

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 31 July 2018 in the Newington Room, Newington Village Hall.

Present: (Chair), Cllr Tony Mould (Vice Chairman), Cllr Dean Coles, Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Elaine Jackson and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk).

Also present were KCCllr Mike Whiting, SBCllr Gerry Lewin, SBCllr John Wright and seven members of the public.

1. COUNCILLOR VACANCY

In the absence of the Chairman, Cllr Mould took the Chair.
Cllr Mould said no applications for co-option had been received.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Debbie Haigh (personal); Cllr Sue Brewster (personal); and Cllr Eric Layer (holiday): apologies accepted.

3. DECLARATIONS OF INTEREST

Cllr Godmon declared a pecuniary interest in agenda item 8iii.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 26 June 2018

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

5. MATTERS ARISING FROM THE MINUTES

- Issue raised concerning drainage from Persimmon development- Clerk has written to Southern Water and Swale Borough Council but has had no response.
- Overgrown vegetation in alley way between the houses in Orchard Drive- Optivo have added this to their schedule
- Bus shelter maintenance- will start in September

6. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time.

A resident reported that contractors had started work on the A2, from the bottom of Boyces Hill to the car Wash at 9pm one night last week. The contractors were digging up the road with Kangos until 2.30am, the men were also shouting and whistling to each other.

Cllr Harvey said the Parish Council had not been notified of the work and when questioned was told by the contractors that it is not their practice to notify Parish Councils.

Cllr Jackson said the contractors had parked on the village green causing damage to the grass. The contractors were not respectful to the village or the amenities.

KCCllr Whiting asked that the response be sent to him and said the contractors will have to put rite any damage to the village green.

ACTION: Clerk to send contractors' response and details of the damage to the green to KCCllr Whiting.

A resident said it has been eleven months since he has reported the light in Callaways Lane not working and it still has not been repaired.

Cllr Jackson said the initial delay was with the original contractor. The Council has had the lights surveyed and has asked that this can be repaired first. The Council is going to upgrade the lights to LED lights and is seeking permission to have a loan as the project is a significant spend.

The meeting was reconvened.

7. VISITORS

i. Borough Councillors

SBCllr thanked those responsible for returning his spectacles after the Festival. The Festival was an excellent event.

SBCllr Wright reported he had spoken to the enforcement officers about the development on the former Working Men's Club site, the officers are still waiting to receive the plans for the rear ventilation and for the stopping up of the front windows. The gate to the site is a raised barrier. Access to the site for emergency vehicles or removals lorries will be impossible and he had raised the concern with the planning officers prior to approval.

SBCllr said he attended the meeting KCCllr Whiting arranged as a Borough Councillor as well as a Governor of Medway Hospital. A few residents attended and there were useful discussions and points raised. The changes at Medway Hospital mean that more services will be pushed out to hub surgeries.

The deep clean of the High Street has been delayed because it would mean the A2 would be closed and there has been a stop on all non-essential work until after the major works in Sittingbourne have been completed.

Cllr Harvey said the work had been arranged to be carried out in August 2017 but the contractors went home early.

SBCllr Wright said he has supported the Village Hall's PA system and also the monthly lunch club with a grant.

An informative paper on air quality in Newington has been drawn up and more work will be carried out. No date has been set for a meeting yet.

Cllr Harvey said dates have been suggested and when it is agreed, the meeting can be publicised in the Village Voice.

SBCllr Lewin said Swale's Air Quality strategy will be considered by Cabinet lead by SBCllr Simmons, on 26 September.

ii. County Councillor

KCCllr Whiting reported that KCC is currently consulting on its Public Rights of Way improvement plan and the consultation is open until 12 September. The documents can be found online at www.kent.gov.uk/rightsofwayimprovementplan.

KCC Big Conversation consultation closes on 8 August and is about maintaining and, where possible, improving subsidised rural transport services. Over 600 people attended a series of public meetings and special meeting arranged with Parish Councils through KALC. To date 1,200 consultation responses have been received.

KCCllr Whiting said date no one has contacted him directly about the campaign to bring about a 20mph zone in the village.

KCCllr Whiting said he has been liaising with Southern Water in respect of the drainage issues near to the development site north of 99 High Street. Southern Water cannot refuse a connection to its infrastructure but they do comment at the consultation stages of planning to make sure what is being connected has been designed not to cause any detriment to existing customers. They are not statutory consultees and rely on being consulted by Swale planners. They also rely on Swale to impose any conditions they may suggest, but, again, have no power to insist Swale impose such conditions.

The new surgery has opened in the High Street and KCCllr Whiting reported he had not received any complaints about parking or access.

Cllr Jackson said the Parish Council has received a complaint that the surgery reception is not manned.

ACTION: Clerk to send details of the issue to KCCllr Whiting.

KCCllr Whiting has been working with a number of parents on school places and school transport and is following up on residents' concerns about road closures, including Bull Lane.

Kent County Council has agreed a further £2.1 million of revenue for pothole repairs and a further £10 million is being set aside as capital for use later in the year. Potholes, blocked drains or overgrown pavement can be reported online.

Pavements along the A2 at Boyces Hill and Key Street were being cleared yesterday and land owners with vegetation impeding the paths have been asked to cut back their hedges. Those who chose not to will have a notice served against them.

Cllr Mould thanked the Councillors for attending the meeting and for their report.

KCCllr Whiting left the meeting.

8. PLANNING

i. To receive an update

Application: 18/502598/FULL 40 Playstool Road, Newington ME9 7NE

Proposal: Proposed loft conversion with insertion of 2 roof lights to the front elevation, rear dormer to provide one additional bedroom with en-suite, with associated internal alterations at first floor.

Cllr Harvey said a decision is yet to be made.

Application: 18/502912/FULL Mayfield House, London Road, Newington ME9 7TW

Proposal: Demolition of a front porch. Erection of a single storey rear extension and a detached double garage to the front.

Cllr Harvey informed Members that a decision is yet to be made.

Application: 18/501545/FULL High Oak Hill Works, Iwade Road, Newington ME9 7HY

Proposal: Minor material amendment to Condition 2 of planning application 17/504376/FULL (Demolition of existing buildings and erection of 6 detached, two storey dwellings with associated access, parking and landscaped areas) to change the approved car barn for plots 1 and 2 to an enclosed garage.

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

Application KCC/SW/0077/2018: Newington CEP School, School Lane, Newington, ME9 7LB

Proposal: Retrospective planning application for the erection of a 2.3m high 57m long fence along one boundary of the sports field

Cllr Harvey informed members that permission has been granted with conditions regarding the maintenance of the area between the new fence and the boundary of adjoining properties.

Application: 18/501468/FULL 47 London Road, Newington ME9 7NS

Proposal: Erection of a two bay oak framed garage.

Cllr Harvey informed Councillors that the application has been permitted.

Application: 17/506569/FULL Breach Farm Paddocks, Land North-east Of Breach Farm Bungalow, Breach Lane, Upchurch ME9 7PE

Proposal: Change of use of land to single gypsy pitch and associated development (alternative to 15/502716)

Cllr Harvey said a decision is yet to be made.

Application 17/504638/FULL Bog Farm (Riverview), Wardwell Lane, Lower Halstow

Proposal: Change of use of land to natural burial ground

Cllr Harvey said the Environment Agency may withdraw its objections and the parish Council will ask Ward Members to withdraw theirs.

Application: 17/504342/FULL Newington WorkingMens Club

Proposal: Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised)
This matter had been discussed in the Public Time.

Application: 17/504813/FULL Car Wash, 67 High Street, Newington ME9 7JJ

Proposal: Part change of use from car wash to residential for one studio
Cllr Harvey reported to Members that a decision is yet to be made.

Application 15/508683/OUT Land At The Tracies, Newington ME9 7TQ

To be determined on the basis of written representations – deadline 25 May 2018

PINS reference: APP/V2255/W/18/3195507

Proposal: Outline application for the erection of 4no. four bedroom detached dwellings with associated access and parking including an attached double garage, two detached double carports and an integral garage, with landscaping the only matter reserved.

Cllr Harvey informed Councillors that the appeal has been allowed.

The meeting was adjourned for members of the public to speak.

A resident asked if the Parish Council agreed that the planning authority should email the applicant that they are minded to approve the application.

Another resident said that in September 2017, the Swale Planning Committee had said it would never permit the land to be built on. Is it democratic when the Planning Inspector over turns a decision?

SBCllr Lewin said the matter cannot be resolved at the Parish Council meeting and residents must make a formal complaint to the Chief Executive Officer. With regards to democracy, Planning is technical and bound in law, the Planning Committee has to consider matters on sound planning grounds within the National Planning Policy Framework.

A resident asked if conditions can be imposed on the developer not to burn vegetation on site.
Cllr Harvey said that once permission is granted no further conditions can be stipulated.

The meeting was reconvened.

Application 17/503997/FULL Cromac, Callaways Lane, Newington ME9 7LX

To be determined on the basis of written representations

Planning Inspectorate ref: APP/V2255/W/17/3188809

Cllr Harvey said a decision has yet to be made.

Application : 18/500258/FULL/ROMC : Land At Hill Farm Bobbing Hill Bobbing ME9 8NY (Land to the east of Rook Lane and to the north of Keycol Hill)

Proposal: The provision of a 3 unit accommodation building, car park and outdoor event space, the erection of 20 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping.

Cllr Harvey informed Members that a decision is yet to be made.

Application 17/505711/HYBRID Land at Wises Lane, Borden ME10.1GD

Proposal: 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 Class D1 medical facility of up to 560 sq m GIA; 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 a decision is yet to be made.

The meeting was adjourned for a resident to speak.

A resident raised concerns about the drainage at the Persimmon development. Southern Water has informed Swale Borough Council that it can not recommend the discharge of condition 13 as there is insufficient capacity of foul sewerage or the removal of condition 29 as the pumping station does not meet current requirements. Southern Water is not a consultee and relies on being consulted by the Local Authority to implement conditions. The developer is already laying the pipes for drainage.

SBCllr Lewin said he was disappointed with Southern Water for not addressing the problems raised. Southern Water has known about the allocation of sites in Swale's Local Plan.

The meeting was reconvened.

Cllr Harvey informed Members that he would like to establish a channel of communication with Persimmon to try to work with them.

Councillors agreed for Cllr Harvey to liaise with Persimmon.

ii. Ref: 18/502834/FULL

Address: Lodge Farm, Old House Lane, Hartlip ME9 7SN

Proposal: Removal of condition 2 of application reference SW/98/0796 (Agricultural dwelling)

Councillors 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.

iii. Ref: 18/503274/FULL

Address: 82 Church Lane, Newington ME9 7JU

Proposal: Removal of condition 12 of application 16/505663/OUT (Outline application for the erection of 1 detached 2 bedroom bungalow with all matters reserved for future consideration) to allow the addition of rooms in the roof space of the approved bungalow.

Cllr Godmon left the room and did not take part in the discussion or vote on this matter.

Councillors considered the application and **AGREED UNANIMOUSLY** to object to the removal of condition 12 of application 16/505663/OUT.

Cllr Godmon returned to the meeting.

iv. Ref: 18/502531/FULL

Address: 61 Playstool Road Newington ME9 7NL

Proposal: Erection of a first floor rear extension and loft extension with front dormer (Retrospective works to 16/503414/FULL)

Councillors noted that this may be subject to enforcement action and had no comment to make.

v. Ref: 18/501902/FULL 43 Playstool Road, Newington ME9 7NE

Proposal: Erection of a part one storey part two storey rear and side extension, including changes to fenestration. Single storey rear extension with 3 no. roof lights and raised decking with privacy screen to the rear of the property

Cllr Harvey reported the application has been permitted.

vi. Ref: 18/503324/FULL

Address: Gwelo Farm Barn Bull Lane Newington ME9 7NB

Proposal: Change of use of a barn to provide a meeting hall/place of worship (Resubmission of 15/503629/FULL)

Councillors considered the application and had no comment to make.

vii. Ref: 18/503564/FULL

Address: Land at Callaways Lane Newington Kent ME9 7LU

Proposal: Erection of a four bedroom detached dwelling with a double garage/ store parking barn with associated courtyard and access.

Councillors considered the application and had no comment to make.

SBCllr Lewin and SBCllr Wright left the meeting.

9. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 24 July 2018 and consider the recommendations

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

Cllr Mould said the Committee had considered three quotations to repair the Parish Room ceiling and recommended accepting quote B.

Cllr Harvey **PROPOSED** to accept quote B from David Chapman for £340.00; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

Cllr Harvey said the ceiling will need to be painted and suggested the original contractor be used when the plaster has dried.

Cllr Mould said that Kent Fire & Rescue Service giving the Parish Council a free defibrillator, it will need a cabinet. £400 was given for this by the Ward Members. The committee recommends purchasing a lockable cabinet and to put the code on the front- contrary to current recommendations from SECAMB which is that the cabinets should not be locked.

ACTION: Clerk to get quotes for a lockable cabinet.

ii. Play Area- to consider proposed meeting and budget for remedial work

Cllr Palmer informed members that some grants are not available to Parish Councils. The Committee recommends that there should be a meeting on 29 August with residents to see if there is any interest in forming a "Friends of Newington Recreation Ground" group. The Committee also recommends that £1,000 of the S106 money from parsonage Farm be earmarked for remedial work and repairs on the swings.

Cllr Palmer **PROPOSED** to accept the quotation for the annual inspection of the play area by Craigdene for £150; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

iii. To consider quotations for electrical work at the Pavilion

Cllr Mould said five contractors had been invited to tender to resolve the two non-working heaters in Parish Room and also the external lighting, four quotations have been received.

Cllr Palmer **PROPOSED** to accept the quotation from WES as it is a local company and the price is competitive; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

Cllr Jackson said the guttering has come down on the left-hand side of the main entrance to the Pavilion.

ACTION: Clerk to contact the contractor to make good the guttering.

Cllr Mould reported that not all the Festival accounts have been submitted, however it was likely there would be a small surplus from the event.

Cllr Coles said he has challenged the invoice from the hire firm. Matters deferred to Amenities Committee for the final accounts.

Cllr Jackson said the Sports Club has returned the Pavilion keys which have been given to the Swans Fitness Club. They garage key will be returned when the last pieces of equipment are removed.

10. HR COMMITTEE

Cllr Jackson said the HR Committee has not met yet to consider policies and the Committee's terms of reference needs to be adopted. Clause iii (c) needs to be removed.

Cllr Jackson **PROPOSED** to adopt the Terms of Reference, as amended: **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

11. VILLAGE VOICE AND MEDIA

Councillors discussed the articles for the Village Voice.

12. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Expenditure	Amount £	Cheque No.
Forest Printers <i>Paid out of meeting</i>	Raffle tickets	£82.00	2834
Mrs W Licence	CiLCA payment	£485.78	2835
Profile Business Supplies	Village Voice- July	£60.00	2836
Mrs P Rowe	Litter Picking Recreation Ground and sight checking equipment July 2018	£111.05	2837
Mr MJ Marshall	Cemetery and Churchyard maintenance July 2018	£490.00	2838
Mrs W Licence	Salary and expenses	£820.91	2839
HMRC	PAYE & NI	£130.60	2840
DCK Accounting Solutions	Payroll fees June and July	£60.00	2841
Streetlights	Survey	£1500.00	2842
Mr R Jackson	Pavilion deposit refund	£50.00	2843
Dove Facilities Ltd	Festival payment- Mrs Dolly Mixture magic show	£100.00	2844
Star Protection Services Ltd	Festival- security	£420.00	2845

Mr K Wilson	Festival- Compere	£50.00	2846
Kent School of Dance	Festival – display	£50.00	2847
Rainham Rangerettes	Festival – display	£25.00	2848
Sittingbourne & Milton Sea Cadets Band	Festival – display	£25.00	2849
Romney Marsh Sheepdog Society	Festival – display	£20.00	2850
Mrs W Licence	Re-imburement of Brandon Hire invoice	£234.89	2851
Streetlights	Maintenance Contract- 1 st quarter	£575.82	2852
Mr R Jackson	Re-imburement for Festival BBQ expenses	£370.69	2853
Gardening World	Best Kept Garden prizes	£60.00	2854
Business Stream	Re-issue of cheque no 2821 (lost by payee)	£98.57	2855
Ms L Wright For A Heavey	Litter picking and Festival litter picking	£344.25	2856
Mr A Mould	Festival expenses	£192.77	2857
Four Jays	Festival toilet hire	£484.50	2858

Cllr Mould said Business Stream has lost a cheque and this has been re-issued.

Payments

02.07.18: £189.00 Haven Power

26.06.18: £102.74 NEST

Receipts

08.06.18	Clarrys Ltd	Festival	£30.00
15.06.18	Commonwealth War Graves	Festival	£5.00
22.06.18	SBC	S106	£11,595.88
28.06.17	KCC	Grant	£1,000.00
29.06.18	Countrywide Estate Agents	Festival	£100.00
02.07.18	Medi Aid UK	Festival	£100.00
05.07.18	Hidsons	Festival	£220.00
24.07.18	Festival cash	Festival	£2459.90
24.07.18	Festival cheque	Festival	£10.00

ii. Finance report

Cllr Godmon reported there had been a meeting of the Finance Working Group. The Independent Internal Auditor had suggested the Council receive a budget report quarterly. The compensation has been received from BT; the grant from KCC is from 2017-18 for the Parish Room refurbishment; the football rent is for the year 2017-18, a new lease is being negotiated; the Parsonage Farm money has been received and is for the children's play area; a hole in the track by the Recreation Ground incurred unexpected expenditure; there should be no bank charges when the safety deposit box has been emptied. A VAT reclaim for £6874 has been submitted from June 2017 to June 2018.

Cllr Jackson asked why there was so little rent from the pavilion hire.

The Clerk said the accounts are for the first quarter to the end of June and some payments will appear on the July statement which will be sent out by the bank on 5 August.

Cllr Godmon said the Council might want to consider internet banking and this could help with statement queries and also when cheques are lost.

Cllr Mould said the Council could look into internet banking.

Cllr Jackson said the rent for the Pavilion should be received in advance of the booking.

Cllr Coles said the terms of hire needs to be reviewed.

iii. Any other finance matter received by 31 July 2018

Cllr Mould said the lunch club has asked if the grant from Swale Borough Council can be paid into the Parish Council's bank account. KALC have advised against this as it would affect the Council's budget.

Councillors agreed the Parish Council could not accept money on behalf of the group.

13. CHURCHYARD AND CEMETERY

Councillors agreed to the additional memorial inscription for Lily May Gorman.

14. HIGHWAYS

Cllr Jackson said there had been an email about the signage at the junction of Church Lane.

Cllr Palmer said there is a sign at the junction.

ACTION: Clerk to respond to the resident.

15. STREET LIGHTING

Cllr Mould signed the application to apply to the DCLG for a loan.

Cllr Coles said the light in Callaways Lane needs to be repaired.

ACTION: Clerk to contact the contractor regarding the light in Callaways Lane.

16. REPORTS FROM MEMBERS

Cllr Palmer reported he had attended the Village Hall Committee meeting, there is a faulty camera which needs to be reported.

ACTION: Clerk to ascertain which camera is faulty and report it to ADT.

Cllr Palmer said there will be a KALC Swale Area 20's plenty meeting on Wednesday. There will be a KALC Swale Area Committee meeting on 2 August at the Police Headquarters and PCSO's are on the agenda.

Cllr Mould report the Executive Head of Newington School has retired and the new Executive Head will start in the Autumn term.

17. CORRESPONDENCE

1. 02.07.18: KCPFA Newsletter

2. 03.07.18: UpARA newsletter

3. 03.07.18: KALC SAC 20's Plenty Working Group

4. 03.07.18: Swale Joint Transportation Board minutes of meeting held on 25 June 2018

5. 04.07.18: resident email regarding air pollution

ACTION: Clerk to inform the resident when the AQMA meeting has been arranged.

6. 04.07.18: Notification of cancellation of Big Conversation seminar at Ashford

7. 05.07.18: Resident concern regarding the gas works in Newington

ACTION: Clerk to inform resident of KCCllr Whiting's response.

8. 05.07.18: resident requiring cold calling zone information

9. 06.07.18: KCC Consultation Draft for the Rights of Way Improvement Plan

10. 13.07.18: Cllr Wright & Cllr Whiting's emails regarding High Street clean

Cllr Coles said the railings are disintegrating and may become unsafe.

Cllr Harvey said that all the works that is required would justify the road being closed.

11. 13.07.18: Transforming health and social care in Kent and Medway- recruitment to Patient and Public Advisory Group for the Kent and Medway

12. 16.07.18: SBC Waste Duty of care information

13. 17.07.18: Police and Crime Commissioner newsletter

14. 19.07.18: Swale Rural Round Up

15. 23.07.18: Swale free dog micro chipping

16. 23.07.18: Resident email concerning the Doctor's surgery

ACTION: Clerk to forward email, redacted, to KCCllr Whiting as requested.

17. 23.07.18: Consultation_ Bye Laws on Sites of Special Scientific Interest

18. 24.07.18- KCC: Bull Lane Closure

19. 25.07.18- KCC: Iwade Road Closure-

20. 25.07.18- KCC: Start of Works Notice, Bull Lane

21. 25.07.18- KCC: Boxted Lane closure

22. 25.07.18- Demelza: Thank you letter

23. 27.07.18- Request for donation

Councillors consider the request for a donation and agreed that the Council's policy not to give tax payers money to organisations stood.

24. 27.07.18- UKPN: request for permission to reduce trees

25. 27.07.18- SBC Draft Statement of Principles under the Gambling Act 2005 consultation

26. 27.07.18- resident email concerning a low bridge sign for Church Lane

18. ANY OTHER BUSINESS

Cllr Jackson asked whether it would be helpful to residents to put the road closure notices on the Parish Council notice board and in the chemist.

Cllr Harvey said it could refer residents to the Parish Council website.

Date of next meeting: Tuesday 28 August 2017

There being no further business, the meeting closed at 9.46pm.

Signed as a true record of the meeting

Chair

Date: 28 August 2018