

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held virtually on 23 February 2021

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

Also present were County Councillor Mike Whiting and Ward Member Alan Horton

Cllr Mould welcomed everyone to the meeting.

1. COUNCILLOR VACANCY

Cllr Mould reported that no applications had been received yet.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Elaine Jackson (unwell); apologies accepted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 24 JANUARY 2021

Cllr Harvey **PROPOSED** to accept the minutes of the meeting held on 24 January as a true record; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**. The minutes of the meeting will be signed when possible.

5. MATTERS ARISING FROM THE MINUTES

Cllr Mould reported that the reading had been given to Business Stream for the Pavilion / allotments water and a new invoice has been received.

6. PUBLIC QUESTION TIME

No Members of the public were present.

7. VISITORS

i. County Councillor

KCCllr Whiting reported that he had received complaints about KCC Highways Winter Service, snow clearing and gritting particularly in the lanes, and this will be fed back to KCC Highways. The new KCC Highways Winter Service will be reported to the Swale Joint Transport Board in the autumn.

Concern has been raised about bin collections and this has been referred to Swale Borough Council.

Fly tipping has greatly increased. KCC has been supporting Swale Borough Council and there have been prosecutions. Residents need to be aware that if it their rubbish which is fly tipped by a contractor, the resident will be prosecuted.

Great progress is being made in relation to the pandemic and the roll out of the vaccine programme. Everyone in Newington in the top four categories had been called before the deadline of 15 February.

There have been some complaints about the surgery in Newington and KCCllr Whiting reported that he has been liaising with the doctor who is keen to address the complaints. KCC is trying to support businesses as the country comes out of lockdown.

Cllr Harvey thanked KCCllr Whiting for his help with the flooding in Boxted Lane. When KCC's Winter Service is reviewed, consideration needs to be given to snow clearance; previously KCC paid local farmers but this does not happen now, this needs to be put in the review. With regards to fly tipping, the problem is that it is difficult to get an appointment at the tip, in Surrey when the tips are closed the Council put skips outside. Greater detection of rubbish would be good.

KCCllr Whiting said KCC will continue to liaise with farmers, in Boxted a farmer clears the lanes, there are fewer farmers and KCC will liaise with those available. Swale Borough Council is able to gather evidence from tipped rubbish to gain prosecutions and this is encouraging. KCCllr Whiting said that he is lobbying for the tips should be completely opened up and the booking system scrapped, however the people who are fly tipping are criminals. Some Parish Councils pay for skips and this has been a valuable service for residents. Cllr Mould thanked KCCllr Whiting for attending and for his report.

ii. Borough Councillors

SBCllr Horton said residents have raised concerns regarding fly tipping. Also there have been problems with bins collections due to inclement weather and this was exasperated by a confusing message to residents as to when the bins should be left out. Another issue raised is the Local Plan Review consultation and the actual process, residents felt that they had had something thrust upon them which they did not know was coming. The document cost £25 for a copy although that was eventually scrapped. It is hoped there will be an extension of time from the Borough Council for responses. The fundamental change of Reg 19 is whether it is a sound plan in law and this will be determined by the Planning Inspector. Residents have also raised concerns about the fly tipping in the lanes and the snow.

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

SBCllr Palmer said the message regarding the bin collections was clear, if a bin had been missed, residents were asked to leave it out and put the blue bin out as usual. The crews were short staffed and had to collect extra bags as well. They had hoped to continue collecting in the evening but KCC would not keep the tip open. Salt bins have been reported to KCC; the salt bin in Church Lane had been stolen and the one in Playstool Road had been set on fire, both have been replaced.

At the KALC Swale Area Committee meeting on 9 March, an officer from Swale Borough Council will speak on the Local Plan Review draft. It is expected that the consultation period will be extended to 30 April.

ACTION: Clerk to circulate details to Members.

SBCllr Palmer said the Boxted Lane flooding was being covered last year, KCC Highways is trying to ascertain the best resolution.

Cllr Harvey thanked SBCllr Palmer for his help with Boxted Lane, the issue is the landlord had blocked the culverts. Cllr Harvey said he will look at the response to the Local Plan Review consultation which the Clerk has drafted and the document will be circulated to Councillors.

Cllr Mould thanked SBCllr Palmer for his report.

KCCllr Whiting said that if the Parish Council could give comments on the KCC Winter Service, it can be feedback to KCC Highways to ensure the best possible service is provided for 2021-22. Regarding the flooding issue in Boxted Lane, KCC Highways does not have a right to order landowners to do things so the dip in the road will continue to be a problem until KCC puts drainage in.

8. PLANNING

i. To receive an update

Cllr Harvey asked for an update on the open-air cinema.

SBCllr Palmer said the Council has approved Article 4 and it has gone to the Committee Chairman and Head of Planning to deal with.

Cllr Harvey said there is a concern regarding the Local Plan Review as Swale Borough Council does not have a five-year housing supply. Helen Whately MP has been active regarding the democratic side of the consultation wanting an extension of time and also wanting the old balance restored; under the old plan the housing allocation was 80% Thames gateway and 20% to Faversham and when it was examined by the Planning Inspector he said it was not right. This plan tries to address this

Ref: 21/500018/FULL: Chesley Farm Cottage, Bull Lane, Newington ME9 7SJ

Proposal: Erection of two storey front and side extension.

Cllr Harvey informed Members that the application has been permitted.

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 reported that a decision is yet to be made.

Ref: 20/503210/FULL 19 The Willows, Newington ME9 7LS

Proposal: Demolition of existing garage and erection of part single storey, part two storey side and rear extension, with new vehicular crossover (resubmission of 20/500540/FULL).

PINS reference: APP/V2255/D/20/3261590

Cllr Harvey informed Councillors that the appeal has been dismissed.

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 the appeal has been dismissed.

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.)

Appeal decision 5 July 2019 – appeal allowed (but....*'I conclude that Condition 11 should not be removed, but should be varied to simply require that all windows on the front façade of the block fronting onto the High Street shall be non-openable only. I do not agree that Condition 2 should be varied and this element of the appeal fails'*)

Cllr Harvey said the matter is ongoing.

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).

PINS reference: APP/V2255/D/19/3240474

Cllr Harvey said the matter will go to Committee as the owner has stated he cannot afford to live if he had to demolish the extension. The owner of a nearby property has to demolish an extension without planning permission. Residents need to make sure that they have the

necessary planning permission before work starts and also ensure the builder follows the plans.

Ref: 20/505442/LDCEX 67 High Street, Newington ME9 7JJ

Proposal: Lawful Development Certificate to establish the existing use of the MOT service centre/garage.

Cllr Harvey said a decision is yet to be made.

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 informed Members that there is an Air Quality Management Area meeting in April.

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 reported that a decision is yet to be made.

Ref: 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 there was no update.

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 no update.

ii. Ref: 21/500013/FULL

Address: Trimsaran Keycol Hill Bobbing Sittingbourne Kent ME9 8NA

Proposal: Replace cladding and addition of render to all sides of the property. Partial demolition of the front boundary wall with a new driveway and extension to the existing dropped kerb.(Part retrospective)

Councillors considered the application and had no comment to make save that neighbours' views be taken into account.

ii. Ref: 21/500284/FULL

Address: Snakesbury Iwade Road Newington Kent ME9 7JY

Proposal: Conversion of garage to a workshop and home office, including addition of render to external walls, replacement of roof, door and windows and insertion of 3no. windows to side and 2no. rooflights. Partial demolition of existing stable building, replacement of front boundary fence and erection of access stairs to garden.

Councillors considered the application and had no comment to make save that neighbours' views be taken into account.

lii Local Plan Review

Cllr Harvey said comments will be submitted.

7.50PM SBCllr Horton left the meeting.

Cllr Mould asked for an update on the wall at Newington Manor.

Cllr Morgan said the resident is concerned about the tree coming down.

ACTION: Clerk to chase Swale Borough Council for an update.

Cllr Harvey **PROPOSED** to accept the minutes of the Planning Committee meeting held on 2 February as a true record; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**. The minutes of the meeting will be signed when possible.

Cllr Palmer said that is Robert Jenrick MP, Secretary of State for Housing, Communities and Local Government, made a favourable decision on the Wises Lane proposal it would be critical for the Swale five-year housing supply. The proposal for Bobbing Garden City is a concern.

Cllr Mould thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 16 February 2021 and consider the recommendations

Cllr Layer reported that the electrician has said that the ball court lights do not use much electricity. A contractor will come out and look at the leak in the Pavilion roof. The Clerk has found a company which supplies Tespa bands.

ACTION: Clerk to purchase band.

Cllr Layer reported that there had been an attempt to break-in to the sheds at the allotments and although they managed to enter, nothing was stolen. The incident has been reported to PCSO John Cork and 101.

Cllr Layer said work will start on the Play Area on 6 April. The woodland work has been deferred to the autumn. The repaired drain cover on the London Road near Playstool Road has broken again. There was no decision regarding Speed Watch. Consideration was given to a noticeboard for the Cemetery, it needs to be free standing.

Cllr Harvey said a laminated sign will be needed for the Community Woodland and also for the play area, if the Cemetery regulations are condensed to bullet points it could also be a laminated sign.

ITEM FOR NEXT MEETING

Cllr Mould thanked Cllr Layer for his report.

Cllr Harvey reported that he had contacted the electrician but had not heard back.

ACTION: Clerk to chase.

Cllr Mould reported that the school is agreeable to display a poster and run the play area opening competition.

ACTION: Cllr Harvey to write article for the Village Voice and the website.

Cllr Mould said the swing chains have been ordered.

Next agenda- Environment Grant

Cllr Harvey said that he will contact local ecologists for suggestions regarding wild flower planting.

Cllr Palmer asked if consideration could be given to purchasing litter pickers.

8pm KCCLlr Whiting left the meeting,

ii. To consider the quotation for repair to Pavilion roof

Cllr Morgan informed Members that he had met a contractor at the Pavilion. There is a lot of damage on the outside of the roof and they will submit a quotation.

iii. To consider quote for garage mesh

Cllr Mould said that he was waiting for a quotation from the contractor.

Item deferred to Amenities Committee.

iv. To consider the quotation for speed bumps on the track

Cllr Harvey **PROPOSED** to accept the recommendation of the Amenities Committee to accept the quote of £1,350 from Mr Smith for three concrete speed bumps.

Cllr Layer said the track is 10' wide and the pole for the barrier needs to go by the fence.

ACTION: Clerk to obtain quotations for Amenities Committee.

Cllr Layer **PROPOSED** to accept the minutes of the Amenities Committee meeting held on 16 February as a true record; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**. The minutes of the meeting will be signed when possible.

10. RECREATION GROUND

Councillors considered quotations for grounds maintenance and noted that the area will be reduced when the play area is extended.

Cllr Layer **PROPOSED** to accept the quotation from Landscape Services for £1478.43 and to highlight that there will be changes following the play area extension; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

Item for Amenities Committee- Football Club Rent

11. VILLAGE VOICE AND MEDIA

i. To receive an update

Cllr Mould said the Local Plan Review consultation will be included. There will also be a planning report.

Cllr Mould said the new car park surface has already been scuffed by vehicles donutting and this will be reported to the PCSO, residents could be asked to report issues to the PCSO.

Cllr Harvey said all neighbours could be written to advising them that the play area is being extended and also to inform them of the car park issue

ii. To consider quotations to print and deliver the Village Voice

Cllr Palmer said he had requested quotations for printing 1,500 A4 folded to A5 and is waiting for the quotation.

11. FINANCE

Payment list: to consider invoices for payment

Payee	Reason	Amount
Business Stream	Pavilion/ Recreation ground water	£18.09
HMRC	PAYE & NI	£259.27

Staff	Salary	1,037.78	£1.037.78
Staff	Administration expenses		£40.14
DCK Accounting Solutions	Payroll fees- February		£30.00
Mr MJ Marshall	Cemetery and Churchyard maintenance February 2020		£550.00
Mr R Burrows	Track gate keeper- February		£50.00
Mr R Malone	Litter Picking Recreation Ground - February Litter Picking		

Chq no	Payee	Reason	Amount
3188	Mr A Smith	Work at car park and track	£11,9000.00

Cllr Godmon **PROPOSED** authorising the payments; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

Receipts

21.12.20	HMRC	VAT reclaim	£204.66
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Payments

06.01.21	Haven Power		£134.14
18.01.21	Haven Power	Footway lighting	£110.26
18.01.21	NEST	Pension	£135.18
20.01.21	Haven Power		£239.45
01.02.21	Salix	Loan repayment	£3,055.00

Bank Accounts

NatWest:- 05.02.21 £33,986.48
 Nationwide:- £68,561.52
 Unity Trust:- 31.01.21 £27, 572.32

12. CHURCHYARD AND CEMETERY

i. To receive an update of the Churchyard and Cemetery

Councillors gave consideration to the interment fees for a longstanding resident who had recently left the village.

Cllr Mould **PROPOSED** that it should be the resident rate; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

ACTION: Clerk to research local regulations.

ii. To consider memorial requests

Councillors **AGREED UNANIMOUSLY** to the memorial requests.

iii. To consider interment request

Cllr Layer **PROPOSED** that the request for a relative to be interred with his parents be permitted: **AGREED UNANIMOUSLY**.

13. HIGHWAYS

Cllr Palmer said the refresh of the lines on the Playstool Road speed humps should be part of the KCC Highways maintenance programme.

Cllr Mould said that there will be an article in the Village on the Parish Highways Improvement Plan.

ACTION: Clerk to arrange a meeting with Sarah-Jayne Ellcock to discuss the Parish Highways Improvement Plan.

14. STREET LIGHTING

There was nothing to report.

15. REPORTS FROM MEMBERS

Cllr Mould reported that memorial Tree will be planted at the Recreation Ground when the COVID-19 restrictions have been lifted. The Allotments Association has agreed to water the tree. The Parish Council agreed to pay for the board at the beacon and the Newington History Group will send the proof to the Council for approval.

Cllr Palmer said the next Swale Borough Council Western Area Committee meeting is on 2 March, anyone can attend.

16. CORRESPONDENCE

1. 27.01.21- Kent & Medway Covid-19 Datasets Overview, plus mortality and NHS sitrep data
2. 27.01.21- SBC consultation regarding Statement of Licensing Policy 2021 – 2026
3. 28.01.21- Mike Whiting: Kentonline article regarding new companies registering in Kent
4. 28.01.21- NALC COVID-19 update
5. 28.01.21- KALC introduction to Chairmanship event
6. 01.02.21- SBC: Temporary Traffic Regulation Order update
7. 01.02.21- NALC CEO bulletin
8. 02.02.21- KALC Planning workshop on 17 February
9. 03.02.21 - KALC Newsletter
10. 08.02.21- SBC Local Plan Review consultation
11. 08.02.21- KALC workshop for KCC consultation on Vision Zero: The Road Safety Strategy for Kent 2020 – 2026- 3 March
12. 08.02.21- SBC area committee meetings
13. 08.02.21- KALC letter to Robert Jenrick regarding COVID-19 Financial Support Package Local Councils and remote meetings
14. 10.02.21- Highways England: M2 Junction 5 Stockbury London Bound Entry Slip Road Resurfacing
15. 11.02.21- Helen Whately MP: Swale Local Plan Review press release
16. 12.02.21- KCC Highways: Temporary Road Closure – Iwade Road, Newington – 2nd March 2021
17. 15.02.21- KALC events flyer
18. 15.02.21- NALC CEO bulletin
19. 16.02.21- Engagement opportunity: KCC Adult Social Care Strategy
20. 17.02.21- Kent PCC newsletter
21. 17.02.21- KALC CEO bulletin
22. 19.02.21- Swale Joint Transportation Board agenda (1 March 2021)
23. 19.02.21- KALC information regarding remote meetings and briefing note L01.20
24. 22.02.21- Helen Whately MP: Parish Update
25. 22.02.21- Kent Wildlife Trust Spring newsletter

17. ANY OTHER BUSINESS

Cllr Mould said consideration needs to be given regarding the Annual Parish Meeting. Meetings are currently permitted online until 6 May.

Cllr Mould **PROPOSED** that the Annual Parish Meeting be held at the end of April or May to comply with COVID-19 regulations and then to hold a Village Celebration in September: **AGREED UNANIMOUSLY.**

18. VOLUNTEER PAVILION CARETAKER

Councillors considered the application for Volunteer Pavilion Caretaker.

Cllr Mould **PROPOSED** to appoint Mr R Jackson to the role; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY.**

Date of next meeting: Tuesday 30 March 2021

Cllr Mould thanked everyone for attending.

There being no further business, the meeting closed at 8.58pm,

Signed as a true record of the meeting:

Chairman
Date 30 March 2021