

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 23 April 2019 in the Newington Room, Newington Village Hall.

Present: Cllr Tony Mould, Cllr Dean Coles, Cllr Mel Harris, Cllr Stephen Harvey, Cllr Eric Layer, and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk).

Also present were Ward Members Cllr Gerry Lewin and Cllr John Wright, a visiting Swale Borough Councillor and one member of the public.

1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Debbie Haigh (holiday), Cllr Jeannie Milburn (personal), Cllr Graham Staff (recovering) and Cllr Steve Godmon (personal); apologies accepted. Apologies had also been received from KCCllr Mike Whiting (at another meeting); apologies noted.

2. DECLARATIONS OF INTEREST

None were declared.

3. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 26 MARCH 2019

Cllr Coles **PROPOSED** to accept the minutes of the meeting held on 26 March 2019 as a true record; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**. Cllr Mould duly signed the minutes as a true record.

4. MATTERS ARISING FROM THE MINUTES

Cllr Mould said quotations were being obtained to deal with the moles at the cemetery. The Clerk said contractors have requested photographs of the problem.
ACTION: Cllr Layer to take photographs.

Cllr Mould said there had been no response from the resident regarding the oak tree at the Recreation Ground.

ACTION 1: Clerk to ascertain from the Swale Tree Warden why the tree will not be protected by a Tree Preservation Order.

ACTION 2: Clerk to write to resident, recorded delivery, to inform her the work is being carried out without prejudice, from Parish funds.

5. PUBLIC QUESTION TIME

No matters were raised.

6. VISITORS

i. Borough Councillors

SBCllr Wright reported that he had been dealing with lighting issues in the parish. The hedge has been cut around the car park. The safety barriers in the High Street have been installed, the road restrictions in place during the works were not helpful to residents of Church Lane and some residents had not been informed.

Cllr Layer said one resident had their wall knocked down by a lorry. The contractor was asked to put the sign in a different place but the contractor refused.

SBCllr Wright said the High Street now looks refurbished.

Cllr Coles said that he thought the contractors did not do a very good job, while the work they did was done well but when they installed the new railings they only painted the new ones but not the existing ones. The contractors were not allowed to repaint all the white lines. Why was not the opportunity taken to refresh all the lines when the road was closed?

SBCllr Wright said the contractor had only repaired what was needed to bring it up to standard, they were not making it pristine.

Cllr Coles said that instead of finishing early, the officer could have authorised the work to complete the assignment. The man hole covers were not set right previously. The feedback from residents is that the job was not finished.

SBCllr Wright said even the dropped kerb by the new development has not been finished.

Cllr Layer said all the Keep Left signs in Swale are dirty.

Cllr Coles said the speed bumps in Bull Lane and Playstool Road have worn away.

SBCllr Wright said that he will report all matters.

SBCllr Lewin said that he is not standing again as Ward Member.

Cllr Mould thanked SBCllr Lewin for his service to the Parish.

ii. County Councillor

KCCllr Whiting was unable to attend the meeting and sent the following report:

In addition to those issues I have responded directly to your Clerk about during the month, please find below a summary of my work on behalf of the residents since my last report.

I have had some complaints about the quality of the finishing after the road closures in the village during the Easter holidays. I have reported these and await a response from KCC. However, that aside, there was a great deal of satisfaction the works were completed early and the roads reopened. It was also appreciated that four sets of works were done during the one set of closures, again saving disruption for residents.

I have an ongoing concern over damage to the verge due to inconsiderate parking in School Lane and continue to discuss with Highways and residents.

Three county wide updates. I am pleased KCC is setting up an HGV Working Group to see what more can be done to keep HGV out of our villages. There is also a Member Group set up to suggest Pollinator Strategies to aid and encourage bees and other pollinators. Finally, the 20mph review I set up will be reporting to the Transport Committee at KCC on 24 May. I have yet to see a draft of the report.

In addition, I have been dealing with a number of residents on issues related to schools, health, transport, for example, which I cannot discuss due to data protection

7. PLANNING

i. To receive an update

Ref: 19/500844/FULL Land At Callaways Lane, Newington ME97LU

Proposal: Minor material amendment to condition 2 and removal of condition 5 of 18/503564/FULL (Erection of a four bedroom detached dwelling with a double garage/ store parking barn with associated courtyard and access.) to allow garage wall finish to be changed to brick to match the dwelling, and the use of UPVC windows, doors, fascias, bargeboards, etc, rather than timber.

Cllr Harvey said that it was agreed to ask the landowner for a copy of the Land Registry document, the Council was sent a copy of the Ordnance Survey map. Cllr Godmon has kindly obtained a copy of the Land Registry document which shows there is a round corner on the boundary of the land and that the telegraph pole is on the outside of the plan.

The Clerk said she had contacted Openreach and they have requested the pole number.

ACTION: Cllr Harris to obtain the pole number.

Ref: 18/506309/FULL Land Adjacent To Cromas, Callaways Lane, Newington ME9 7LX

Proposal: Construction of a detached, single residential dwelling (resubmission of 17/503997/FULL).

Cllr Harvey said the Planning Officer had suggested that the drive comes out onto the trackway, if the application is turned down there will be no vehicular access to the property.

Cllr Layer said it is a small track.

Cllr Harvey said it is also a bridleway and is used by the stables. If the application is not permitted the residents will have to park elsewhere in Callaways Lane.

SBCllr Wright said the matter would be a private matter but it would not be a material planning consideration.

Cllr Harvey said the neighbour has continued to object to the proposal as has the Parish Council. Cllr Harvey **PROPOSED** to withdraw the Parish Council's objection; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

Ref: 19/500029/FULL Land Rear Of 132 High Street, Newington ME9 7JH

Proposal: Erection of a 4 bedroom detached dwelling and associated carport/garage.

Cllr Harvey said a decision is yet to be made.

Ref: MC/19/0188 Orchard Kennels, Meresborough Road, Rainham

Proposal: Outline planning application with some matters reserved (access, appearance and scale) for the development of up to 130 residential dwellings with associated parking and open space

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

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

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

Cllr Harvey reported the Clerk has chased up KCC for an update, KCC is collating comments and responses from the applicant and will consult again.

Ref: 18/502531/FULL 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).

Cllr Harvey said there was no further update on this application.

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

Proposal: Part change of use from car wash to residential for one studio

Application received: Tuesday 19 September 2017

Ref: 15/509335/FULL Car Wash 67 High Street Newington Kent ME9 7JJ

Proposal: Use of land for the storage of 2x touring caravans

Cllr Harvey said a decision is yet to be made.

Ref: 18/505060/ADJ (Alternative reference: 18/504836/EIOU) 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 a decision is yet to be made.

Ref: 18/502834/FULL Lodge Farm, Old House Lane, Hartlip ME9 &SN

PINS ref: APP/V2255/W/19/3221958

Cllr Harvey said the appeal is yet to be determined.

Ref: 17/504342/FULL Newington Working Mens 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)

Ref: 16/506166/FULL Proposal: Retrospective demolition of former Working Men's Club.

Erection of 9 no. dwelling houses and 1 no. maisonette together with car ports for garaging.

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.)

PINS reference: APP/V2255/W/18/3209727

Cllr Harvey said the appeal will be determined on 8 May.

Ref: 18/505431/FULL : Ashfield Court Farm, School Lane, Newington ,

Proposal: Conversion and single storey rear extension of existing triple garage together with ramped access to create an annexe for a dependent elderly relative.

Planning Inspectorate Appeal Reference Number: APP/V2255/D/19/3223271

Cllr Harvey said the application had been turned down because the planning officer said it was not joined to the main house.

In the Court of Appeal, Civil Division

Order made by the Rt. Hon. Lord Justice Lindblom

'On consideration of the appellant's notice and accompanying documents, but without an oral hearing, in respect of an application for permission to appeal, against the refusal of the High Court to apply for a planning statutory review'

Reasons: 'The applicant's grounds are properly arguable and have a sufficient prospect of success to justify permission to appeal being granted'

Gladman Developments Limited – and – The Secretary of State for Communities and Local Government – and – Swale Borough Council – and – CPRE Kent.

Reference: C1/2017/3476

Cllr Harvey said a decision is expected in two weeks' time. Swale does not have a five-year housing supply and the presumption is in favour of developers.

SBCllr Lewin said the Housing Delivery Test puts Swale's housing supply at 4.6 years and this should be resolved in two years. The Housing Delivery Test is very new and Authorities will be judged in three ways: action required; action plan required and more severe action required. As the legislation is so new there is no guidance for developing an action plan.

SBCllr Wright said the Gladman site is outside the Local Plan and would put further traffic on the A2 and junction 5 on the M2 .

ii. Ref: 19/501514/FULL Address: Delucy House 2 Blaxland Grange Newington ME9 7FG

Proposal: Erection of a first-floor side extension

Cllr Harvey reported that there were no neighbour objections on the portal and **PROPOSED** there were no comments save that neighbours comments be taken into consideration; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

iii. Ref: 19/501671/FULL Address: Throwley Keycol Hill, Bobbing, ME9 8NA

Proposal: Erection of a new garage/carriage house at the front of the property

Councillors considered the application.

Cllr Harvey **PROPOSED** that there be no comment save that neighbours comments be taken into consideration; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

iv. Ref: 19/501805/FULL Address: The Vallance, Callaways Lane, Newington ME9 7LU

Proposal: Erection of single storey rear extension, alterations to the existing adjoining single storey rear projection roof. Conversion of existing integral garage into habitable space, along with internal alterations and changes to fenestration (Revised scheme to 18/501887/FULL)

Councillors considered the application.

Cllr Harvey **PROPOSED** that there be no comment save that neighbours comments be taken into consideration; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

Cllr Harvey said the Council agreed in March that it would be prepared to enter into S106 negotiations as long as there were two Councillors present making it clear that the Parish Council would object but if the proposal were passed, S106 money should be earmarked for the village. Cllr Harvey asked that he be permitted to send the ratified minutes to James Freeman, Swale Borough Council. **AGREED UNANIMOUSLY**.

SBCllr Lewin and the visiting Borough Councillor left the meeting.

8. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 16 April 2019 and consider the recommendations

Cllr Layer reported that PCSO John Cork and PCSO Ryan Atherton had attended the meeting and had given a full report on issues within the village.

Cllr Layer said the grass cutter are working well and the five-a-side goal posts have been installed, the Recreation Ground is looking good. Consideration is being given to the best route for the footpath to the Pavilion and further quotations are being obtained.

Cllr Coles reported that he has drawn up a new plan for the path to be laid either within the compound or outside, for the Clerk to obtain further quotations. It has been suggested that one side of the area next to the Pavilion be safety surfacing but this type of surface may not be good during the winter.

Cllr Mould reported there is the possibility of a booking from the church for a youth club and there is a meeting with the youth worker on Friday.

Cllr Layer **PROPOSED** to accept the minutes of the Amenities Committee meeting held on 19 March 2019 as a true record; **SECONDED** by Cllr Coles: **AGREED UNANIMOUSLY**. Cllr Layer duly signed the minutes as a true record.

ii. To consider the quotation for a cableway

Cllr Mould said the Amenities Committee had considered three quotations for a cableway and recommends that a cableway be installed up to a budget of £11,000 subject to the opinion of the Friends of Newington Recreation Ground and Swale Borough Council.

Cllr Harvey said advice will be sought from Daniel Gooch, Swale Borough Council, and the opinion of the Friends of Newington Recreation Ground. There is a Friends meeting next week and Amenities would like to be able to order the equipment as soon as possible so that it can be installed before the Summer holidays.

Cllr Harris said he had been at the play area with his grandson and overheard mums with toddlers suggest a toddler slide would be a good addition to the play equipment.

SBCllr Wright left the meeting.

9. VILLAGE VOICE AND MEDIA

Cllr Mould said the Amenities Committee recommended holding the Best Kept Garden Competition again. There will be a report of the Annual Parish Meeting. Anti-social behaviour will also be included. If the Youth Club is agreed there will also be an article on this.

10. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Expenditure	Amount £	Cheque No.
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Swale Borough Council	Open spaces maintenance 2018-19	£3519.46	2960
KALC	Subscription	£766.61	2961
Maylow Construction Ltd	Play area repairs and Five aside goal posts	£3724.80	2962
Weight Watchers (UK) Ltd	Pavilion deposit return	£50.00	2963
Profile Business Supplies	Village Voice- April 2019	£60.00	2964
Mrs P Rowe	Litter Picking Recreation Ground & sight check equipment April	£110.00	2965
Mr MJ Marshall	Cemetery and Churchyard maintenance April 2019	£490.00	2966
Mr M Harris	Parish Basic Allowance	£34.10	2967
Mr S Harvey	Parish Basic Allowance	£204.77	2968
Mr E Layer	Parish Basic Allowance	£204.77	2969
Mrs E Jackson	Parish Basic Allowance	£204.77	2970
Mr A Mould	Parish Basic Allowance	£242.17	2971
Mrs W Licence	Salary and expenses	£594.06	2972
HMRC	PAYE	£206.00	2973
DCK Accounting Solutions Ltd	Payroll fees Year End	£45.60	2974
Ms L Wright <i>For A Heavey</i>	Litter picking April 2019	£280.50	2975
Kent County Playing Fields Association	Subscription	£20.00	2976
Mr S Godmon	Land Registry fee	£6.00	2977
DCK Accounting Solutions Ltd	Payroll fees April 2019	£53.40	2978

Mr M Harris	Padlock for cemetery	£12.99	2979
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Cllr Harris **PROPOSED** the signing of the cheques; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

Receipts

£80.00	Weight Watchers	Parish Room Hire
£20.00	Swans Fitness Group	Community Gym hire
30.00	Mr R Jackson	Parish Room Hire
£20.00	Swans Fitness Group	Community Gym hire

Payments

26.03.19: £115.34- NEST
01.04.19- £212.00- Haven Power
03.04.19- £702.00- Haven Power

ii. Any other finance matter received by 23 April 2019

Councillors considered membership of the Kent Association of Local Councils.

Cllr Mould **PROPOSED** to renew the subscription to the Kent Association of Local Councils; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

11. CHURCHYARD AND CEMETERY

Cllr Harris said quotations need to be obtained for a fold down metal bollard and wooden bollards on either side of the path to prevent vehicles from driving over the grass.

ACTION: Clerk to obtains quotations.

Cllr Harris reported that he has bought a padlock for the shed and that he and Cllr Coles will remove the old padlock.

Cllr Harris reported the issue a relative had with Mid Kent Memorials has been resolved and the stone mason has agreed to re-site the headstone free of charge,

12. HIGHWAYS

Cllr Mould reported that Aprille Hall, Highway Steward, has been asked for a date for the annual village walk.

Cllr Mould said the speed bump markings in Playstool Road and Bull Lane have been reported to Kent County Council to be refreshed. The missing Speed Indicator Device will need to be monitored.

13. STREET LIGHTING

Cllr Harris reported the loan application is progressing well and Salix need the technical specifications, this is being obtained from the contractor.

Cllr Harris said a quotation for the electricity has been received for a two-year fixed price. The Council has a certificate for an un-metered supply which means that there is no standing charge payable. Details of the position of the meters needs to be obtained. The lighting contractor has been requested further information on this matter.

14. REPORTS FROM MEMBERS

Cllr Mould reported the school is expecting an Ofsted inspection.

15. CORRESPONDENCE

1. 27.03.19- KCC: Temporary Off-peak Road Closure – Lower Hartlip Road, Hartlip – 9 April 2019 -added to website

2. 27.03.19- KCC: Temporary Road Closures – Bull Lane & Church Lane, Newington, Sittingbourne – 8-19 April 2019 -added to website
3. 29.03.19- KCC: Pot hole data
4. 01.04.19- UpARA Newsletter- added to website
5. 03.04.19- Kent Police CRAG report and Rural Matters
6. 08.04.19- KCC Parish Registers online
7. 08.04.19- KCC pothole update
8. 09.04.19- KCCllr Whiting- Newington Road Closures
9. 12.04.19: KCCllr Whiting update on road works and road closures
10. 17.04.19: KCC pothole update

16. MEETING DATES

Cllr Mould said the Annual Parish Meeting will be held on Tuesday 30 April and the Annual Parish Council Meeting and May Parish Council meeting on Tuesday 14 May 2019

17. ANY OTHER BUSINESS– T

Cllr Harris said following the Spring Clean, residents have asked if this will be done more often and are interested in helping.

Cllr Mould said he had been surprised and pleased by the turn out and another event can be arranged in September.

Cllr Harris asked if the draft minutes could be put on the website.

Cllr Harvey **PROPOSED** that the draft minutes be available on the website at the same time the agenda is posted; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY.**

Cllr Palmer said this could be done on a trial basis and reviewed.

Date of next meeting: Tuesday 14 May 2019

There being no further business, the meeting closed at 8.20pm

Signed as a true record of the meeting

Chair
14 May 2019