

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held virtually on 27 October 2020

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

Also present were County Councillor Mike Whiting, Ward Member Alan Horton and Mr Jamie Rhodes Member Pioneer for the Co-operative Group.

Cllr Mould welcomed everyone to the meeting.

KCCllr Whiting reported that Kent County Council has the Kent Together helpline in place to help families so that no child will go hungry in half term. The helpline is also for any Kent resident who needs support with food, collection of medicines and other urgent needs during the current pandemic.

KCCllr Whiting said that he has received complaints regarding the cancelling of the road works on the A2 and that he is waiting for a new date. It is important for KCC that all the road works on the A2 are completed by the end of the year so that there are no road works at all on the A2 at the end of the transition period when the country leaves the EU.

There is a major debate regarding planning, KALC has prepared a response to the Government's White Paper and also to the previous planning consultation. Cllr Whiting said that he and Roger Gough, Leader of Kent County Council, have written to Robert Jenrick MP, the Secretary of State for Housing, Communities and Local Government with concerns with the lack of local consultation and that the algorithm will increase housing numbers in Kent and Medway, the Kent MPs are also on side. The planning white paper is a more detailed document and Parish Councils are urged to write to Robert Jenrick MP in support of the KALC response.

COVID-19 is still an issue locally KCC has met to consider a way forward. Swale has a high figure at the moment and other areas are seeing a steeper rise; cases in Swale are centred on the Isle of Sheppey and Sittingbourne. Everyone must do their bit by wearing a mask, washing their hands and keeping their distance.

KCCllr Whiting reported that it has been a quiet month in Newington. There are still ongoing discussions with BB UK concerning broadband connectivity in Bull Lane and beyond; KCC has secured Government funding to deal with "notch spots" where speeds are lower than they should be and to get superfast fibre to PREMIS so that every household and every business has fibre connection with super-fast broadband. There will be a washup meeting following the SGN roadworks during the last year. SGN will set up a virtual meeting and details will be sent out soon.

Cllr Harvey said the meeting needs to be with KCC as well as SGN. It would be nice to have some senior KCC people at the meeting. He has never had a response from the Head of KCC Highways to the email sent in August requesting a chase up to the email that was sent to Sharron Davin, one week, three weeks and six weeks before. It is very rude and there should be an apology from them. The other issue is the appalling facilities company used to put up the signage and traffic lights which were not always manned.

Cllr Harvey said there has been a complaint from a resident regarding vehicles parking outside Charlotte Court, the old Working Men's Club, and damaging the step of her property. Could there be railings or bollards, the rest of the High Street has railings.

KCCllr Whiting said that he will ensure that KCC Highways is copied into emails and that they will attend the meeting. The company the used for signage and the traffic lights is the

responsibility of SGN. With regards to bollards on the A2, this is understandable. KCC Highways is also being chased regarding the overgrown vegetation on the A2 throughout the parish. These things are prime candidates for a coordinated Parish Highways Improvement Plan. There will not be money for bollards because there is no accident data. A Highways Improvement Plan drawn up by the Parish Council in consultation with County and Borough Councillors and residents will help the priorities to be ascertained and will help put pressure on KCC Highways to get things done. There is a limited budget for safety works and KCC Highways prioritises on areas of proven safety issue which needs addressing.

Cllr Jackson said there has been a fatality outside the Co-op; a bus was hit outside the Co-op due to the narrowness there; accidents keep happening and we keep getting pushed back because it is the A2, because it is a main thoroughfare. This is unacceptable as we need to look after our residents. There was a fatality at the Playstool Road junction; there was a safety speed sign but they will not replace it and last week there was a serious accident involving a motorcyclist and this resulted in the road being closed for four hours. How many accidents does there have to be in a 100 yard stretch of road before something is done?

KCCllr Whiting said that he will arrange for a road safety officer to make a site visit to discuss the issues with Parish Councillors.

ACTION: Clerk to email KCCllr Whiting.

Cllr Mould thanked KCCllr Whiting for attending and for his report.

SBCllr Horton reported that he had received complaints from residents regarding customers not wearing face masks in the Co-op and the matter has been referred to Swale Borough Council; some residents are misinformed about what is required under Government guidance. SBCllr Horton said that he had been involved in responses to the planning paper raised by Members of the Parish Council.

Ward Members get an update from the Swale Citizens Advice Bureau regarding the amount of work carried out in the community, they have helped more people in this Ward during the last quarter than they did the same period last year with benefits and Universal Credit. There are people in our community who are struggling to make ends meet.

SBCllr Horton said the next Swale Western Area Committee meeting is on 1 December and grants are available. It has been agreed that a representative from each Parish Council be allowed to have a seat at the meeting.

SBCllr Horton reported that he had submitted views on the enforcement of the windows issue in Charlotte Court.

7.26pm KCCllr Whiting left the meeting.

Cllr Harvey asked if SBCllr Horton would support the Parish Council's response to the Strategic Housing Land Availability Assessment.

SBCllr Horton said that he has also cross referenced the response in the paper which goes to the Local Plan Panel.

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

7.30pm SBCllr Horton left the meeting.

Mr Rhodes said that he is the Member Pioneer for the Co-op in Newington, Upchurch, Bobbing and Grove Park working with store managers and community organisations to support and help. There is an access to food project for community groups with funding available from £2,000 to £10,000 and this runs until 13 November, this is to support sustainable access to food for families. The Co-op has a Local Community Fund and the causes announced for the coming year are Friends of Newington Recreation Ground, Newton Scouts and The Cherries Pre-School.

Mr Rhodes said the Co-op is aware that people do not adhere to the wearing of face masks and it can be difficult for staff to challenge, some members of staff have been abused.

Cllr Harvey said the Co-op has done a fabulous job during the pandemic with regards to marshalling the queues and maintaining stock, the store has been very good for the community.

Cllr Mould thanked Mr Rhodes for attending the meeting.
Cllr Palmer said that he has raised the issue of face masks with the police, the police prefer to encourage and educate rather than enforce.

1. COUNCILLOR VACANCY

The Clerk reported that there had been no applications received.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Ryan Condron and Cllr James Morgan; apologies accepted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 29 SEPTEMBER 2020

Cllr Palmer **PROPOSED** to accept the minutes of the meeting held on 29 September as a true record; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

The minutes of the meeting will be signed at the next physical Council meeting.

5. MATTERS ARISING FROM THE MINUTES

Cllr Mould reported that there will be an HR Committee meeting on 3 November at 7pm.

6. PUBLIC QUESTION TIME

No members of the public were present.

7. VISITORS

SBCllr Palmer reported that he has been contacted by residents who felt they should have been refunded by KCC for the bus passes during COVID-19, this has been raised with KCC. The overgrown vegetation on the footpaths has been reported. The Enforcement Team are looking into the issue with the tree at Vicarage Court. The Area Committee has funding available.

Cllr Mould said the next major expenditure will be the carpark and track.

SBCllr Palmer said that, representing the Swale Area Committee, he is meeting the Police and Crime Commissioner and will raise the issue of lack of policing in the villages as well as lack of reporting to the Parish Council from the PCSO.

Cllr Jackson said the PCSO had not been informed of the last two Amenities Committee meeting.

Cllr Harvey asked if SBCllr Palmer supported the suggestion of railings at Charlotte Court, the Ward Members write to KCC.

SBCllr Palmer said that he will add to his list of issues on the A2.

Cllr Mould said that he and Cllr Harvey and Cllr Palmer will work on the Parish Highways Improvement Plan and the railings could be included on this.

Cllr Jackson asked for an update on the meeting with KCC Highways regarding the traffic coming out of Bull Lane, the meeting had been delayed because of COVID-19.

SBCllr Palmer said that when KCCllr Whiting arranges for an officer to come out, all issues can be looked at.

Cllr Mould thanked SBCllr Palmer for his report.

8. PLANNING

i. To receive the minutes of the Planning Committee meetings

Cllr Mould **PROPOSED** to accept the minutes of the Planning Committee meeting held on 13 October as a true record; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

Cllr Mould **PROPOSED** to accept the minutes of the Planning Committee meeting held on 22 October 2020 as a true record; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**. The minutes of the meeting will be signed at the next physical Council meeting.

ii. To receive an update

From Planning Committee Meeting Tuesday 13 October 2020

Ref: 20/501475/FULL Land Rear Of Eden Meadow, High Street Newington ME9 7JH

Revised Proposal: Erection of 35 No. residential dwellings including affordable housing 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 said there was a Planning Committee meeting dedicated to the application.

From Planning Committee Meeting Thursday 22 October 2020

Strategic Housing Land Availability Assessment (SHLAA) for Newington

Cllr Harvey reported the response has been agreed and submitted today.

Ref: 20/504132/FULL 37 London Road, Newington ME9 7NS

Proposal: Conversion of existing detached two storey garage into a two bedroom dwelling together with a single storey extension.

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

Ref: 20/504184/FULL Bardfield Barn, London Road, Newington ME9 7TW

Proposal: Erection of a car port and home office (Class E) with associated hardstanding.

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

Appeal to the Planning Inspectorate

Ref: 19/503203/FULL Land At 6 Ellens Place, Boyces Hill, Newington ME9 7JG

Proposal: Erection of a chalet bungalow with detached garage. Creation of new vehicular access and erection of a detached garage to serve no. 6.

PINS ref: APP/V2255/W/20/3250073

Cllr Harvey said a decision is yet to be made.

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.

PINS Reference: APP/V2255/W/20/3247555

Cllr Harvey said there was nothing to report.

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 reported that enforcement notices have been issued.

Previously discussed: for information

Application Number SW/16/507594/RVAR (KCC/SW/0526/2018)

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

Cllr Harvey said there is nothing to report.

Not in Newington

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 said a decision is yet to be made.

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 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 said that there is nothing to report.

iii. Ref: 20/504715/FULL

Address: White Lodge Keycol Hill Bobbing Sittingbourne Kent ME9 7LE

Proposal: Conversion of the existing garage into residential accommodation. Erection of a new double garage with accommodation above

Councillors considered the application.

Cllr Harvey **PROPOSED** that the Council responds: *Newington Parish Council has considered the application and has no comment to make save a request that any comments by neighbours be taken into account. We note the significant size of the proposed accommodation but that it is to contain no amenities. We would request that were planning permission granted, a condition be added that the new accommodation above the double garage shall be ancillary to the main dwelling;* **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

iv. Ref: 20/504568/LAWPRO

Address: 19 Dennis Willcocks Close Newington Sittingbourne Kent ME9 7SE

Proposal: Lawful Development Certificate for a proposed single storey rear extension.

It was agreed not to respond.

v. Ref: 20/504596/FULL

Address: Oak Hill House Iwade Road Newington Kent

Proposal: Conversion of the existing outbuilding to ancillary use as an annexe and erection of a single storey extension, improvements to the access.

Councillors considered the application.

Cllr Harvey **PROPOSED** that the Council responds: *Newington Parish Council has considered the application and has no comment to make save a request that any comments by neighbours be taken into account. We note the significant size of the proposed accommodation and that it contains amenities. We request that if planning permission is granted, a condition be attached that the outbuilding annexe be ancillary to the main dwelling;* **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

vi. Ref: 20/504800/FULL

Address: 71 Playstool Road Newington Sittingbourne Kent ME9

Proposal: Erection of single storey side and rear extensions, including loft conversion with front dormers.

Ref: 20/504801/LAWPRO

Address: 71 Playstool Road Newington Sittingbourne Kent ME9 7NL

Proposal: Lawful Development Certificate for a proposed loft conversion with rear dormer

Councillors considered the application and noted that there were no neighbour objections on the portal. Concern was raised that bungalows are often built for elderly residents and that there is a need for this type of accommodation; the proposal would spoil the street scene as it is out of keeping with neighbouring properties; as a semi-detached bungalow it will become overbearing to the neighbouring property.

IT WAS AGREED to respond: *Whilst Newington Parish Council has no objections to the proposal, we are concerned that it would be detrimental to the street scene and have an overbearing effect on the adjoining semi-detached bungalow and on neighbouring properties. We would also request that any concerns raised by neighbours be taken into account*

Cllr Mould thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 20 October 2020 and consider the recommendations

Cllr Layer **PROPOSED** to accept the minutes of the Amenities Committee meeting held on 20 October 2020 as a true record; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

ii. To consider quotations for Recreation Ground car park

Cllr Mould said quotations have been obtained for the carpark and track, a decision needs to be made regarding wooden or concrete edging and one contractor has said that edging is not necessary as car wheels will not go to the edge of the car park.

Cllr Jackson said that she would prefer it not to be tarmacked as it is a rural amenity for the Recreation Ground, allotments and woodland.

Cllr Harvey said that if there is a car park at the top and the driveway is improved there is a danger of young drivers driving up at speed, also there has been drug dealing there in the past. Speed bumps would be difficult to put in but you could install metal bumps or spliced tree trunks at two or three points along the track.

Cllr Mould said that it has also been suggested that a height barrier could be installed to prevent large vehicles going in.

Cllr Layer said the allotments has the manure tractor going in occasionally and it could be a lockable barrier.

Councillors considered three quotations and agreed not to have edging around the car park.

Cllr Jackson **PROPOSED** to accept the quotation from ATS for £1,650 to clear the site; £8,450 to resurface the car park; and £1,800 to repair the track; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

It was **AGREED UNANIMOUSLY** to allow a further £1,000 for the speed ramps.

ACTION: Clerk to apply for a grant from the Western Area Committee towards the work and liaise with Cllr Jackson and Cllr Palmer for the submission.

iii. To consider the quotations for the garage anti-graffiti mesh

Cllr Mould reported that he has found it difficult to find a contractor to put diamond mesh on the garage.

ACTION: Clerk to send details of a contractor to Cllr Mould.

Cllr Mould said the Council is waiting for confirmation if balance of the Persimmon s106 money is due.

Cllr Mould said public footpath ZR59, by the Persimmon development is closed until 03/01/2021 although it has been diverted. It is closed from the rear of Willow Trees and Ellens Field to the boundary hedge approximately 115 metres south of the railway crossing.

Cllr Harvey said the gate in the fence at 37 London Road has been reported as has the overgrowth in Bull Lane.

10. VILLAGE VOICE AND MEDIA

Cllr Mould had circulated a draft prior to the meeting, the Village Voice will include the Trading Standards new "Check a Trade" website, Kent Together helpline, a reminder to wear face masks in shops and the Newington Warrior tribute article. There will be a Village Voice Christmas special.

11. FINANCE

i. Cheque list: to consider invoices for payment

Chq no	Payee	Reason	Amount
3100	Business Stream	Pavilion water supply	£260.01
3161	Mr MJ Marshall	Cemetery and Churchyard maintenance Oct 2020	£550.00
3162	Mr R Malone	Litter Picking street and Recreation Ground	£459.00
3163	CANCELLED		
3164	Mrs W Licence	Salary and expenses	£708.39
3165	DCK Accounting Solutions	Payroll fees- September	£30.00
3166	Mr R Burrows	Track gate keeper	£100.00
3167	Maylow Construction Ltd	Sputnik repairs	£387.60

Cllr Jackson asked for details of the Business Stream invoice.

Cllr Godmon said the meter was read on 15 October; the previous reading was an estimate.

ACTION: Clerk to check invoices for consideration at Amenities Committee.

It was **AGREED UNANIMOUSLY** to sign the cheques.

ii. Any other finance matter received by 27 October 2020

Direct Debit Payments

Date	Payee	Reason	
15.09.20	Haven Power	Street lighting	£23.95

16.09.20	Haven Power	Pavilion	£130.90
23.09.20	NEST	Pension	£132.77

Receipts

Swans	Pavilion hire	£20.00
Stalisfield PC	Share of SLCC subs	£42.33
Upchurch PC	Share of SLCC subs	£42.33
Brogdale CiC	Pavilion hire	£55.00
Tunstall PC	Share of SLCC subs	£42.33
Swale Borough Council	Precept and lighting grant	£27,956.00
Eastling PC	Share of SLCC subs	£42.33

Cllr Godmon said a Finance Working Group meeting has been arranged for 19 November.

Cllr Godmon reported that the insurance company has paid the claim on the Bull Lane light direct to Streetlights. Streetlights has been asked for a refund

12. CHURCHYARD AND CEMETERY

i. To receive an update of the Churchyard and Cemetery

Cllr Mould reported that he has an appointment at County Archives to research the minutes regarding the closed churchyard.

ii. Repairs to cemetery drive- to consider quotations

Councillors considered three quotations to repair the drive.

Cllr Layer **PROPOSED** to accept the quotation from ATS for £1,550 to repair the drive; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

14. HIGHWAYS

Cllr Mould said the issue of the overgrown vegetation has already been discussed. There will be a meeting with KCC Highways.

Cllr Jackson said the problem of speeding vehicles along the A2 needs to be pursued.

Cllr Harvey said it would be useful to have Aprille Hall, KCC Highways Steward, at the meeting.

Cllr Layer reported there had been an accident in High Oak Hill, there needs to be better signage.

Cllr Jackson said people need to be given better protection in the centre of village.

15. STREET LIGHTING

There was nothing to report.

16. REPORTS FROM MEMBERS

Cllr Mould reported that a member of staff has tested positive for COVID-19, other members of staff have tested negative so far although they still have to self-isolate.

17. CORRESPONDENCE

- 08.10.20: KALC Newsletter
- 08.10.20: KCC Highways- carriageway resurfacing of the remaining section of A2 High Street Newington
- 15.10.20: KALC reminder of Planning White Paper and Housing, Communities and Local Government Committee inquiry on the planning system
- 15.10.20: Swale Borough Council- anti-idling campaign
- 16.10.20: KCCllr Whiting- copy letter to the Secretary of State regarding the changes to the current planning system
- 16.10.20: KCC Highways- temporary speed restriction High Street, Newington - 23 October 2020

7. 16.10.20: KCCllr Whiting- copy of letter to Public Inquiry in support of the proposed improvements to the M2 junction 5.
8. 19.10.20: KALC CEO bulletin
9. 22.10.20: Swale Borough Council- details of consultation on behalf of BT who is proposing to decommission the phone box in Newington
10. 23.10.20: Copy of resident's objection to the removal of the phone box
11. 23.10.20: Resident's concern about vehicles parked outside Charlotte Court.
12. 26.10.20: Request for hedgehog campaign to be publicised.
13. 26.10.20: KCC press release regarding support for families
14. 27.10.20: NHS Kent and Medway CCG Community Bulletin for October 2020 during half term

Cllr Jackson said there has been a request to keep the phone box.

Cllr Palmer said that lots of villages keep the phone boxes when decommissioned, to keep a defibrillator in or for use as a book exchange.

Cllr Harvey said the phone box mists up and it is used as a public convenience. The phone box is filthy and should be removed.

Cllr Layer said it would be good to keep it if it looks better, it needs to be renovated.

Cllr Jackson said the phone box should be kept and renovated.

It was **AGREED** that details of the hedgehog campaign be published on the website and in the Village Voice.

Cllr Jackson said the issue of parking outside Charlotte Court should be reported to PCSO Cork as the vehicles are parking on yellow lines.

Cllr Palmer said that he will report to Parking Enforcement.

Cllr Harvey said the main cause is deliveries to the chemist and Post Office.

ACYION: Cllr Palmer to discuss with the proprietor.

19. ANY OTHER BUSINESS

Cllr Jackson said the Clerk has been trying to get further quotes for the Christmas tree.

The Clerk reported that she has contacted three companies, only one has quoted the other two are not supplying Christmas trees this year.

Cllr Harvey said the quote needs to be to erect and remove the tree.

Date of next meeting: Tuesday 24 November 2020

There being no further business, the meeting finished at 8.55pm.

Signed as a true record of the meeting:

Chairman

Date: 24 November 2020