

**Newington Parish Council**  
**Minutes of a meeting held on Tuesday 25<sup>th</sup> January 2022**  
**At Newington Village Hall @ 7pm**

**Present: Cllrs Palmer (Chairman); Mould (Vice-Chairman); Harvey; Jackson; Layer; Godmon; & M Mulley (Clerk)**

**Meeting commenced at 7pm**

**1. COUNCILLOR VACANCIES**

Cllr Palmer informed the members there was 1 person interested in becoming a Councillor. They had attended the Amenities meeting on 18/01/22 but was yet to confirm if they wished to become a member

**2. APOLOGIES FOR ABSENCE** Cllrs Horton (SBC) & Baldock (KCC) and Mrs Wendy Licence (Clerk to Newington Parish Council) on annual leave

**3. DECLARATIONS OF INTEREST** Cllr Palmer declared an interest in item 9iii **Action point** Clerk (Wendy Licence) to email Cllr Palmer a Declaration of Interest form for completion. Cllr Palmer had donated a defibrillator to the PC and his company (MediAid) was one of the companies that quoted for the cabinet installation. Cllr Harvey proposed formal thanks to Cllr Palmer for the kind donation. This was agreed unanimously

**4. TO CONFIRM MINUTES OF PC MEETING ON TUESDAY 14<sup>TH</sup> DECEMBER 2021**  
Minutes agreed as correct. Proposed SH Seconded EJ. Cllr Palmer signed and dated copy

**5. MATTERS ARISING FROM MINUTES ON TUESDAY 14<sup>TH</sup> DECEMBER 2021** None

**6. PUBLIC QUESTION TIME** No members of public present

**7. VISITORS**

There had been a gross lack of communication between Southern Water and Newington Residents regarding the water outage at over the weekend. Cllr Harvey informed the members he had been in contact with Cllr Whiting to try and get an update. Cllr Whiting had eventually managed to give Cllr Harvey an update. If the outage had been longer than 12 hours residents could claim compensation from Southern Water.

## 8. PLANNING

### Planning Committee Report for 25 January 2022 Newington Parish Council Meeting

#### *This month's applications*

##### Application: 21/506740/FULL 125 Bull Lane, Newington ME9 7NB

Proposal: Erection of a building for 4no. stables, tack and feed rooms (as an alternative to the stables granted permission under application reference SW/05/0672).

Application validated: Thursday 6 January 2022

Status: **SBC Planning officer was due to visit this site. Cllr SH had requested an extension from SBC. Cllrs felt the new building should be classed as an ancillary building to the main building to stop it being used as a dwelling in the future. SH to email out a suggested response to members for their approval before submitting to SBC planning**

#### *From last month*

##### Application: 21/506364/FULL 116 Church Lane, Newington, ME9 7JU

Proposal: Erection of single storey rear extension and loft conversion with rear dormer to the existing single storey.

Application validated: Wednesday 1 December 2021

Status: Application permitted Friday 24 December 2021

#### *Previously discussed: for information*

##### Application: 21/505722/OUT 128 High Street, Newington ME9 7JH

Proposal: Outline application for demolition of existing residential dwelling and erection of up to 46 residential dwellings, including affordable housing, with access from A2 High Street (Access only being sought).

Application validated: Thursday 4 November 2021

Status: awaiting decision

##### Application: 21/505907/FULL: 16 Church Lane, Newington ME9 7JT

Proposal: Erection of a single storey rear extension and internal alterations.

Application validated: Friday 5 November 2021

Status: awaiting decision

##### Application: 21/506084/MOD106 Lodge Farm, Old House Lane, Hartlip ME9 7SN

Proposal: Modification of Planning Obligation under reference SW/98/0796 in order to permit the disposal of the dwellings recently granted permission under 19/500958/PNQCLA and 20/500422/PNQCLA separate to the dwelling and land to which the S106 Agreement was intended.

Application validated: Thursday 11 November 2021  
Status: awaiting decision

‘Have Your Say’ cards delivered – 20 November 2021  
Gladman consultation invitation  
Proposing development of up to 137 homes on land at Pond Farm

Application: 21/504836/FULL Keycol Farm, Keycol Hill, Bobbing ME9 8NA

Proposal: Change of use of land to provide two additional pitches on an existing Gypsy site. The proposed development to include two static caravans, two touring caravans, four parking spaces, associated hardstanding and infrastructure. (Works started)

Application validated: Wednesday 6 October 2021

Status: Scheduled for SBC Planning Committee 13 January 2022

Email sent – 8 January 2022: In the light of the Officer report Newington Parish Council withdraws its objections to this proposal

Will now be approved under delegated powers when final documents received from the applicant.

Application: 17/506345/FULL

Proposal: Demolition of pole barn attached to northern elevation and conversion of a former agricultural building into two dwellings with associated access and parking

Application refused Wednesday 4 April 2018

Appeal dismissed 14 December 2018

Application 15/500330/FULL

Proposal: Change of use of land to a gypsy site comprising the stationing of one mobile home and two touring caravans, erection of a day room, associated parking space and hard-standing and the formation of an earth bund around the site (Retrospective).

Application permitted Thursday 30 July 2015

21/504980/FULL 33 The Willows, Newington ME9 7LS

Proposal: Retrospective application for minor external alterations involving changing of garage door to window, matching the existing material.

Application validated Monday 11 October 2021

Status: Application refused Thursday 23 December 2021

Swale Borough Council

Further consultation on draft Local Plan (Regulation 18)

Skype ‘webinar’ 19 October: review period 29 October to 29 November

Response agreed at Planning Committee meeting 22 November 2021

Application: 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington Kent

Proposal: Erection of a permanent agricultural dwelling with associated parking. Location: Woodland Farm High Oak Hill Iwade Road Newington Kent

Application validated: Friday 10 September 2021

Status: awaiting decision

Application: 21/504028/FULL Land At School Lane, Newington 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.

Application validated: Friday 13 August 2021

Status: awaiting decision

Email from Fernham Homes notifying pre-application discussions with Swale Borough Council

June 2021 Consultation document delivered to addresses identified in distribution map

29 June 2021 Introductory presentation under Public Question Time at Parish Council meeting

19 June 2021 email that application submitted on Friday 16 July

*Response agreed following 20 September Planning Committee meeting*

*20 December 2021 NPC additional comments and UKC Air Quality report*

### Application: 21/500173/FULL Land East Of Hawes Woods, High Oak Hill, Iwade Road, Newington ME9 7HY

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.

Application validated: Friday 23 April 2021

SBC Planning Committee 9 December 2021 decision deferred

Status: Awaiting decision (erroneous decision :Application refused 7 September 2021)

*NB This land is in Bobbing Parish. The neighbouring Newington and Lower Halstow Parish Councils have been consulted, at the request of the Development Manager, Planning Services, due to potential effect on roads leading to the site.*

### Application No: 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.

19 May 2021 from SBC: . Amended Plan and Additional information received 17/05/21

Amended Plan and Additional information received 23rd and 31st March 2021

Status: Application withdrawn Friday 7 January 2022

#### September 2020

Notification by letter from Swale Borough Council dated 25 September 2020

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.

#### March 2020:

Original Proposal: Erection of 40 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

Application received: Thursday 26 March 2020

Application validated: Monday 30 March 2020

*(18 June 2019 Swale Design Review Panel meeting: Proposed residential development – Land at Ellen's Place, Newington. Followed by Community Consultation Mail-out*

*15 July 2019 – Design Review Panel confidential report*

*18 November 2019 conversation with Andy Wilford, Head of Planning, Esquire Developments*  
*14 January 2020 NPC Planning Committee Meeting to hear draft proposals)*  
*9 April 2020 Newington Parish Council Planning Committee meeting – unanimous decision to oppose the application*  
*15 April 2020 response published on Midkent planning portal and NPC website*  
*19 October 2020 response to revised application published on Midkent planning portal and NPC website*  
*19 April 2021 NPC response to Amended plan published on Midkent planning portal and NPC website*  
*20 December 2021 NPC additional comments and UKC Air Quality report*

**Application: 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.

Application received: Tuesday 27 October 2020

Application validated: Friday 8 January 2021

Revised application on planning portal 14 April 2021

Status: awaiting decision

*20 December 2021 NPC additional comments and UKC Air Quality report*

*Not in Newington*

**Application: 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

Application received: Tuesday 30 March 2021

Application validated: Thursday 29 April 2021

Amended/additional documents 5 July 2021

Status: application refused SBC Planning Committee 14 October 2021 but ‘called-in’ by Head of Planning

Application subsequently approved SBC Planning Committee 9 December 2021

Still awaiting formal decision by SBC

NB 23 March 2021 email from Esquire Developments Land at Hill Farm, Bobbing  
‘I also wish to let you know that we will also be seeking an amendment to the existing planning application (as detailed in the letter), in order to be able to deliver the scheme for Demelza – which has unfortunately stalled since 2018.’

**Application: 18/500258/FULL Land At Hill Farm, Bobbing Hill, Bobbing ME9 8NY**

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.

Application Received: Monday 18 January 2018

Application Validated: Wednesday 7 February 2018

Status: Application permitted Wednesday 7 November 2018

*Appeal to the Planning Inspectorate*

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.)

Application received Wednesday 7 February 2018

Application validated: Wednesday 14 March 2018

Decision: application refused Tuesday 12 June 2018

Appeal lodged with Planning Inspectorate: 24 January 2019

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'*)

Update from Enforcement Officer February, March, May 2020

26 June 2020 update from planning enforcement

19 October 2020 further verbal update

10 May 2021 Email sent on behalf of the Parish Council; officer response that this will be reported to Planning Committee –27 May 2021

Minutes of Swale Planning Committee 27 May 2021

Resolved:

(1) That the developer be prosecuted for failure to comply with the Breach of Condition Notice served pursuant to condition (9) of 18/500767/FULL, pursuant to the provisions of Section 172 of the Town and Country Planning Act 1990, as amended, requiring compliance with condition (9) of the Inspector's decision for 18/500767/FULL.

(2) That the Head of Planning Services and Head of Legal Services be authorised to prepare and serve the necessary documentation, including the precise wording to give effect to this decision.

Swale Planning Committee 14 October 2021 decision not to proceed with enforcement action

See below, 20 December email to Head of Planning at Swale Borough Council

Application: 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).

Application received: Tuesday 30 April 2019

Application validated: Tuesday 25 June 2019

Status: Application refused Wednesday 14 August 2019

Application: 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).

Application received: Thursday 10 May 2018

Application validated: Tuesday 3 July 2018

Status: Application refused Wednesday 6 February 2019

23 July notification of revised details

Application: 18/502775/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Erection of a large shed at the end of rear garden (Retrospective)

Application received: Wednesday 23 May 2018

Application validated: Tuesday 12 June 2018

(NB Previous application withdrawn 15 May 2018)

Status: Application permitted 27 July 2018

Appeal notification 17 December 2019 PINS reference: APP/V2255/D/19/3240474  
Start date 16 December 2019 – Written representations procedure  
10 February 2020 –Appeal decision – appeal dismissed  
21 May 2020 update from planning enforcement  
Further verbal update October 2020  
SBC Planning Committee 4 March 2021 Enforcement notice for demolition of the extension  
(within 12 months)  
16 December 2021 Appeal against Enforcement Notice: APP/V2255/D/19/3240474.  
APP/V2255/C/21/3287191.

## *Not in Newington*

### Application: 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).

Application received: Tuesday 6 April 2021

Application validated: Friday 16 April 2021

### Foxchurch, near Bobbing *(information only)*

Appin Land ‘*The team are now working to finalise the plans. Before submitting a planning application to Swale Borough Council, we want to hear your thoughts*’ consultation events  
Thursday 22 April, Friday 23 April

- 2,500 new homes, with a wide range of housing types to cater for Swale's various housing needs, including family homes, bungalows and policy compliant affordable housing
- A new pub and a local parade of shops: creating job opportunities and bringing improved choice for local people.
- A new three-form-entry primary school, health centre, village hall and cricket pitch
- Easy access to existing employment areas within Sittingbourne and Sheppey without causing further congestion of existing towns and villages.

### 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.

Application received: Friday 28 September 2018

Application validated: Friday 28 September 2018

Status: (SBC Response – No objections – 18 December 2018) awaiting decision

## 9. AMENITIES COMMITTEE

Minutes of meeting held on 18/01/2022

- i. Minutes agreed as correct. Cllr Jackson informed the members that the new PCSO Lorraine Holmes has been asked to resume the surgeries in the village. Date to be confirmed.

The Gaming Trailer would be stationed on Newington rec on Monday 14/02/22

Cllr Jackson to complete the application form for the Covid recovery funding from local government. Amenities to discuss and submit before deadline of 01/03/22

Community Woodland. After discussion it was agreed to ask Lee Goldfinch to carry out an additional 2 days' work at a cost of £400 per day. SH Proposed EL Seconded All present agreed

Saplings to be delivered to Cllr Jackson

Jubilee preparations going to plan

After discussion it was agreed to accept the quotation from Maylow to clean and paint the brick memorial bus shelter at a cost of £170. Proposed SH Seconded EL. All present agreed

- ii. Fees for Bredhurst Junior Football Club  
As the grant had now been received it was agreed to give the Football Club a 50% reduction in their fees for the 21/22 season. They would pay £750 for the remainder of last season then get a 50% reduction for the 21/22 football season. Proposed EL Seconded TM All present agreed

- iii. Quotation for Defibrillator Cabinet  
After a lengthy discussion it was agreed to accept the MediAid quotation for a Defibstore 4000 Secure Outdoor AED/Defibrillator Cabinet in Yellow or Green high impact polycarbonate at a cost of £465. Proposed SH Seconded TM All present agreed.  
The same locking number to be used as the defibrillator outside the doctors surgery.  
**Cllr Palmer did not take part in this discussion as he had declared an interest.**  
**Cllr Palmer had donated a Defibrillator to the PC**

Installation of Defibrillator. After discussion it was agreed to accept the Watson Electrical Services quotation for £625 to install the defibrillator. Proposed SH Seconded RP All present agreed

- iv. Use of Pavilion & Rec Ground  
The PC had received a grant of £5,000 from the Queenborough Fishery Trust. Funding of £10,000 had applied to the Swale Western Area Committee. It was decided that as such a large amount of money was to be spent (£10,000-£15,000 approx.), the quotations should



be looked into in detail. The Amenities committee should explore further, make advisory choices and report back to full committee for approval. **Agenda item next meeting**

v. Modernisation of Pavilion

Various options were discussed, it was decided SH to obtain quotations for an external Heat/Air Con System and to get an estimate from an electrician for installation. If the heat/air con was installed a soft ceiling could then be installed and the wall heaters could be removed.

**Action point** Amenities Committee to complete the FCC Communities Foundation form for funding and present at next meeting. Deadline is 02/03/22

## 10 ALLOTMENTS

Cllr Layer said there was nothing to report

## 11 VILLAGE VOICE AND MEDIA

Cllr Mould gave an update on progress. The aim was to sign off the publication by the end of the week (28/01/22) and do a print run w/c 31/01/22. A volunteer had come forward to help deliver the publication

## 12 FINANCE

i. Cheque list approved for payment

All payments agreed and signed off. Proposed TM Seconded RP

| Payee                           | Reason   | Amount                           |
|---------------------------------|--|----------------------------------|
| Business Stream                 | Burial Ground water                                | £12.78                           |
| CPRE                            | Subscription                                       | £36.00                           |
| Commercial Services Trading Ltd | Recreation Ground maintenance                      | £265.58                          |
| HMRC                            | PAYE & NI  | £80.99                           |
| Staff                           | Salary   | £798.75                          |
| Administration                  | Expenses   | £44.75                           |
| Mr MJ Marshall                  | Cemetery and Churchyard maintenance -Jan           | £550.00                          |
| Mr R Burrows                    | Track gate keeper- Jan                             | £100.00                          |
| Mr R Malone                     | Litter Picking Recreation Ground<br>Litter Picking | 189.00<br>270.00<br><b>Total</b> |
|                                 |  | <b>£459.00</b>                   |

### Payments

|          |             |                      |         |
|----------|-------------|----------------------|---------|
| 14.12.21 | Drax Energy | Pavilion electricity | £151.64 |
| 17.12.21 | Drax Energy | Pavilion electricity | £278.50 |

### Receipts

|          |              |                  |        |
|----------|--------------|------------------|--------|
| 15.12.21 | Brogdale CIC | Parish Room hire | £15.00 |
|----------|--------------|------------------|--------|

|          |            |                    |       |
|----------|------------|--------------------|-------|
| 15.12.21 | M Marshall | Cemetery shed rent | £2.00 |
|----------|------------|--------------------|-------|

### **13. CHURCHYARD AND CEMETERY**

The pros & cons of restoring the existing metal fence versus a new wooden post & wire fence were discussed. It was agreed to obtain additional quotes from different contractors requesting each for two costings: old metal fence could be restored or erect a new wooden post & wire fence. EL, SH and WL to obtain quotations and report back to full committee. **Agenda item next meeting**

### **14. HIGHWAYS**

SH had received an email from KCC confirming that the promised work in the High Street/Bull Lane was scheduled in the scheme, however, there was no budget allocated in this financial year. It was hoped confirmation of financial allocation would be received by the end of January 22. SH would continue to monitor the situation. RP thanked SH for all the work he had put into this item.

RP informed the members that Medway Councillors representing Rainham South Ward were trying to get lorries banned from Key Street to Bowaters (Except for access) and asked if Newington PC would support their application. All agreed that Newington PC would support

### **15. NEWINGTON AIR QUALITY MANAGEMENT AREA**

RP reported that the meeting with Clare Lydon had been positive however the pressure should be kept on SBC to continue to reduce air pollution along the A2.

### **16 STREET LIGHTING**

SBC had agreed to pay the lighting grants for 2022/23 however it was highly likely the grant would be withdrawn in future years. RP to monitor

### **17 REPORTS FROM MEMBERS** Nothing to report

### **18 CORRESPONDENCE** None

### **19. AOB-** None

All thanked Marion Mulley for agreeing to act as Locum Clerk for the meeting

### **Date of next meeting**

Tuesday 22<sup>nd</sup> February 2022 at 7pm

### **Meeting closed at 20.47**

### **Minutes prepared by Marion Mulley**

Signed as a true record of the meeting:

Chairman

Date: 22 February 2022