reported the working party did an excellent job although there is still more work to do.

Cllr Layer said a request has been made for ashes to be interred in an old grave.

Cllr Harvey **PROPOSED** that as the Council believes it has done due diligence from the emails received from which we understand come from all relatives, the Council gives permission on this occasion for the interment: **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

Cllr Layer reports that the memorial for E Ferrell had been laid down as it was a safety issue, attempts have been made to trace the family but to no avail.

Cllr Palmer said the Council had done its best to contact the family.

Cllr Mould said the family of another wobbly memorial had been contacted and the issue is being addressed.

Cllr Layer reported that the church had obtained a quotation to remove the gates, posts and fencing and to fit new oak posts and fencing, install a new metal bollard to the footpath entrance and relay old tarmac.

Councillors noted that the Council had installed the gates and that this proposal was not a repair.

Cllr Harvey **PROPOSED** not to accept the works; **SECONDED** by Cllr Layer: **6 FOR, 1 ABSTENTION: MOTION CARRIED**.

It was **AGREED UNANIMOUSLY** to approve the memorial application for additional inscription for the late Irene Chaney.

14. HIGHWAYS

Cllr Palmer reported that Sarah-Jayne Ellcock, KCC Highways, has referred the damaged railings to Alan Blackburn. The lines outside the school will be installed during half term. The bollards on High Street will be installed at the same time as the Crash Reduction Measures scheme delivery for the village wide 20mph/ Bull Lane one way. A date is yet to be confirmed.

15. NEWINGTON AIR QUALITY MANAGEMENT AREA

Cllr Palmer informed Members that Swale Borough Council has declared a Climate and Ecological Emergency, Newington is an Air Quality Management Area and consideration needs to be given to any measures which might improve the air quality.

Cllr Harvey said a quote should be obtained for expert opinion from Prof Stephen Peckham.

ACTION: Clerk to obtain quotation.

14. STREET LIGHTING

Cllr Layer reported the light under the bridge is now on all the time.

Cllr Godmon said Network Rail replaced the bulb but not the cover.

Cllr Layer said a request for a new light in Bull Lane has been received. The trees need to be cut back from the light opposite Callaways Lane.

Cllr Harvey said that there are no lights in some parts of the village and residents accept that.

Cllr Palmer said some people prefer no lights.

Cllr Morgan said it is a dark area and the trees shield the radius of the light.

ACTION: Clerk to report to Optivo.

15. REPORTS FROM MEMBERS

Cllr Harvey informed Members that Joel Mitchell, the Acting Chief Inspector, had attended the last KALC Area Committee meeting. Larissa Read, Chief Executive Officer, Swale Borough Council reported on the change of structure from Cabinet to Committees from May.

Cllr Harvey said he represented the Area Committee at the meeting with the Kent Police and Crime Commissioner, Neighbourhood Watch is being abandoned in favour of an App which will give people the information they want.

16. CORRESPONDENCE

1. 01.10.21- KCC Reconnect Locality Grant
2. 01.10.21- Kent PCC newsletter/ survey
3. 01.10.21- KCC Reconnect Locality Grant details
4. 05.10.21- SBC Area Committees December round of meetings.
5. 05.10.21- KALC news
6. 11.10.21- KCC: Kent Rail Summit
7. 11.10.21- NALC CEO bulletin
8. 13.10.21- KALC: KCC Community Warden Service Review
9. 14.10.21- KALC: KFRS fire hydrant initiative
10. 15.10.21- Prevent Venue Hire guidance
11. 18.10.21- NALC CEO bulletin
12. 19.10.21- Swale Borough Council: call for Swale Joint Transportation Board agenda items
13. 21.10.21- KALC CEO bulletin
14. 21.10.21- KCC Highways: Preparation Works for M2 junction 5 improvement works October 2021 – January 2022
15. 21.10.21- Swale Borough Council Local Plan Review webinar presentation
16. 21.10.21- Newington History Group: Peace Tree dedication invitation 11 November
- 17- 25.10.21- Kent Police Public Engagement Event Rescheduled 2 November
- 18- 25.10.21- Trees at the Village Sign site concern
19. 25.10.21- KALC Health And Wellbeing Conference 23 November 2021
20. 25.10.21- KALC Autumn events
21. 25.10.21- NALC CEO bulletin

17. ANY OTHER BUSINESS

Cllr Jackson thanked Ms Godmon for her sterling work on the garage mural. There will be a working party to paint the remaining sides.

Cllr Mould said the painting and mural needs to be completed as soon as possible and it is hoped for this to be completed at the weekend.

Cllr Jackson said there was concern about moving the gym equipment when the flooring is laid in the Community Sports Room, the contractor has kindly offered to move this.

Cllr Palmer said a query had been raised regarding the numbers in the Parish Room. It was agreed that the limit would be thirty people.

Cllr Palmer said there will be a Cemetery Working Party on 9 November and Jubilee Fete Sub-committee meeting on 16 November.

Date of next meeting: Tuesday 30 November 2021 at 7pm

There being no further business, the meeting finished at 8.36pm

Signed as a true record of the meeting:

Chairman
Date 30 November 2021