

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held virtually on 15 December 2020

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

Also present was Ward Member Alan Horton.

Cllr Mould welcomed everyone to the meeting

1. COUNCILLOR VACANCY

Cllr Mould reported that there have been no applications yet

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Ryan Condron (personal) and Cllr James Morgan: apologies accepted.

Apologies had also been received from County Councillor Mike Whiting (at another meeting): apologies noted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 24 NOVEMBER 2020

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

5. MATTERS ARISING FROM THE MINUTES

Swale Western Area Committee

Cllr Mould reported that he had attended the Swale Western Area Committee meeting and thanks to the support of SBCllr Palmer and SBCllr Horton, the Committee agreed a grant of £4,000 towards the car park. The next meeting is in March 2021.

Meeting with KCC Highways Steward

Cllr Mould reported that KCC Highways are not doing walk abouts at the moment, the Highways Steward says issues should be logged on the portal.

Christmas trees and lights

Cllr Jackson reported that volunteers from the Allotments Association helped with the planting of the trees.

ACTION: Clerk to write letter of thanks

6. PUBLIC QUESTION TIME

No members of the public were present

7. VISITORS

Borough Councillors

SBCllr Horton said that he and SBCllr Palmer have been working on similar issues. The boot fairs and night cinema, which were in South Bush Lane but are now held in Spade Lane have caused problems for residents. The bad weather has stopped the night cinemas as the field is flooded.

There is no update on the phone box.

There have been enquiries regarding the expansion of the traveller site opposite the nursery on the A2, it has been expanded to the plot next door. Planning permission was granted for this in 2018.

SBCllr Horton said that he was delighted to support the Parish Council's grant application to the Swale Western Area Committee.

Cllr Harvey said the Parish Council supported the expansion of the traveller site, they were model residents and this was for their adult children and there were no neighbour objections at the time.

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

SBCllr Palmer said there have been lots of queries regarding the mass testing station and COVID-19, there is a lot of confusion regarding the rules.

There have been two housing related issues which Swale Borough Council is dealing with.

The resurfacing of the A2 started two hours earlier than planned and was not as described in the Traffic Regulations Order which has now been amended to start at 8pm so the works will be finished earlier in the night. Local access is still permitted.

Some residents have submitted a petition for double yellow lines outside the school, an officer will attend at 8.30am on 6 January to see what the parking is like and if the situation warrants double yellow lines. This was considered for the Parish Highways Improvement Plan. There are issues with this as ten minutes loading is permitted and this makes it unenforceable.

Cllr Mould said the biggest problem is at 3.30pm.

SBCllr Horton said KCC Highways is very reluctant to support double yellow lines outside schools as they lost a court case where the driver said he was loading and unloading his children. There needs to be something to protect the bank to stop people from parking on it or eroding it in anyway. There could be a single yellow line with specified times and kerb hatchings which prevent loading and unloading at specified times. This would then need to be enforced.

SBCllr Palmer said parking is permitted at the church and the school car park sometimes only has a few cars in it.

Cllr Harvey said in Medway, Thameside School had a big banner "If you like children don't park here" and Hempstead School had children designated as parking wardens asking drivers not to park there and then the next week handed out notices. Both schemes were successful. Cllr Mould thanked SBCllr Palmer for his report.

8. ANTI-SOCIAL BEHAVIOUR

i. PCSO report

PCSO John Cork was unable to attend the meeting but had reported that Newington has been quite over the last few months due to COVID. Residents seeing any incidents that are of concern should call PCSO Cork or 101.

ii. Community Warden report

Community Warden Georgina Springall was unable to attend the meeting and sent the following report:

- 1) Regular welfare visits to elderly/vulnerable residents who are self-isolating.
- 2) Attended weekly rural walks with residents. (Arranging for residents to meet up in twos to walk during lockdown).

- 3) Large commercial type bins not emptied in Wickham Close – Reported to Swale Borough Council, saw dustmen who emptied them and removed all side rubbish.
- 4) Fly tipping (two piles) in lay-by in Mill Lane – Reported to Swale Borough Council.
- 5) Complaints from residents regarding new siting of litter bin (moved from half way up Bull Lane to corner of Callaways Lane) – contacted Swale Borough Council who moved bin up the road as a resident was filling it up with household waste.
- 6) Abandoned vehicle in village hall car park – reported to PCSO John Cork who checked it out then referred to Swale Borough Council for removal.
- 7) Ongoing neighbour dispute- Optivo housing and PCSO Cork aware.
- 8) Nettles/ brambles coming from privately owned waste land covering pavement in St. Mary's View – Reported to KCC Highways.
- 9) Large lump of concrete fly tipped in lay by top of Mill Lane – Reported to Swale Borough Council.
- 10) Joint visit with PCSO Cork to elderly resident who had problems with her burglar alarm – managed to turn it off.
- 11) Another ongoing neighbour dispute – PCSO Cork aware.
- 12) Dog fouling in areas around village – Monitoring areas.
- 13) Complaint from resident regarding dead tree in planter next to bus stop on High Street – Can this be removed?

9. PLANNING

i. To receive an update

Ref: 20/505056/FULL 30 Playstool Close, Newington ME9 7NJ

Proposal: Creation of hardstanding and driveway with associated dropped kerb.

Cllr Harvey informed Members that the application has been withdrawn.

Ref: 20/504812/FULL 118 Church Lane, Newington ME9 7JU

Proposal: Erection of a single storey rear extension

Cllr Harvey said a decision is yet to be made.

Ref: 20/505083/FULL 1 Libbetswell Cottages, Boxted Lane, Newington ME9 7BX

Proposal: Erection of two storey side, single storey rear extension and loft conversion.

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

Ref: MC/20/2358 Rainham Bootfairs, South Bush Lane, Rainham ME8 8PS

Proposal: Change of use from agricultural land to a mixed use of agriculture and leisure activities including 6 days of bootfairs and 331 days for outdoor/drive in cinema, open air theatres/circus, weddings, motoring shows/events over and above the number of days allowed as permitted development under Schedule 2, Part 4, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Cllr Harvey informed Members that the application has been withdrawn.

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.

PINS reference: APP/V2255/W/20/3250073

Cllr Harvey reported the appeal has been dismissed as the proposal would cause harm to the Grade II listed building and being outside the defined built-up area, it would harm the character, appearance, and intrinsic amenity value of the countryside.

Ref: 19/500029/FULL Land Rear Of 132 High Street, Newington ME9 7JH

Proposal: Erection of a 4 bedroom detached dwelling and associated carport/garage.

PINS Reference: APP/V2255/W/20/3247555

Cllr Harvey said a decision is yet to be made.

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 matter is now subject to enforcement

Ref: 19/502206/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for the erection of a first floor rear extension, loft extension and lean to roof at front and side of dwelling (resubmission of 18/502531/FULL).

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

Cllr Harvey said plans have been submitted but the proposal is still too big.

Ref: 20/504568/LAWPRO .19 Dennis Willcocks Close, Newington ME9 7SE

Proposal: Lawful Development Certificate for a proposed single storey rear extension

Cllr Harvey said the application has been permitted.

Ref: 20/504715/FULL White Lodge, Keycol Hill, Bobbing ME9 7LE

Proposal: Conversion of the existing garage into residential accommodation. Erection of a new double garage with accommodation above.

Cllr Harvey said the application has been permitted.

Ref: 20/504596/FULL Oak Hill House, Iwade Road, Newington ME9 7HY

Proposal: Conversion of the existing outbuilding to ancillary use as an annexe and erection of a single storey extension, improvements to the access.

Cllr Harvey said the application has been permitted.

Ref: 20/504800/FULL 71 Playstool Road Newington ME9 7NL

Proposal: Erection of single storey side and rear extensions, including loft conversion with front dormers

Application: 20/504801/LAWPRO 71 Playstool Road Newington ME9 7NL

Proposal: Lawful Development Certificate for a proposed loft conversion with rear dormer.

Cllr Harvey said the application has been permitted.

Ref: 20/504132/FULL 37 London Road, Newington ME9 7NS

Proposal: Conversion of existing detached two storey garage into a two bedroom dwelling together with a single storey extension.

Cllr Harvey said he attended the Swale Planning Committee on 10 December 2020, there were fourteen objections and one comment in support. The applicant said he had talked to his neighbours but there are no neighbour comments on the portal. The Clerk is contacting the environmental warden concerning the bins being stored outside the property boundary and is also seeking confirmation of easement from UK Power Networks.

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

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

Cllr Harvey said there was nothing further to report.

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 is yet to be made.

Ref: 17/505711/HYBRID Land at Wises Lane Borden Kent ME10 1GD
Hybrid planning application with outline planning permission (all matters reserved except for access) sought for up to 595 dwellings including affordable housing; a two-form entry primary school with associated outdoor space and vehicle parking; local facilities comprising a Class A1 retail store of up to 480 sq m GIA and up to 560sqm GIA of "flexible use" floorspace that can be used for one or more of the following uses - A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (non-residential institutions); a rugby clubhouse / community building of up to 375 sq m GIA, three standard RFU sports pitches and associated vehicle parking; a link road between Borden Lane and Chestnut Street / A249; allotments; and formal and informal open space incorporating SuDS, new planting / landscaping and ecological enhancement works. Full planning permission is sought for the erection of 80 dwellings including affordable housing, open space, associated access / roads, vehicle parking, associated services, infrastructure, landscaping and associated SuDS.
For clarity - the total number of dwellings proposed across the site is up to 675 -
 Cllr Harvey said the matter is with the Secretary of State.

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 nothing to report.

ii. Ref: 20/505442/LDCEX

Address: 67 High Street Newington Sittingbourne Kent ME9 7JJ

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

Councillors considered the application.

Cllr Harvey **PROPOSED** the Council respond:

Newington Parish Council has no objections to the proposal and requests that:-

1. Any objections from neighbours be considered
2. The Planning Officer investigates the time scale that MOTs were last carried out on the premises.

SECONDED by Cllr Jackson: **AGREED UNANIMOUSLY.**

Cllr Mould thanked Cllr Harvey for his report.

7.45pm SBCllr Horton left the meeting.

10. RECREATION GROUND

i. To receive an update on the play area project

Cllr Mould said the extended guarantee for the wet pour surfacing has been received. Cllr Mould **PROPOSED** the order be accepted; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY.**

ii. Community Woodland

Cllr Harvey informed Members that the Forestry Commission has said 30% of the trees need to be removed, there is a grant of £1,000 available.

Cllr Harvey **PROPOSED** that Newington Parish Council accepts the quotation of £400 per days from Goldfinch Tree Surgery and allocates £1,200 for the work and hope to obtain a grant towards the work.; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

Cllr Harvey said the Forestry Commission will mark the trees. A volunteer has offered to cut further trees by hand, the Clerk has sent the insurance details.

iii. To consider quotations for garage mesh

Cllr Mould said he has not heard from the contractor.

ACTION: Cllr Mould to contact the contractor for a quotation.

11. PAVILION

Cllr Jackson said the contractor called giving five minutes notice of needing access to the Pavilion which was not convenient.

ACTION: Clerk to contact another contractor

Cllr Mould Pavilion Smart said the engineer from Haven Power tried to install the smart meter at the Pavilion but was unable to complete the task because there are fuses rated at 200A. Haven Power says the Council must contact its distribution network operator to resolve the issue and, if they can, whether they will charge to complete the work. While the Council is not obliged to commission this work, not doing so will mean a smart meter cannot be installed.

Cllr Palmer **PROPOSED** not to install a smart meter; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

12. ALLOTMENTS

Cllr Layer said there was nothing to report.

13. FINANCE

i. Cheque list: to consider invoices for payment

Chq no	Payee	Reason	Amount
3178	Branchett Ltd	Churchyard tree work	£240.00
3179	Unity Bank Trust	Open account (re-issue of chq no 3121)	£29,000.00
3180	Mrs W Licence	Salary, expenses, Christmas lights and batteries	£992.46
3181	HMRC	PAYE & NI	£2.82
3182	Mossys	Christmas trees	£297.00
3183	DCK Accounting Solutions	Payroll fees- December	£30.00
3184	Mr MJ Marshall	Cemetery and Churchyard maintenance Dec 2020	£550.00
3185	Mr R Malone	Litter Picking Recreation Ground Litter Picking	
3186	Mr R Burrows	Track gate keeper	£125.00
3187	Mr A Smth	Cemetery drive repair	£1,550

Cllr Godmon **PROPOSED** the cheques be signed; **SECONDED** by Cllr Jackson; **AGREED UNANIMOUSLY**.

Bank Accounts

NatWest:- 04.12.20 £71,422.48

Nationwide:- £78,828.85

Receipts

02.12.20	Mr R Jackson	Parish Room hire	£20.00
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Payments

16.11.20	Haven Power	Street lighting	£113.99
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19.11.20	Haven Power	Pavilion	£181.57
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19.11.20	NEST	Pension	£120.69
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ii. External audit report

The Clerk said the External Auditor raised the refund should not have been included as income but should have been netted off from the expenditure, this then made the figures wrong on the accounting statement. There was an error in the start date for the public right of inspection and if the inspection period had commenced on 30 July there was still a period on thirty days for inspection, thirty days is required.

iii. Budget 2021-22

Councillors considered the budget drafted by the Finance Working Group.

Cllr Palmer **PROPOSED** the budget for 2021-22 be £117,570; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY.**

iv. Precept 2021-22

Cllr Palmer said that it has been an exceptional year because of the COVID-19 pandemic and there should be no increase in the precept

Cllr Palmer **PROPOSED** the Precept for 2021-22 be £54,256, Band D equivalent of £54.85: **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY.**

v. Any other finance matter received by 15 December 2020

Cllr Mould reported that Haven Power has agreed renewal rates for Pavilion of £13.58 per unit instead of £15.66 previously quoted.

Cllr Godmon reported that Streetlights is sending a cheque to refund the money for the Bull Lane street light repair as the company had also be paid by the insurance company.

14. WORKING GROUP PROPOSAL

Newington Parish Council forms an events & Christmas lights Working Group of 2/3 Councillors & 2/3 outside representatives/members. the terms of reference to be agreed & formed for the January meeting. All members of the Working Group to have full voting rights

Cllr Palmer said some residents have asked about the Newington Festival. There have also been Facebook posts about Christmas lights in the High Street although this is difficult because the Parish Council does not own the lights. Residents have said that they would be willing to help with these things. The Parish Council could form a Working Group of two or three Councillors and two or three residents, the group would be steered by the Parish Council but would not be able to spend money.

Cllr Jackson said the Council had a Festive Grant from Swale Borough Council and has purchased Christmas trees and lights. A Working Group for events would be a good idea, there could also be one for the wild flower planting.

Cllr Harvey said he would support such groups and members of such groups can attract funding. Any bank account the group has must have a Councillor as Treasurer and any media must be passed by the Amenities Committee.

Cllr Mould said Terms of Reference needs to be agreed.

Item for January agenda.

15. CHURCHYARD AND CEMETERY

i. To receive an update of the Churchyard and Cemetery

Cllr Layer said the cemetery drive has been repaired and looks good. Concern had been raised that the sign on the gate could not be seen when the gate was open, the sign has been turned around. There needs to be a sign with the Cemetery regulations.

ii. To consider replacement of memorial laburnum tree

Cllr Layer said the laburnum tree had died and was cut down. If someone plants a memorial tree it is not the Council's responsibility, it could cost £100 to replace it and it would need a rabbit guard.

Cllr Harvey said laburnum trees are poisonous and would not be eaten by rabbits. Unless the damage is caused by the Council, it is not the Council's responsibility to replace it. The owner of the tree should pay for it.

ACTION: Cllr Mould to discuss with former Working Group members.

16. HIGHWAYS

Cllr Mould said there will be another meeting in the New Year to discuss the Parish Highways Improvement Plan.

17. FOOTPATHS AND BRIDLEWAYS

There was nothing to report.

18. STREET LIGHTING

Cllr Mould asked for an update on the Tespar bands.

The Clerk said that the contractor has promised to send a photo but this has not happened.

ACTION: Clerk to chase contractor.

19. REPORTS FROM MEMBERS

Cllr Mould said the school is under pressure due to the pandemic and it will soon close for the holidays. Some teachers are off because of COVID-19.

Cllr Harvey reported that he and Cllr Palmer attended the KALC Swale Area Committee.

20. CORRESPONDENCE

1. 25.11.20- KCC Highways- reinstatement of red surface on A2

2. 01.12.20- Annual Policing Survey - *added to website*

3. 01.12.20- KCC : Prospective Councillor event

4. 01.12.20- Swale Area Committees- Brown tourism signs

Cllr Palmer said some areas want some signs.

Cllr Harvey said Newington Conservation Area is due to be revised. While there are significant historical assets in Newington which has three conservation areas, there is no single venue which should be signed with a brown sign. Brown signs are often for attractions like Digger Land.

ACTION: Clerk to respond.

5. 01.12.20- Volunteer training

6. 03.12.20- KCC Highways: A249 Key Street and Grovehurst Road Junction improvement consultation *added to website*

7. 03.12.20- KCC Highways: Temporary Road Closure – A2 London Road, Hartlip Hill & High Street, Newington, Hartlip & Upchurch – 14th December 2020 *added to website*

8. 03.12.20- KALC: Local Government Bulletin

9. 03.12.20- KALC: Newsletter

10. 08.12.20- KCC Highways notice of works to reinstate the cats eyes and red surfacing on A2
11. 10.12.20- Resident email- Bull Lane rubbish bin missing
Cllr Jackson said the bin has been moved to the bus shelter.
Cllr Harvey said there was two days notice of the consultation. The Bull Lane bin is on the dog walkers' route and dog waste can be put in ordinary litter bins.
- 12.10.20- KCC: Climate Adaptation Survey for Kent and Medway
13. 11.12.20- request to advertise on website
Councillors considered the request and agreed to decline it.
14. 11.12.20- Haven Power: non-installation of smart meter

21. ANY OTHER BUSINESS

No other matters were raised.

Date of next meetings: Amenities Committee- Tuesday 19 January 2021
Full Council - Tuesday 26 January 2021

There being no further business, the meeting closed at 8.45pm

Signed as a true record of the meeting:

Chairman
Date: 26 January 2021