

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held in the Newington Room,
Newington Village Hall on 31 August 2021

Present: 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 was one member of the public

In the absence of the Chairman, Cllr Mould took the chair.
Cllr Mould welcomed everyone to the meeting

1. COUNCILLOR VACANCIES

Cllr Mould informed Members that no applications have been received yet.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Richard Palmer (at another meeting): apologies accepted.

Apologies had also been received from County Councillor Mike Baldock (at another meeting) and Ward Member Alan Horton (at another meeting); apologies noted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 27 JULY 2021

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

5. MATTERS ARISING FROM THE MINUTES

No matters were raised.

6. PUBLIC QUESTION TIME

No matters were raised.

7. VISITORS

i. County Councillor

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

On KCC I have been appointed to both the Regulation Committee dealing with enforcement issues, village greens and other areas, and also the Transport and Environment Committee which deals with the vexatious issues of Highways!

KCC has been pretty limited as a Council recently, cancelling the September meeting and postponing the October meeting until November, but they hope this will soon fall back into the usual processes.

There has been a fair degree of casework, much of it covering issues that are familiar from over four years ago.

On the Community Warden question the Parish raised, I enclose some attachments about the role, and the official response was:

"As you will see the Community Warden role has not significantly changed, clarification has been added around the support provided to the vulnerable and elderly and to capture the expectations around the social prescribing work and the Adult Social Care/Public Health side. The website has been updated recently (<https://www.kent.gov.uk/leisure-and-community/community-safety/community-wardens>) and shows the increasing focus on vulnerable people within communities."

I'm not completely sure I fully agree with that interpretation, but I will always push for greater numbers of Wardens and greater support for them.

From the Swale perspective, we are having a major review of our Planning Service, and I have invited one of your number to feed into that. I have also started the process of examining how we can better use the S106 monies for youth provision, especially for those developments away from town centres.

ii. Borough Councillors

Ward Member Richard Palmer was unable to attend the meeting and sent the following report:

I have raised with KCC the poor state of the verges from Playstool Road along into Upchurch. This follows concerns raised by a resident who uses a mobility scooter. KCC Fault Reference Number 580377. In fact, I have highlighted to KCC that the footway is narrowed in places by bushes etc which are then forcing people close to or into the road.

I have reported fly-tipped white goods just outside Newington on the A2 (in the Bus stop) opposite the old Keycol Hospital site. I first reported this on the 18th August. It was there last night. I have chased it up again this morning.

I have been assisting/supporting a resident who requires homecare following discharge from hospital but really requires 24-hour day care.

Dead/Dying Rowen Tree in Newington Village Hall Car Park – Raised by local resident. SBC Tree office visited the site; his report is below.

*Thank you for your emails concerning the above and sorry for this delayed reply. I managed to visit the site last Friday (20th) to inspect the Rowan, which is clearly in a state of decline symptomatic to infection by Fire Blight Disease caused by the bacterium *Erwinia amylovora*. Unfortunately, there is no real cure for badly infected trees so its removal is recommended for future safety. As the tree is growing within the council's ownership, I have copied Jon Reason into this email, so he is aware of the issue. As for a replacement, the tree could be replaced like for like but obviously there is a risk that a new Rowan would eventually succumb to the same infection/disease. Some alternative species would be Bird Cherry, Field Maple, and Silver Birch.*

Ward Member Alan Horton was unable to attend the meeting and sent the following report:

I would like you to convey my apologies to the Parish Council, I think there is a need to be at the Western Area Committee as it is clear they are not working and representing the residents of the ward at a meeting where the direction of the Area Committees is to be discussed is very important,

It has been a very quiet August from a Ward Councillor perspective, with three notable exceptions;

I continue to get regular contact from residents of The Willows regarding Planning matters, in particular the application to move (or remove completely?) the lamp standard at the closed end of the close.

The second issue will be discussed by the Parish Council which is the submission of the Planning Application for the houses next to the school with the associated provision of a drop-off and car

parking facility. I note that as yet there are very few comments on the application, however, I anticipate this may change as the application progresses. I have called the application in to Planning Committee unless it is clear that officers intend to refuse the application using their delegated powers.

The final issue is concern for a dog left out for long periods of time during the day in Bramley Close, which I believe is being considered by the appropriate agencies.

8. PLANNING

i. To receive an update

Ref: 21/500173/FULL Land East Of Hawes Woods, High Oak Hill, Iwade Road, Newington
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 a decision is yet to be made. This has been reported to the Police regarding the destruction of habitat, the sanctuary has displaced the wildlife.

Ref: 21/502960/FULL 53 Playstool Close, Newington ME9 7NJ

Proposal: Retrospective application for the erection of a replacement conservatory.

Cllr Harvey informed Members that the application has been permitted.

Ref: 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 said a decision is yet to be made.

Ref: 21/501840/FULL Glenmore, Callaways Lane, Newington ME9 7LX

Proposal: Single storey rear extension.

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

Ref: 20/505059/FULL: Willow Trees, 111 High Street, Newington ME9 7JJ

Proposal: Demolition of existing chalet bungalow and erection of 20 dwellings (4 x two bedrooms and 14 x three-bedrooms and 2 x four-bedrooms) with associated access, parking, amenity and landscaping.

Cllr Harvey said a decision is yet to be made.

Ref: 21/501740/FULL Land At Hill Farm, Rook Lane, Keycol Hill, Bobbing

Proposal: Erection of a nurse accommodation building, car park and outdoor event space for Demelza. Erection of 30 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping

Cllr Harvey said there was nothing to report.

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

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

Cllr Harvey informed Members that the Enforcement Notice has been served and is still valid.

Ref: 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 an Enforcement Notice has been served although the owner says he has not received it.

Ref: 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 said there was nothing to report.

Foxchurch, near Bobbing

Cllr Harvey said there was no update.

Ref: 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.

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

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

Cllr Harvey said there was nothing to report.

ii. Ref: 21/504057/FULL

Address: 34 London Road Newington Sittingbourne Kent 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.

Councillors considered the application and **AGREED UNANIMOUSLY** that whilst they had no objections, they had concerns about the extent of the existing building and also the use of the outbuildings. The outbuildings must be ancillary to the main building.

ACTION: Cllr Harvey to draft response for submission.

iii. Ref: 21/504028/FULL

Address: Land At School Lane Newington Kent 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

Councillors considered the application and noted the history of the land. The parking spaces are unnecessary; the parent survey was flawed; the development is on farmland outside the built-up area; there is precedent from Planning Inspector decisions; an appeal decision on a development in Upchurch found there is no issue with the 5-year land supply; concern was raised regarding the proximity of the Cemetery; a traffic survey is needed; there is cumulative effect of building and traffic; the flooding problem in Bosted Lane; the current drainage system is inadequate resulting in gardens being flooded with sewerage; Bricklands is a narrow lane;

the development will add to the air quality problems in the village causing an adverse effect on the health of residents; safe pedestrian access has not been given consideration; Church Lane has issues due to the volume of traffic currently using it; if permitted, construction traffic would not be able to access the site down Church Lane.

Cllr Harvey **PROPOSED** that the Council object to the application; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

A Planning Committee meeting will be held on 20 September at 7pm in the Newington Room to finalise a response.

Cllr Mould thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

i. To receive the minutes of the meeting held on 25 August and to receive an update

Cllr Jackson reported that there has been concerns regarding litter on the Recreation Ground, the situation will be monitored. If the bins are full Swale Borough Council will empty them. There were no serious issues in the Play Area Inspection Report. The Clerk is putting a request for grant funding for the adult exercise equipment. It was agreed to permit a mobile coffee van to trade from the Recreation Ground car park, excluding Saturdays and Sundays. Cllr Harvey said the height barrier is being installed next Tuesday, details of the height of the van are needed, the trader will need to pay a key deposit if required. The graffiti has been cleaned off the Pavilion. Trees are affecting the allotments.

Cllr Layer said the grass cutting in the play area is poor, the arisings are not being swept off the mats.

ACTION: Clerk to inform contractor

Cllr Harvey said there had been a meeting with Sarah-Jayne Ellcock, KCC Highways, Bull Lane cannot be one way from The Willows because of residents' objections. The 20mph limit could not be extended because there needs to be 600m between zones.

Cllr Jackson said Newington History group will light a beacon for the Queen's Jubilee. Amenities Committee is looking into having a fete at the Recreation Ground.

ACTION: Clerk to ascertain if there are grants available for a fete.

Cllr Mould thanked Cllr Jackson for her report.

ii. To consider recommendation for water heaters

Cllr Jackson **PROPOSED** to accept the quotations from Watson Electrical Services: to replace the toilet hand basin, tile splash back and install water heater- £900.00; to decommission water tanks in the loft- £475.00; to install a push button timer to the main hall thermostat - £245.00; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

iii. To consider recommendation for Community Sports Room flooring

Cllr Jackson **PROPOSED** to accept the quotation from Mr MacLugash to replace the Sports Room flooring for £1480.00; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

ACTION: Clerk to ascertain firm date for the work to ensure the room is cleared.

iv. Light at 35 The Willows: To consider the appeal which has been lodged by the resident in relation to the light at 35 The Willows for the following reason: The Council has refused permission for the light to be moved.

Councillors considered the appeal by the resident.

Cllr Harvey **PROPOSED** that the resident be consulted and if prepared to pay the cost of the replacement and moving of the light, neighbours be consulted; **SECONDED** by Cllr Mould:

2-FOR, 3- AGAINST, 1- ABSTENTION: MOTION FAILED.

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

10. VILLAGE VOICE AND MEDIA

Cllr Mould reported that the next edition will be a colour paper edition. No Cold Calling stickers will be delivered to the Persimmon development.

ACTION: Cllr Harvey to write a welcome letter to the new development.

11. FINANCE**i. Cheque list: to consider invoices for payment**

Payee	Reason	Amount
Business Stream	Pavilion and Recreation Ground Water	£24.06
The Play Inspection Co	Annual inspection	£204.00
Watson Electrical Services	Ball court timer and Pavilion perimeter connection	£780.00
DCK Accounting	Payroll fees	£30.00
Mrs W Licence	Salary	£641.08
Mrs W Licence	Expenses	£77.59
Mr R Malone	Litter Picking Recreation Ground – Aug 189.00 Litter Picking 270.00 Total	£459.00
Mr MJ Marshall	Cemetery and Churchyard maintenance - Aug	£550.00
Mr R Burrows	Track gate keeper- Aug	£100.00
SLCC	Fees	£262.00
Kent Playing Field Association	Subscription	£20.00
Mr D MacLugash	Flooring Pavilion hallway, changing room and toilet	£1,220.00
Maylow Construction Ltd	Work on Pavilion and garage	£910.80

Cllr Godmon **PROPOSED** the authorisation of the payments; **SECONDED** by Cllr Harvey:
AGREED UNANIMOUSLY.

ii. Any other finance matter received by 31 August 2021

Bank accounts:

NatWest:- 05.05.21 £21,525.72

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 31.07.21 £163,706.56

Receipts

04.08.21	Mr R Jackson	Pavilion Hire	£15.00
06.08.21	Swans Fitness Group	Community Sports Room hire	£15.00
06.08.21	Mr R Jackson	Pavilion Hire	£30.00

12. CHURCHYARD AND CEMETERY

Cllr Layer reported the annual Risk Assessment needs to be carried out.

ACTION: Cllr Layer to arrange a meeting of the Cemetery Working Party

13. HIGHWAYS

Already covered.

14. STREET LIGHTING

Already covered.

15. REPORTS FROM MEMBERS

Cllr Mould said the next School Governor's meeting will be after term starts.

16. CORRESPONDENCE

1. 27.07.21- KCC Highways: Temporary Road Closure – Church Lane, Newington – 2 August 2021
2. 30.07.21- Invitation to attend KCC Road Safety Strategy launch - September 15 Manston Airport
3. 30.07.21- Royal Mail: High Street post box
4. 30.07.21- Kent Community Speedwatch: Invitation to online event on 1 September
5. 30.07.21- KALC: Newsletter
6. 02.08.21- NALC: CEO bulletin
7. 03.08.21- NALC policy consultation briefing for the National Resilience Strategy Call for Evidence.
8. 04.08.21- NALC newsletter
9. 06.08.21- NALC CEO bulletin
10. 09.08.21- Resident comment on Newington 20 mph zone proposal
11. 09.08.21- Resident's concerns regarding road works
12. 10.08.21- SBC: Kent Bus Service Improvement Plan questionnaire
13. 11.08.21- KCC Highways: Start of Works Notification for A2 Boyces Hill
14. 11.08.21- Kent Police and Crime Commissioner: newsletter
15. 13.08.21- KALC: training events September
16. 16.08.21- NALC CEO bulletin
17. 18.08.21- Highways England: M2 Junction 5 to Junction 6 Eastbound Resurfacing Works
18. 19.08.21- KCC: consultation on the continuation of the booking system to visit KCC Household Waste Recycling Centres
19. 19.08.21- Children and Families Ltd: Fuel and water service
20. 19.08.21- Mike Whiting: Reports on progress with Junction 5, Key Street and Grovehurst roundabout
21. 20.08.21- KALC CEO BULLETIN
22. 23.08.21- KCC: adult social care engagement opportunities
23. 23.08.21- NALC CEO bulletin
24. 23.08.21- Swale Citizens Advice: invitation to AGM
25. 26.08.21- Swale Joint Transportation Board agenda and papers, meeting on 6 September

17. ANY OTHER BUSINESS

Cllr Jackson said that she would like to attend the next Swale Western Area Committee meeting.

Date of next meeting: Tuesday 28 September 2021 at 7pm

There being no further business, the meeting closed at 8.05pm

Signed as a true record of the meeting:

Chairman
Date: 28 September 2021