

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held in the Newington Room,
Newington Village Hall on 27 July 2021

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

Also present was Ward Member Alan Horton.

Cllr Palmer welcomed everyone to the meeting

1. COUNCILLOR VACANCY

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

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Elaine Jackson (self-isolating) Cllr Eric Layer (unwell), Cllr James Morgan (personal); apologies accepted.

Cllr Palmer said that it was regrettable that the legislation permitting remote meetings was not extended.

3. DECLARATIONS OF INTEREST

Cllr Godmon declared a pecuniary interest in item 10 iv, as his daughter has submitted a proposal, and signed the Members' register of interests.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 29 JUNE 2021

Item 7, SBCllr Horton's report last line was amended to read: *The Committee has agreed that it was appropriate to sue the developer for breach of planning permission.*

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

5. MATTERS ARISING FROM THE MINUTES

SBCllr Horton asked if the resident requesting that a streetlight in The Willows be moved has been informed of the Council's decision.

Cllr Palmer said the resident has and an appeal has been lodged, it may be held by the Parish Council at a date to be confirmed.

ACTION: Clerk to get quotation to move the streetlight.

Post box

Cllr Palmer reported that Royal Mail has a rolling contract with their engineers to have all post boxes refurbished every five years. Photos of the post box have been sent to Royal Mail.

Verges in Cranbrook Lane

Cllr Palmer said the verges have been reported to KCC Highways.

Youth Activities

Cllr Harvey said The Wickham Trust funds groups and asked whether the Newington Charities would fund activities. The Council is concerned about the cost of the Youth Club summer activities which might be prohibitive to families.

ACTION: Clerk to ascertain if The Wickham Charities could assist families.

6. PUBLIC QUESTION TIME

No members of the public were present.

7. VISITORS

SBCllr Horton said that there were no specific issues and that he had been helping residents with benefits claims. There has been some concern regarding the Happy Pants Animal Sanctuary.

Cllr Harvey said Newington Parish Council has been consulted on the planning application even though it is in a neighbouring parish, when queried, the officer said he had asked for Newington to be consulted.

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

SBCllr Horton reported that the trees at Tulip House have been trimmed although not reduced in height. The cuttings have been left on the ground and this has been reported as fly tipping. The difficulty is that the trees belong to different people.

It has been a quiet month in the Ward.

8. PLANNING

i. To receive an update

Ref: 21/502665/FULL 16 Church Lane, Newington ME9 7JT

Proposal: Erection of part single, part two storey rear extension.

Cllr Harvey reported that the application has been permitted.

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 a decision was 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 reported that a decision was yet to be made. The Parish Council had sent a response, a revised was submitted by the applicant but this did not affect the Council's response.

Ref: 21/502170/FULL 19 The Willows, Newington ME9 7LS

Proposal: Demolition of existing garage and erection of a single storey side extension, replacement garage to the rear, and installation of a dropped kerb.

Cllr Harvey reported that the application has been permitted.

Ref: 21/502324/FULL 37 London Road, Newington ME9 7NS

Proposal: Conversion of existing detached two storey garage into a three bedroom dwelling together with a single storey extension (Revised scheme to 20/504132/FULL).

Application received: Wednesday 28 April 2021

Cllr Harvey reported that the application has been permitted.

Ref: 21/502424/FULL 56 Church Lane, Newington ME9 7JU

Proposal: Demolition of existing conservatory and erection of a single storey rear extension, single storey front extension to existing garage and new porch.

Cllr Harvey reported 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 there was nothing to report.

Ref: 21/501840/FULL Glenmore, Callaways Lane, Newington ME9 7LX
Proposal: Single storey rear extension.
Cllr Harvey informed Members that a decision was 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 was yet to be made.

Appeal to the Planning Inspectorate

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 the Enforcement Officer has confirmed that the Enforcement Order remains.

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 informed Members that Swale Planning Committee agreed an enforcement

Not in Newington

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 Palmer said the proposal will affect Newington because of the resulting increase in traffic which will use either the bottom half of the village or the A2.

Foxchurch, near Bobbing (information only)
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 was 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 Swale will not be appealing the decision of the Secretary of State to permit the proposal.

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 on the application.

ii. Ref: 21/500173/FULL

Address: 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.

Councillors considered the application and had no comment to make on the suitability of the site for an animal sanctuary which is outside the village. However concern was raised concerning the impact of the traffic on local roads, Iwade Road, Church Lane, Boxted Lane and Mill Lane, also known as Bricklands. Councillors were not reassured regarding the applicant's projection of visitor numbers and were aware of the problems off-road parking is currently causing visitors to residents in Iwade Road.

It was **AGREED UNANIMOUSLY** to object to the proposal.

iii. Land West of Newington Primary School

Cllr Harvey said an application for a development has been lodged with Swale Borough Council Planning and is waiting to be validated. It is anticipated that the application will be dealt with by the Parish Council Planning Committee in September.

Cllr Palmer thanked Cllr Harvey for his report.

SBCllr Horton left the meeting.

9. ANTI-SOCIAL BEHAVIOUR

The PSCO and Community Warden had sent the following reports:

i. PCSO report

Crimes of note:

- Orchard Drive, Newington dispute between neighbours which has happened in the Recreation ground resulting in a crime report for harassment and public order.
- Stolen motorbike found behind a property in the High Street, Newington, 07/07/21.

- Criminal damage to a vehicle parked in Pear tree walk Newington 10/07/21 Police are still investigating the crime.

Anti-social behaviour and other incidents of note:

Report of a resident living in Frank Apps smoking cannabis at the address which had been reported to housing and warned by Police

I am holding a Police surgery at Snaffles Upchurch on 22/07/21 from 14:00-15:00.

Motorbikes seen by residents ridding around the area of Pond Farm. Police attended no motorbikes in the area.

ASB Awareness Week

The UK's first ever ASB Awareness Week is now confirmed for 19th – 25th July 2021. The week of action is bringing together people and organisations from across the country to take a stand and work together to make communities safer. Organised by Resolve, ASB Awareness Week is being backed by the Home Office, Ministry of Housing, Communities and Local Government (MHCLG), Local Government Association (LGA), National Police Chiefs' Council (NPCC) and the National Fire Chiefs' Council (NFCC). Housing providers, councils, police forces, fire services and community groups from across the country are being asked to showcase the projects and partnerships they are running to keep communities safe.

ii. Community Warden report

- 1) Regular welfare visits to elderly/vulnerable residents who are still self-isolating.
- 2) Youth riding mini motorcycle in recreation ground/wild area – PCSO John Cork aware.
- 3) Youth with two dogs in recreation ground not under control and were intimidating resident whose dog was on a lead – Swale Borough Council dog warden and police aware.
- 4) Neighbour dispute – PCSO John Cork aware.
- 5) Black motorcycle stolen from Newington High Street- Police aware.
- 6) Vehicle parked on green next to village sign displaying 'for sale' notice – Monitoring area.
- 7) Untaxed vehicle but not displaying SORN notice parked in village hall car park – Reported to Swale Borough Council.
- 8) Residents in Church Lane subjected to cold caller attempting to sell them aerial photographs of their houses – Advised to report to police on 101 at the time.
- 9) Ongoing disputes amongst residents now being aired in recreation ground and affecting their children playing – PCSO John Cork and Optivo aware.
- 10) Resident taking dog into new child's play area in recreation ground – monitoring area.
- 11) Women left car and was followed into residents front garden and was dragged out by driver. Both returned to car and sped off- Police attended.
- 12) Another vehicle parked with no tax or MOT in village hall car park – Reported to Swale Borough Council.
- 13) Reported two discarded Tesco supermarket trolleys left on corner of Playstool Rd/A2 to Tescos for collection.
- 14) Youths smoking cannabis in play area – PCSO John Cork aware.
- 15) Promoting library home delivery service to residents unable to visit library.
- 16) Discussing with residents their views regarding the art group and bingo group resuming in the village hall.

Cllr Harvey asked if the clips for the Neighbourhood Watch signs have been received.

ACTION: Clerk to chase.

10. RECREATION GROUND

i. To receive an update

Cllr Harvey gave an update.

ii. Play Area- to consider additional play panel

Cllr Harvey **PROPOSED** that a play panel be purchased for the play area and a grant be obtained from the Friends of Newington Recreation Ground: **AGREED UNANIMOUSLY**.

iii. To consider location of additional bench

Cllr Harvey reported that Chesley Storage has generously donated a bench for the play area and **PROPOSED** that it be installed by the far end high fence: **AGREED UNANIMOUSLY**.

iv. To consider mural for garage

Cllr Godmon left the room and took no part in the discussion or decision of this item.

It was **AGREED UNANIMOUSLY** to accept the quotation from Hetty Godmon for £275 to paint a mural on the side of the garage.

11. PAVILION

Cllr Harvey reported that the Pavilion flooring will be laid tomorrow. The electrician has installed the photocell enabling the Pavilion lights and ball court light to come on at dusk and go off at 9pm. A quotation to decommission the water tanks and remove the emersion heater is being obtained. There is no water heater in the Community Sports Room or toilet, the toilet would need a larger sink if a wall water heater were to be installed. Details of baby changing units have been obtained and the Council will need to wait until a decision regarding the sink is made before ordering.

Cllr Harvey **PROPOSED** that the quotation to decommission the water tanks and remove the emersion heater be circulated and accepted up to £600; **AGREED UNANIMOUSLY**.

Cllr Godmon returned to the meeting.

12. VILLAGE VOICE AND MEDIA

Cllr Mould had circulated a draft of the Village Voice, there will also be a planning item; the library promotion and possibly an article about the temple.

Cllr Palmer asked if a call for interest in an event for the Queen's Platinum be published.

Cllr Mould said the September edition will be a printed version, a quarterly printed colour edition costs less than a monthly mono version.

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

13. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
Swale Borough Council	Printing costs- Village Voice	£146.75
Streetlights	Call out fee	£49.50
Mrs E Jackson	Expenses- play area opening	£49.25
Mr A Mould	Art competition expenses	£48.86
Staff	Salary	£642.48
Administration	Expenses	£32.20
Business Stream	Cemetery water	£12.37
Maylow Construction	Installation of benches	£2,220.00

Mr R Malone	Litter Picking Recreation Ground - July	189.00	
	Litter Picking	270.00	£459.00
Mr MJ Marshall	Cemetery and Churchyard maintenance - July		£550.00
Mr R Burrows	Track gate keeper- July		£100.00
DCK Accounting	Payroll fees		£30.00
Commercial Services Trading Ltd.	Recreation Ground maintenance- April/ May/ June		£701.16

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

ACTION: Clerk to send bank contact details to Councillors for all to login to the account.

Councillors considered the invoice from Wicksteed Leisure Ltd and noted that there were some outstanding issues.

Cllr Harvey **PROPOSED** that the Council pay 95% of the invoice, £123,833.73, retaining 5% pending the completion of the work: **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY.**

ii. To consider electricity renewal quotation

Cllr Palmer **PROPOSED** accepting the quotation from Haven Power for a two-year agreement for the Pavilion and lighting; **AGREED UNANIMOUSLY.**

iii. Any other finance matter received by 27 July 2021

Bank Accounts

NatWest:- 05.05.21 £21,525.72

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 30.06.21 £169,921.74

Receipts

07.06.21	Mr R Jackson	Pavilion Hire	£40.00
11.06.21	Bournes FD (Chaney)	Cemetery fees	£550.00
11.06.21	Business Stream	Refund Cemetery water fees	£553.79
11.06.21	Newington Allotments Assoc	Rent	£5.00
16.06.21	Friends of Newington Recreation Ground	Grant	£60,000.00
24.06.21	Swans Fitness Group	Community Sports Room hire	£20.00
25.06.21	Swale Borough Council	S106 payment	£63,791.83
06.07.21	Chesley Storage	Memorial bench	£1,000.000

Payments

02.06.21	Unity Bank	Charges	£18.00
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14. WICKHAM TRUST

Cllr Palmer informed Members that Mr Cliff Curtis, the Council's nominated Trustee has sadly passed away and noted the sterling work that Mr Curtis had done in his role of Trustee.

Cllr Palmer **PROPOSED** that Mr Mel Harris be appointed Trustee to The Wickham Trust: **AGREED UNANIMOUSLY.**

Cllr Palmer reported that Mr Dave Fagg is coming to the end of his term of office and **PROPOSED** that he should continue as Trustee; **AGREED UNANIMOUSLY.**

Councillors appreciated receiving the accounts promptly.

15. CHURCHYARD AND CEMETERY

The Clerk reported that the church wall buttress has been hit by a vehicle and that this is an insurance matter which the church will deal with.

Cllr Mould said there has been a meeting with a contractor regarding the removal of the gates and installation of a bollard. A Faculty is required and the cost of wood is high so the proposal is currently in abeyance.

16. HIGHWAYS

Cllr Harvey said that KCC has accepted a 20mph speed limit as part of the Parish Highways Improvement Plan and **PROPOSED** that the limit at the eastern end be extended to include Callaways Lane ensuring the centre of the village is 20mph: **AGREED UNANIMOUSLY**.

ACTION: Clerk to respond.

Cllr Godmon said the Bull Lane amendment means that vehicles will pull out of Bull Lane which is difficult, the current Traffic Regulation Order should be left as it is.

Cllr Palmer said this can be publicized in the Village Voice, the deadline for comments is 16 August.

Cllr Harvey said Sarah-Jayne Ellcock, KCC Highways should be contacted regarding the railings by Charlotte Court.

ACTION 1: Clerk to ascertain update.

ACTION 2: Clerk to respond.

Cllr Harvey said the Church Lane speed reduction is on the Parish Highways Improvement Plan, there needs to be a table by the alleyway to the station and this would double as a crossing. There needs to be a meeting with the County and Ward Councillors. The access to the Persimmon site is now open. Kent Police requested a lamp post with fixings for CCTV and this has not been done, there are only low bollards.

17. STREET LIGHTING

Cllr Godmon said the light under the bridge is still not working.

ACTION: Clerk to chase Network Rail.

18. REPORTS FROM MEMBERS

There were no reports.

19. CORRESPONDENCE

1. 29.06.21- KALC News
2. 01.07.21- KALC: All Party Parliamentary Group on Local Democracy roundtable- 12 July
3. 02.07.21- SBC: Consultation on Draft Statement of Principles for Gambling 2022-2025
4. 05.07.21- NALC CEO bulletin
5. 06.07.21- SBC: Consultation - Local Area Profile under the Gambling Act 2005
6. 06.07.21- SBC: Consultation on Scrap Metal Dealers Policy
7. 06.07.21- Kent Police Rural reports (2 docs)
8. 07.07.21- Swale Borough Council: Welcome Back Fund Call for Ideas.(2 docs)
9. 07.07.21- KCC Highways: TRO Amendment 18 a Speed Limit Order on Various Roads in Newington
10. 08.07.21- Citizens Advice Swale - Ward Dashboard (3 docs)
11. 09.07.21- NALC CEO bulletin
12. 13.07.21- SBC: request for items for JTB meeting on 6 September
13. 19.07.21- Kent County Council: Reconnect Programme Flyer
14. 19.07.21: KALC CEO bulletin
15. 19.07.21: NALC CEO bulletin

- 16. 19.07.21- KCC Plan Bee- June Email Newsletter
- 17. 21.07.21- KCC: Deposit Document for Prohibition of Traffic Movements Bull Lane
- 18. 23.07.21- Hartlip PC: copy correspondence-Intrusive noise from the M2 affecting Hartlip

20. ANY OTHER BUSINESS

Cllr Palmer Leysdown Parish Council requested CCTV and it has been installed and funded by Swale Borough Council, the Swale Western Area Committee and the Parish Council. The CCTV is Wi-Fi enabled meaning that the equipment does not have to be housed in a building. Is this something Newington might consider.

Cllr Harvey said that previously there had been no call for it.

Cllr Palmer said the defibrillator pads in the High Street have been changed.

Date of next meeting: Tuesday 31 August 2021

There being no further business, the meeting closed at 8.35pm

Signed as a true record of the meeting:

Chairman

Date: 31 August 2021