

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on 26 November 2019 in the Newington Room, Newington Village Hall.

Present: Cllr Debbie Haigh (Chair), Cllr Tony Mould (Vice Chairman), Cllr Dean Coles, Cllr Ryan Condron, Cllr Richard Geldard, Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Elaine Jackson, Cllr Eric Layer, Cllr James Morgan and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk).

Also present were County Councillor Mike Whiting, Ward Member Alan Horton and two members of the public.

Cllr Haigh welcomed everyone to the meeting.

1. APOLOGIES FOR ABSENCE

All Members were present

2. DECLARATIONS OF INTEREST

None were declared.

3. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 29 OCTOBER 2019

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

4. MATTERS ARISING FROM THE MINUTES

Cllr Haigh informed Members that following concerns raised by a resident regarding HGV damage to the kerb at The Tracies, the matter was reported to Swale Planning Officer who said a retrospective clause cannot be added. KCC has been contacted. The issue of HGVs going into Callaways (rather than Bull Lane) has been reported to Planning Enforcement and any photographic evidence would be helpful.

Cllr Harvey said KCC are reviewing the pavements in the village and some are being renewed.

Cllr Haigh reported that SGN says they are there are 7 ½ ton restriction sign for Bull Lane and Playstool Road, if Councillors know otherwise they must inform the Clerk.

Cllr Haigh said an interest has been expressed in the Swale Brexit hall money, the Parish Council needs to say what is needed and how much it will cost.

Cllr Haigh said KCC has been requested to take down the old website.

Salt bags are being delivered from 27 November and deliveries are expected to take a week.

5. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time.

A resident thanked the Clerk, Parish Councillors, Ward members and the County Councillor for taking up the issue of the footpath at The Tracies. Patchwork has been carried out but it does not meet up with the existing path. The road in The Tracies is deteriorating and there

are tracks where the HGVs use the road to access the site of the new development. There were five concrete mixer HGVs in two days. Over the past eight weeks there have been at least one hundred and twenty HGVs so the road will only deteriorate over the winter. KCCllr Whiting said KCC Highways will assess the road and pavement regularly but would wait until the work has finished and have the developer repair the road.

Cllr Haigh thanked the resident for his assistance reporting the issues caused.

The meeting was reconvened.

6. VISITORS

i. County Councillor

KCCllr Whiting said he will report back to KCC Highways regarding reinstating The Tracies and also the concern about the number of HGV movements. KCC Highways has an inspection regime regarding roads and pavements and this is published on their website. If there is a specific issue an additional inspection can be carried out.

KCCllr Whiting said a speed survey in Church Lane has been requested by residents who wants to work towards a 20mph speed limit. A Parish Highways Improvement Plan would help identify issues.

Cllr Haigh said seven roads had been identified for speed surveys and £1,000 had been requested from KCCllr Whiting Members' Grant Fund, but this was put on hold pending further data becoming available.

KCCllr Whiting said that putting 20mph signs on roads does not make people drive at 20mph, it needs to have speed enforcement. Sometimes traffic calming is required. It is better to do this within an overall plan for the village rather than a piecemeal approach.

KCCllr Whiting said he has raised the issue of the 40mph signs still being on the A2 as they should have been removed for the road works.

KCCllr Whiting had also sent a written report:

The roadworks at the entrance to the Persimmon development have caused huge traffic issues. KCC did request SGN to change the lights from three-way to two-way, which has improved the flow along the A2. I understand the works are due to finish on 6 December, but may finish early.

I wrote on residents' behalf to Swale Council parking enforcement regarding parking on double yellow lines at the top of Church Lane. They have said they will increase patrols of the area.

I have requested a speed survey in School Lane at residents' request, and I continue to get complaints about parking in the area around the school at drop off and pick up time. I welcome any suggestions as to how we may alleviate that issue without simply pushing the parking problem elsewhere.

I am pleased to see Swale consulting on its new parking standards. I have argued for years the KCC ones are not fit for purpose and that they gave developers an out when it came to providing an adequate number of parking spaces on new developments. I successfully argued with others from across the council chamber that Swale should abandon the KCC standards and develop its own, which is what has been happening over the past couple of years.

Cllr Haigh thanked Cllr Whiting for attending and for his report.

ii. Borough Councillors

SBCCllr Horton said it is the perception of residents in Upchurch and Hartlip that the A2 is back to a 40mph limit, there appears to be no understanding of the speed limit. Upchurch Parish Council has embraced a Parish Highways Improvement Plan. A speed survey was carried out and showed that vehicles were not speeding but the perception of residents is that they were. Upchurch Parish Council consulted with residents; there was no concern about the inconsiderate parking outside the school and no one wanted a 20mph speed limit. Three priorities were raised regarding Horsham Lane to the Church, the junction of Horsham Lane and The Street and in Oak Lane, near the Wallbridge Lane junction where the road narrows.

The Parish Council was able to act quickly and roundels were painted in Horsham Lane and villagers have already noticed a difference. Details of the consultation can be circulated to Newington Parish Council.

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

SBCllr Palmer said it had been a quiet month. A housing issue had been raised and resolved. The bin issue has been addressed but there are problems with the brown bins.

SBCllr Palmer said that he, SBCllr Horton and Cllr John Wright (Hartlip Parish Council) had worked together to resolve an issue.

There have been parking issues in Church Lane and swale Parking Enforcement have been out.

The Holme has new windows and has been repainted and the work has been carried out by the owners of the flats.

Cllr Haigh thanked SBCllr Palmer for attending and for his report.

Cllr Harvey said the SGN works on the A2 jumped from Hartlip Hill to the other side of the village.

KCCllr Whiting said the first 900m had been completed and there was a need to get the supply ready for the new estate and this was an opportunity to replace the gas main at that point.

Cllr Harvey asked if the lights could be manned for the times stated as there has been major disruption on the A2.

KCCllr Whiting said the lights have now been made two-way and a banksman is needed for HGVs leaving the site.

7. PLANNING

i. To receive an update

19/504593/LAWPRO 40-42 London Road, Newington ME9 7NR

Proposal: Lawful Development Certificate for the proposed change of use from B1 office to C3 residential.

Cllr Harvey reported that there had never been permission for change of use and the application has been refused.

Application: 19/504673/FULL The Co-operative Group, 35-37 High Street, ME9 7JR

Proposal: Replace existing recessed auto swing door with new automatic sliding entrance door to shop front and painting existing shopfront grey in colour.

Cllr Harvey informed Members that the application has been permitted,

Application: 19/504827/FULL 77 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for erection of a timber framed shed for a snooker table.

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

Ref: 19/503528/FULL The Vicarage, Church Lane, Newington, ME9 7JU

Proposal: Demolition of existing garage, outbuilding and boundary wall. Erection of 3no. detached, three bedroom dwellings with associated landscaping, parking and access.

Cllr Harvey said the matter will be considered by swale Planning Committee.

Ref: 19/503737/SUB Land Adjacent To 5 The Tracies Newington ME9 7TQ

Proposal: Submission of Details to Discharge Condition 4, 5, 6, 7, 10, 15 (From application 18/505315/FULL : Erection of 5no. detached houses with associated access and parking including detached carport to Plot 2. Application permitted Wednesday 1 May 2019)

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

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 said the application has been refused but it may go to appeal.

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.
 Cllr Harvey informed Members that the application has been refused.

Land at Ellen's Place

Cllr Harvey said Esquire Developments had contacted the Clerk to request a private meeting with Councillors to discuss their emerging proposals. This has been refused and there will be a public meeting on 14 January. The developer has a planning application ready but will wait until after 14 January before lodging it. This will be Phase 2 with forty-eight houses even though the residents were told the development was complete. There is a possibility of four hundred and eighty houses in total.

Ref: 19/500029/FULL Land Rear Of 132 High Street, Newington ME9 7JH
Proposal: Erection of a 4 bedroom detached dwelling and associated carport/garage.
 Cllr Harvey said a decision is yet to be made.

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

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

Cllr Harvey informed Members that the KCC Principal Planning Officer has said:
KCC is not able to require that no mineral working takes place during the roadworks although I am sure that Wienerberger would wish to avoid transporting brickearth during any period that the A2 is subject to roadworks if at all possible. Although I have yet to be given a specific date for the commencement of works at Paradise Farm, it is my understanding that the planning permission will be implemented by works on the access / haul road early next year (and certainly before 5 May 2020). Since brickearth remains to be extracted at Orchard Farm, I do not believe that there is any urgency for Wienerberger to actually remove mineral from Paradise Farm. However, if the A2 roadworks are programmed for the early part of 2020, it may be that some conflict with vehicles associated with creating the access / haul road will be unavoidable. Notwithstanding this, if you or others can provide dates for the proposed roadworks on the A2 (and ideally some idea of the general location on the A2) I would be happy to relay the information to Wienerberger and seek reassurance on the matter
 SBCllr Horton said there will be preparatory work in summer 2020 and the brickearth extraction will be in the Summer of 2021.

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 said there needs to be support from both Ward Members. The Planning Inspector has said the windows need to be sealed but the developed has nailed the windows shut. The Planning Officer has been advised that notice will have to be served on the owners of the front six properties. The owners will have to pursue the owner of the company. There is concern about the safety of residents if the windows are nailed shut

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 reported that the Public Inquiry has started and Cllr Palmer has attended.

SBCllr Horton said that Cllr Palmer gave an excellent account of the concerns of residents, in particular with regards to the air quality issues in Newington.

Ref: 19/504657/FULL Address: Car Showroom, London Road, Upchurch ME9 7PD

Proposal: Change of use of auto showroom and workshop (Sui Generis) to a banqueting hall, including food processing and distribution (Class D2 and B2), including the creation of a mezzanine floor and alterations to fenestration. (Resubmission of 19/503293/FULL)

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 has been no progress with this matter.

ii. Ref: 19/505301/FULL

Address: Co-op Supermarket 37 High Street Newington Sittingbourne Kent

Proposal: Installation of new external cold rooms on concrete base at the side of the property, including erection of a timber frame canopy over and clear polycarbonate roof covering. Creation of a new plant area at the rear using palisade fence and reconfiguration of existing loading bay and steps. Existing high-level plant to be removed.

Councillors considered the application and while they welcomed the investment into the Co-op, they raised the following concerns: the adjacent and surrounding properties could be affected by noise and pollution; customers would not be able to use the alleyway which currently provides a safe access to the shop from the car park, especially for those with children who would then have to use the narrow footpath; and the plant could cause greater noise and reverberation.

Councillors **AGREED** to request a noise and pollution assessment be carried out by officers so that it would be independent of the submissions by the applicant and that the Parish Council will then be guided by the opinion of the planning officer whether approval should be granted or if amendments or conditions should be imposed

iii. Ref: 19/505566/FULL

Address: 15 Wickham Close Newington Sittingbourne Kent ME9 7NT

Proposal: Proposed front porch and utility room extension

Councillors considered the application and had no comments to make save that neighbours' comments be taken in consideration.

iv. Ref: 19/505596/FULL

Address: Land Rear Of 148 High Street, High Street Newington Kent ME9 7JH

Proposal: Conversion of former agricultural barn and associated lightweight structure to a dwelling house with furniture restoration workshop and home office, associated storage, car parking and access driveway (Resubmission of 19/504153/FULL).

Councillors considered the application and raised no objections.

v. Co-op Supermarket, 37 High Street, ME9 7J

Application to vary the licensable hours from Monday to Sunday 07:00 – 23:00 to Monday to Sunday 06:00 – 23:00. In all other respects the licence remains the same.

Councillors considered the application and found no grounds on which to object.

Consultation on Draft Vehicle Parking Standards Supplementary Planning Document

Cllr Harvey said there is recognition that one space per dwelling is insufficient and the proposal should be welcomed.

SBCllr Horton said the current Swale Borough Council administration has passed a climate emergency resolution and therefore you should not have cars.

Cllr Haigh said this would not be a problem in a large London Borough with good public transport, but in Swale residents need cars. Developers should put electric car charging points to encourage the use of electric cars.

Cllr Mould said all new houses should have solar panels.

Cllr Coles said new houses should also have electric charging points, rainwater harvesting and other environmentally efficient features.

SBCllr Horton said it would need a change in legislation to require builders to adopt such measures.

Cllr Haigh thanked Cllr Harvey for his report.

8. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 19 November and consider the recommendations

Cllr Jackson reported that PCSO John Cork and Community Warden Georgina Springall had attended the meeting. There had been a discussion concerning crime as there had been a few more issues since last month.

Cllr Mould said he had met with PCSO Matthew Tennant, the Crime Prevention Officer, who had provided further posters. He has been invited to the January Amenities Committee meeting with PCSO Cork. He will also discuss neighbourhood Watch.

Cllr Harvey said he will be meeting with a contractor regarding the play area.

Cllr Jackson said there is a problem with dogs' mess at the Recreation Ground. The engineer from Haven Power was unable to fit the Smart meter as it is a Bakelite fitting and it has to be replaced by UK Power networks.

Cllr Layer said there needs to be clear regulations for the new area in the Cemetery. The grass cutter is concerned about chippings on graves which damage his machinery.

ACTION: Cllr Layer to co-ordinate comments from the Cemetery Working Group.

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

Cllr Haigh thanked Cllr Jackson for her report.

9. VILLAGE VOICE AND MEDIA

Cllr Palmer said there needs to be an article that Father Christmas will visit Newington on 19 December.

Cllr Mould said the Village Voice needs to be delivered to the Watling Place development.

Cllr Mould said there will be no Village Voice in January.

Cllr Haigh thanked Cllr Mould for his sterling work on the Village Voice.

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

Cheque No	Payee	Expenditure	Amount £
3051	Royal British Legion	Poppy Wreath	£75.00
3052	Profile Business Supplies	Village Voice- November 2019	£60.00
3053	Mr R Malone	Litter Picking Recreation Ground Litter Picking Total	189.00 270.00 £459.00
3054	Mr MJ Marshall	Cemetery and Churchyard maintenance November 2019	£550.00
3055	Mr A Mould	Christmas Star	£15.36
3056	Mrs W Licence	Planning fee	£142.00
3057	DCK Accounting Solutions	Payroll fees November	£30.00
3058	HR Services Partnership Ltd	HR Support and advice	£852.00
3059	KALC	Clerks' Conference	£72.00
3060	Countrywide Grounds Maintenance	Recreation Ground Grass Cutting	£265.00
3061	Mrs W Licence	Salary and Expenses	£651.68
3061	Mr M Harris	Cemetery Expenses	£7.27

Cllr Haigh **PROPOSED** the signing of the cheques; **SECONDED** by Cllr Godmon: **AGREED UNANIMOUSLY**.

Receipts

	Payee	Reason
£25.00	Swans Fitness Club	Community Gym Room Hire
£36.66	Stalisfield Parish Council	Share of SLCC
£10.00	R Jackson	Pavilion Hire
£25,746.00	Swale Borough Council	Precept and lighting grant
£10.00	Eastling Parish Council	Share of Clerks' Conference

Payments

	Payee	Reason
£171.38	NEST	Pension

£132.77 NEST

Pension

ii. Review of Finance Regulations

Cllr Haigh reported that she, Cllr Godman and the Clerk had reviewed the NALC Model Finance Regulations. The revised Finance Regulations include electronic payments. Cllr Godmon **PROPOSED** to adopt the revised Finance Regulations; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

11. General Data Protection Regulations

Cllr Haigh **PROPOSED** to adopt the Record Management Policy, the Data Protection Policy, the Subject Access Request Policy and the General Privacy Notice; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

Cllr Haigh said that it is important for Councillors to complete a proof-based process for Data Audit.

ACTION: Clerk to resend data audit form.

12. CHURCHYARD AND CEMETERYTo receive an update of the Churchyard and Cemetery

Cllr Haigh reported the Cemetery Working Group had sealed off the compost area. Cllr Haigh thanked the cemetery Working Group for sealing off the compost area.

13. HIGHWAYSi. To receive an update of roads and pavements

Cllr Haigh said Council has already heard that KCC Highways is auditing the pavements.

ii. To consider Automatic Number Plate Recognition Cameras

Cllr Coles said that the Kent Police Rural report showed that illegal waste transfer is very localised, the biggest weapon the Police has to combat this crime is Automatic Number Plate Recognition Cameras. Would the Parish Council have to finance this?

Cllr Haigh said there would be a problem with electricity.

Cllr Palmer said there used to be grants for this but it has stopped. The Information Commissioners' Office has put restrictions on CCTV cameras.

Cllr Haigh said Newington is a County Lines corridor, Swale Borough Council might take the initiative.

Cllr Palmer said there would have to be major crimes in the area which there is not.

Cllr Mould said PCSO Tennant will attend Amenities Committee in January and could be asked about this.

ACTION: Cllr Palmer to investigate.

14. STREET LIGHTING

Cllr Haigh reported that there will possibly be a meeting with the contractor on 10 December to discuss the street lights. He has not given any information regarding the cost on repairs in and out of contract.

Cllr Harvey said other Parish Councils should be contacted to ascertain if they have had any problems.

Cllr Haigh said there are other local contractors.

15. REPORTS FROM MEMBERS

Cllr Mould reported that the school is still waiting for contractors to install the gate between the new car park and the play area. When this is installed, the children will be able to walk from the car park to the school without having to go out into the road. It will be an improvement.

Cllr Palmer said that he is unable to attend the KALC AGM on 30 November.

16. CORRESPONDENCE

1. 30.10.19: UpARA newsletter-*added to website*
2. 01.11.19: Mike Whiting- KCC pothole data
3. 01.11.19: KALC Newsletter
4. 04.11.19: Newington Village Hall revised fees
5. 06.11.19: draft car parking standards supplementary planning document for consultation
6. 08.11.19: Kent Police Rural Task Force report
7. 09.11.19: Newington History Group 2020 diary -*added to website*
8. 12.11.19: KALC Community Award Scheme 2020
9. 14.11.19: KALC CEO Bulletin
10. 14.11.19: Mike Whiting- Swale HiF Bid
11. 15.11.19: KCC Consultation on the Proposed Modifications to the Early Partial Review of the Kent Minerals and Waste Local Plan 2013-30

Cllr Harvey said the KALC training mentioned in the newsletter is worth attending, there is a budget for this.

17. ANY OTHER BUSINESS

Cllr Jackson asked if the Council will get the lettering on the memorial plaque in the bus shelter painted.

Cllr Coles said the Newington History Group may undertake this project.

Cllr Jackson said a car drove through the fence at the Village Hall and onto the land below. Swale were going to look at a permanent barrier.

Cllr Harvey said the plastic barrier could be filled with water or concrete. It was fantastic that it was replaced so quickly.

Cllr Palmer said Swale Borough Council have no intention of replacing it and that he will raise the issue again with Swale Parking Services.

Cllr Mould asked for an update on the illuminated speed restriction sign.

Cllr Palmer said KCC Highways have agreed to replace it.

Cllr Mould asked if there were any suggestions for Christmas decorations which could be bought with the Swale Festive Fund Grant.

Cllr Haigh said the money may have to be given back.

Date of next meeting: Tuesday 10 December 2019

There being no further business, the meeting closed at 8.56pm.

Signed as a true record of the meeting:

Chair

Date: 10 December 2019