

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 26 June 2018 in the Newington Room, Newington Village Hall.

Present: Cllr Debbie Haigh (Chair), Cllr Tony Mould (Vice Chairman), Cllr Sue Brewster, Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Elaine Jackson, Cllr Eric Layer and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk).

Also present were KCCllr Mike Whiting, SBCllr Gerry Lewin, SBCllr John Wright and four members of the public.

1. COUNCILLOR VACANCY

Cllr Haigh informed Members that if no election is called by 28 June the Council will be able to co-opt a Councillor.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Coles (illness) and Cllr Ray Cuffley (illness): apologies accepted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 29 MAY 2018

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

5. MATTERS ARISING FROM THE MINUTES

There were no matters arising.

6. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time.

A resident reported that he and his neighbours were worried about the planning permission given to a development on the land to the north of 99 High Street. The plans show the drains linking to the existing sewerage network. Recent rains caused the drains to overflow and flood gardens of existing houses with sewerage. Southern Water promised to investigate the matter a year ago but nothing has happened. The problem will only get worse when the houses are built.

SBCllr Lewin said the Borough Council cannot refuse planning permission due to this and knowing the current problem the Borough Council can demand adequate provision is made by the developer. SBCllr Lewin said he will look into the problem.

SBCllr Wright said Southern Water cannot stop a planning application but it can prevent a developer from using their system. The Parish Council could write to Swale.

KCCllr Whiting said he had been advised that a developer has the right to connect to the existing sewerage system. KCCllr Whiting said he will write to Southern Water to ascertain what they will do to mitigate the problem.

Cllr Palmer said that this is a Borough-wide problem and the Ward Members could put in a request under S97 of the Town and Country Planning Act 1990. Local people are suffering and the Planning Department needs to look at the problem.

Cllr Haigh said the Parish Council will write to Swale Borough Council and Southern Water.
ACTION: Clerk to write to Swale Borough Council and Southern Water.

The meeting was reconvened.

7. VISITORS

i. Borough Councillors

SBCllr Lewin thanked everyone who responded to the Looking Ahead consultation, there had been approximately two thousand five hundred responses. Locally two breaches of planning permission are being dealt with concerning associated environmental issues.

SBCllr Wright reported there had been a very good Air Quality management meeting in the Pavilion and there will be another in three months. It is hoped that some residents, especially those living in the High Street, will attend. Swale Borough Council will create an Air Quality management zone from the Medway Towns through to Ospringe and Brindley Corner.

ii. County Councillor

KCCllr Whiting said air quality is very important and he will raise it when he meets Michael Gove, MP, to see what measures can be put in place. The Big Conversation consultation regarding rural transport will take place in Sittingbourne on 18 July. The doctors' surgery is due to open in early July.

KCCllr Whiting informed members that he is holding a public meeting in the Pavilion, with Kent Police and Kent Fire and Rescue Service, on 12 July to give residents an opportunity to raise issues.

Cllr Haigh thanked the Councillors for attending.

KCCllr Whiting and SBCllr Wright leave the meeting.

8. PLANNING

i. To receive an update on planning matters

Application KCC/SW/0077/2016: Newington CEP School, School Lane, Newington, ME9 7L
Proposal: Retrospective planning application for the erection of a 2.3m high 57m long fence along one boundary of the sports field

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

Application: 18/501887/FULL The Vallance, Callaways Lane, Newington ME9 7LU

Proposal: Erection of a single storey rear extension, alterations to existing adjoining single rear projection roof. Conversion of existing integral garage into habitable space. Internal alterations and changes to fenestration.

Cllr Harvey informed Councillors the application has been permitted.

Application 18/502040/FULL Orchard Cottage, Keycol Hill, Bobbing ME9 8NE

Proposal: Change of use from workshop to ancillary accommodation to main dwelling house.

Cllr Harvey informed Members the application has been permitted.

Application: 18/501902/FULL 43 Playstool Road, Newington ME9 7NE

Proposal: Erection of a part one storey part two storey side extension. Single storey rear extension with 5 no roof lights and a rear dormer including changes to fenestration.

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

Application: 18/501468/FULL 47 London Road, Newington ME9 7NS

Proposal: Erection of a two bay oak framed garage.

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

Application 18/501586/REM 82 Church Lane Newington ME97JU

Proposal: Reserved matters of access and appearance pursuant to outline permission 16/505663/OUT for erection of 1 detached 2 bedroom bungalow. Matters of landscaping, layout and scale are reserved for future consideration.

Cllr Harvey informed Members the application has been permitted.

Application: 17/506569/FULL Breach Farm Paddocks, Land North-east Of Breach Farm Bungalow, Breach Lane, Upchurch ME9 7PE

Proposal: Change of use of land to single gypsy pitch and associated development (alternative to 15/502716)

Cllr Harvey reported to Councillors that a decision is yet to be made, clarification is being sought as to whether this is as well as the previous application or instead of.

Application: 16/508699/FULL Land Between 109 & 111 London Road, Newington ME9 7RH

Proposal: Change of use of land to a private gypsy and traveller caravan site consisting of 2 no. pitches each containing 1 no. mobile home and 1 no. touring caravan, car parking and associated development.

Cllr Harvey informed Members the application has been permitted.

Application 17/504638/FULL Bog Farm (Riverview), Wardwell Lane, Lower Halstow ME9 7BP

Proposal: Change of use of land to natural burial ground

Cllr Harvey reported to Councillors that a decision is yet to be made and environmental officers are seeking further details.

Application: 17/504342/FULL Newington WorkingMens Club

Proposal: Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised

Cllr Harvey informed Members that an application to vary condition 2 and remove condition 11 has been refused, Swale Borough Council will not permit opening windows so the properties will have sealed rooms with air bricks. Cllr Harvey **PROPOSED** that if the developer appeals against the decision the Parish Council should insist that the conditions are upheld, submit the Pond farm statement and restate the Council's objection; **SECONDED** by Cllr Haigh: **AGREED UNANIMOUSLY**.

Application: 17/504813/FULL Car Wash, 67 High Street, Newington ME9 7JJ

Proposal: Part change of use from car wash to residential for one studio

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

Application 15/508683/OUT Land at the Tracies, Newington ME9 7TQ

To be determined on the basis of written representations – deadline 25 May 2018

PINS reference: APP/V2255/W/18/3195507

Proposal: Outline application for the erection of 4no. four bedroom detached dwellings with associated access and parking including an attached double garage, two detached double carports and an integral garage, with landscaping the only matter reserved.

Cllr Harvey reported to Councillors that a decision is yet to be made by the Planning Inspector.

Application 17/503997/FULL Cromac, Callaways Lane, Newington ME9 7LX

To be determined on the basis of written representations

Planning Inspectorate ref: APP/V2255/W/17/3188809

Deadline for comments: 12 April 2018

17/503997/FULL Construction of a detached, single residential dwelling.

Cllr Harvey reported to Councillors that the Planning Inspector is yet to .make a decision

Application : 18/500258/FULL/ROMC : Land At Hill Farm Bobbing Hill Bobbing ME9 8NY
(Land to the east of Rook Lane and to the north of Keycol Hill)

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.

Cllr Harvey informed Members that a decision is yet to be made

ii. Application: 18/502598/FULL 40 Playstool Road, Newington ME9 7NE

Proposal: Proposed loft conversion with insertion of 2 roof lights to the front elevation, rear
dormer to provide one additional bedroom with en-suite, with associated internal alterations at
first floor.

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

iii. Ref: 18/501545/FULL

Address: High Oak Hill Works Iwade Road Newington ME9 7HY

Proposal: Minor material amendment to Condition 2 of planning application 17/504376/FULL
(Demolition of existing buildings and erection of 6 detached, two storey dwellings with
associated access, parking and landscaped areas) to change the approved car barn for plots
1 and 2 to an enclosed garage

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

iv. Ref: 18/502775/FULL

Address: 61 Playstool Road Newington ME9 7NL

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

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

v. Ref: 18/502912/FULL

Address: Mayfield House, London Road Newington ME9 7TW

Proposal: Demolition of a front porch. Erection of a single storey rear extension and a
detached double garage to the front.

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

vi. Any other planning matter

Application: 18/502834/FULL Lodge Farm, Old House Lane, Hartlip ME9 7SN

Proposal: Removal of condition 2 of application reference SW/98/0796 (Agricultural dwelling)

Cllr Harvey said an extension will be requested to consider the matter as it came in too late for the agenda

Cllr Haigh thanked Cllr Harvey for his excellent report.

SBCllr Lewin reported that he had been named in an objection letter to the Rooks Place application but he has not made any comments on the matter.

SBCllr Lewin left the meeting.

9. AMENITIES COMMITTEE

Cllr Jackson reported there has still be no response from Paul Hegley, Swale Borough Council, regarding the oak tree at the Recreation Ground or the TPO request on footpath ZR66a.

The Clerk said a resident has emailed about the tree over hanging her house.

ACTION: Clerk to inform resident the matters is being reviewed and she can also contact the tree officer.

Cllr Jackson reported the PCSO's report had some serious incidents in it but there is not enough detail to be able to warn residents via the Village Voice. The Clerk has requested more detail but this has not happened.

ACTION: Clerk to request PCSO Cork to include more detail in his report and to ask if the Police caravan still visits villages.

Cllr Mould said PCSO Cork has not attended a meeting for several months.

Cllr Jackson thanked Cllr Haigh for prompting the Sports Club of the deadline for them to remove their equipment from the Gym Room and the garage. The Swans wants to continue meeting.

Cllr Layer informed Councillors the Swans have applied for a bank account and are applying for grants to purchase equipment.

Cllr Harvey reported that he, Cllr Layer and Cllr Palmer had met Daniel Gooch from Swale Borough Council to discuss the paly area at the Recreation Ground.

Cllr Palmer said there is a land fill tax grant which a "Friends of the Recreation Ground" could apply for although this would need a third party, such as the Parish Council, to provide 10% of the cost, possibly from s106 money. The group would need a constitution and would be made up of residents with one or two Councillors.

Cllr Harvey said Mr Gooch had said the equipment was good and suggested the Council should expand what it has. Some of the swing seats need replacing and some equipment needs to be painted. The seesaw needs to be replaced.

It was **AGREED UNANIMOUSLY** to set up a Working Group of Cllr Palmer (Chairman), Cllr Haigh, Cllr Harvey and Cllr Layer to format a proposal to be considered by the Amenities Committee.

Cllr Jackson said the Football Club has started playing friendly matches at the Recreation ground and have subsequently asked for permission. Cllr Jackson said the Amenities Committee recommends setting the lease for the Football Club at £1450 per annum fixed for two years, to include usage on Sunday morning and either Saturday morning or midweek evening. There will be a meeting with the Club on 10 July.

Cllr Jackson thanked Cllr Mould for his sterling work on the Festival programme which will have a surplus of funds after printing.

Cllr Mould said the programmes will be distributed to residents with the Village Voice and Cllr Coles has offered to deliver the programmes to the schools.

Cllr Jackson reported Cllr Brewster has worked hard on the raffle and has obtained some very good prizes. Cllr Haigh will greet the Mayor.

Cllr Harvey reported he will meet with a plasterer at the Pavilion at the weekend.

Cllr Jackson said there is concern about the Parish Room ceiling which has a crack along the middle.

Cllr Harvey said he is trying to meet the electrician to advise on the lights and heating.

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

10. VILLAGE VOICE AND MEDIA

Cllr Mould reported the Village Voice has been sent to the printers.

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

Payee	Expenditure	Amount £	Cheque No.
Mrs P Rowe	Litter Picking Recreation Ground and sight checking equipment June 2018	£110.00	2824
Mr MJ Marshall	Cemetery and Churchyard maintenance June 2018	£490.00	2825
Mrs W Licence	Salary and expenses	£561.43	2826
HMRC	PAYE	£4.40	2827
Mr A Smith	Track repair	£450.00	2828
KALC	Planning Training	£72.00	2829
Triple A Events Ltd	Stage Hire	£1860.00	2830
Ms L Wright (for A Heavey)	Litter picking	£280.50	2831
The Colour Factory	Festival programme printing	1090.00	2832
Mrs S Brewster	Festival expenses	£49.00	2833

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

Payments

01.06.18: £189.00 Haven Power

04.06.18: £631.00 Haven Power

Receipts

The Bull	Festival	£50.00
ATS	Festival	£50.00
Cassies Crafts	Festival	£15.00
Ashbys Cleaning	Festival	£50.00
William Whitmey	Festival	£50.00
D Holliday	Festival	£25.00
Bredhurst FC	Pitch hire	£1250.00
Overburys	Festival	£100.00
Quinross	Festival	£50.00
Lewis Re Rlewispsda	Festival	£15.00
Rura Pub Com Ltd	Festival	£50.00
Mr R Jackson	Pavilion Hire	£50.00

Lukehurst	Festival	£100.00
Hyundai	Festival	£40.00
Edwin Ward	Festival	£50.00
M&B Farms	Festival	£50.00

ii. To consider quotation for electricity

Cllr Haigh **PROPOSED** to accept the quotation for the electricity; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

iii. To consider requests for grant from Carers' Support, Swale Citizens Advice Bureau and the Kent, Sussex and Surrey Air Ambulance

Cllr Haigh said the Parish Council does not usually make grants.

Cllr Harvey **PROPOSED** to continue with the policy of not making grants from the precept; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

vi. Any other finance matter received by 26 June 2018

Cllr Haigh reported that after consulting with Cllr Godmon, Cllr Palmer and Cllr Jackson, an emergency repair had been made to a hole which had appeared in the track by the Recreation Ground as there were health and Safety issues. The material used to fill the hole has sunk a little.

ACTION: Cllr Haigh to contact the contractor again.

12. CHURCHYARD AND CEMETERY

There was nothing to report.

13. HIGHWAYS

i. To receive an update of roads and pavements

Cllr Layer reported the alley to the Recreation Ground between the houses in Orchard Drive has become overgrown with stinging nettles.

ACTION: Clerk to contact Optivo.

Cllr Mould said the pavement is very narrow by the last house on Hill Crest due to overgrown vegetation.

Cllr Haigh said KCllr Whiting's report states he managed to get part of the vegetation on Keycol Hill cut back and that and further works is scheduled.

ACTION: Clerk to thank KCllr Whiting for his help and ask for the date the work will be completed.

Cllr Jackson reported that, following the recent heavy rain, lorries have knocked the kerb stones near the end of Playstool Road.

ACTION: Clerk to report fault.

Cllr Harvey said the Parish Council used to report these matters to the Highways Steward.

ACTION: Clerk to contact the Highways Steward to request a meeting.

Cllr Jackson said SGN have said they will make good the road in Bull Lane after their work, however concern has been raised as to whether they will patch drive ways or make good the driveway.

ACTION: Cllr Haigh to investigate.

ii. To consider street names for land off the High Street, Newington

Cllr Haigh said the developer had consulted with the Newington History Group and have put forward names for four roads.

Councillors considered the names suggested and agreed that the preferred names were Merton, Hop Garden, Watling and Linacre.

ACTION: Clerk to inform Swale Street Naming Officer.

14. STREET LIGHTING

Cllr Haigh said the cost of electricity has increased considerably and consideration needs to be given as to how to upgrade the street lighting. The Parish Council can take out a loan with Salix but it has to obtain permission from DCLG to do this.

Councillors considered how to progress the upgrade of the lighting.

Cllr Haigh **PROPOSED** to enter into a one-year maintenance agreement with Streetlights; **SECONDED** by Cllr Jackson **AGREED UNANIMOUSLY**.

Cllr Haigh said the Council could take out a loan from Salix to upgrade the lights to LEDs.

Cllr Harvey said the cost of the lights may decrease, an interest free loan may be good but if the price of the lights drop, it is not a bargain. A maintenance contract is now in place

Cllr Haigh said the prices have been agreed and the only variable is the cost of the electricity.

The maintenance contract will only cover the cost of replacing the bulbs but not the lamps.

Cllr Layer said residents are concerned about the lights not working.

Cllr Haigh **PROPOSED** to apply for permission and to take out a loan for £30,550 and to take £11,854 from reserves to upgrade the lights; **SECONDED** by Cllr Mould: **7-FOR; 1-AGAINST: MOTION CARRIED**.

15. REPORTS FROM MEMBERS

Cllr Palmer reported there had been a presentation on 20's Plenty at the KALC Swale Area Committee meeting, Newington is an ideal place to have a scheme. Ospringe Parish Council is pushing to have a 20mph limit on the A2 citing it is possible as the M2 was built to replace the A2 so it is not a strategic road, this has happened on the A21 at Hawkhurst. There is evidence that a lower speed limit reduces injuries and saves lives. Experts say it reduces pollution but this will not affect Newington due to the narrowness of the road.

Cllr Palmer said the next Swale Joint Transportation Board is in September and a 20's Plenty petition could be a joint approach with other Parish Councils.

Cllr Jackson said the Festival would be an ideal place for the petition to be signed.

ACTION 1: Cllr Haigh to design banner and have a stall at the Festival.

ACTION 2: Cllr Mould to print petition.

Cllr Harvey said the petition could be signed by the children at the school and a child could hand it in.

Cllr Haigh thanked Cllr Palmer for his report.

16. CORRESPONDENCE

1. 30.05.18: Highways England M2 junction 5 improvements scheme: Preferred route announcement

2. 01.06.18: KCC GDPR Conference for Elected Members 28th June 2018

3. 01.06.18: Press Release - Gordon Henderson MP welcomes new Junction 5 proposal

4. 01.06.18: UpARA Newsletter

5. 06.06.18: KCPFA AGM on 20 June

6. 06.06.18: The Big Conversation- KCC Rural Transport consultation and briefing note

ACTION 1: Cllr Palmer to attend the meeting.

ACTION 2: Cllr Haigh to put a poster on the notice board.

7. 11.06.18: Resident email re overgrowing vegetation from Pond Farm

ACTION: Clerk to respond giving current status.

8. 11.06.18: Resident complaint regarding the overgrown play area

ACTION: Clerk to respond giving current status.

9. 11.06.18: Resident complaint about recreation ground and behaviour of the football club

ACTION: Clerk to respond giving current status.

10. 12.06.18: Invitation from Kent Police to a briefing on "Community Police Volunteers"

11. 12.06.18: Highways England- Operation Stack listening exercise

12. 14.06.18: Swale Joint Transportation Board agenda

17. ANY OTHER BUSINESS

Cllr Jackson said she was concerned the Police have said they will not be able to attend the Festival all day but will be there for the last two hours.

ACTION: Clerk to contact Inspector West and invite him to a meeting.

Cllr Jackson said the Pavilion Caretaker had shown someone around the Pavilion who is very interested but would need storage for mats, this could be in the garage.

Cllr Haigh **PROPOSED** the Council should endeavor to obtain a .gov.uk website; **SECONDED** by Cllr Palmer.

The contractor has not started work on the bus shelter.

ACTION: Clerk to contact the contractor to confirm a date for the work.

18. STAFFING MATTERS

Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 and because of the confidential nature of the business to be transacted, the public and press were excluded from the meeting during Staffing Matters

The Clerk was also excluded from the meeting

i. Clerk's Annual Review

ii. National Salary Awards

iii. Clerk's hours

Date of next meeting: Tuesday 31 July 2017

There being no further business, the meeting closed at 9.57pm.

Signed as a true record of the meeting

Chair

Date: 31 July 2018