

# NEWINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held in the Newington Room,  
Newington Village Hall on 28 September 2021

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

Also present was Ward Member Alan Horton

Cllr Palmer welcomed everyone to the meeting.

## 1. COUNCILLOR VACANCIES

Cllr Palmer reported that an expression of interest has been made and details have been sent.

## 2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Elaine Jackson (personal); apologies accepted. Apologies had also been received from County Councillor Mike Baldock who was unable to attend because of the fuel shortage; apologies noted.

## 3. DECLARATIONS OF INTEREST

None were declared.

## 4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 31 AUGUST 2021

It was **AGREED UNANIMOUSLY** to accept the minutes as a true record of the meeting. Cllr Palmer duly signed the minutes as a true record.

## 5. MATTERS ARISING FROM THE MINUTES

Cllr Palmer reported that following concerns about the grass cutting in the Play Area, Landscape Services has reminded the team to clear the play area surfaces of any cuttings. The contractor suggested that this might have been children placing the cut grass back onto the safety surfaces which does happen in other play areas especially if the grass is longer than usual due to the season this year.

Cllr Harvey said photos should be taken after the area has been cut.

Cllr Palmer reported that the nettles in the Cemetery had been cut the day of the August meeting.

## 6. PUBLIC QUESTION TIME

No members of the public were present.

## 7. VISITORS

SBCllr Horton congratulated all involved in the project to remove, restore and replace the Romeo-Celtic building which had been opened that morning. It was a really good event.

Cllr Harvey said that congratulations from Parish Councillors and Borough Councillors need to be sent to the Newington History Group and the School.

*ACTION: Cllr Mould and Clerk.*

SBCllr Horton reported that he had received correspondence regarding the light at The Willows.

Cllr Palmer said he had spoken to the homeowner and the resident following the Council's decision.

SBCllr Horton reported that retrospective dissatisfaction regarding approval of the planning application for 19 The Willows, only three residents had commented on the portal.  
Cllr Palmer thanked SBCllr Horton for attending and for his report.

SBCllr Palmer informed Members that he had reported the streetlight in the alleyway from the car park to the High Street, Swale Borough Council has accepted responsibility and will repair it. The concrete bin has also been reported and photos have been sent. The drain cover on the Persimmon site has been reported and was repaired within 24 hours.

## **8. PLANNING**

i. To receive the minutes of the meeting held on 20 September and to receive an update

Ref: 21/504057/FULL

Address: 34 London Road Newington Sittingbourne Kent ME9 7NR

Proposal: Demolition of existing conservatory and front porch, and erection of a single storey rear extension and two storey front extension, including loft conversion with rear dormer and balcony, and conversion of existing outbuilding to an annex.

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

Ref: 21/504028/FULL

Address: Land At School Lane Newington Kent ME9 7JU

Proposal: Erection of 25no. residential dwellings and the provision of a 20 space staff car park and 20 space pupil pick-up/drop-off area for Newington C of E Primary School, together with associated access, landscaping, drainage and infrastructure works

Cllr Harvey said a decision is yet to be made.

Ref: 21/500173/FULL Land East Of Hawes Woods, High Oak Hill, Iwade Road, Newington

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.

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

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 a decision is yet to be made.

Ref: 21/501840/FULL Glenmore, Callaways Lane, Newington ME9 7LX

Proposal: Single storey rear extension.

Cllr Harvey reported that a decision is 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 is 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 said there was nothing to report.

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 informed Members that there was nothing new to report since the matter went to Swale Planning Committee on 27 May.

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 reported that the matter went to Appeal in February 2020 and then went back to Swale Planning Committee in March 2021, the homeowner has not been officially informed of the decision although he and his agent have been liaising with the Swale Planning.

Cllr Harvey informed Members that he gave evidence to the review on Swale Planning Services and as well as giving constructive feedback was also able to raise this matter.

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 Harvey said there was nothing to report.

Foxchurch, near Bobbing

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 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 was nothing to report.

Cllr Harvey informed Members that responses have been sent on 21/504760/FULL Snakesbury Iwade Road Newington; 21/504487/FULL Gwelo Farm Barn Bull Lane Newington; and 21/504028/FULL Land At School Lane Newington.

ii. Land to the rear of 128 High Street, Newington: Development Proposals for 46 dwellings by Esquire Developments

Cllr Harvey said there was nothing to report.

iii. Ref: 21/504388/FULL

Address: Woodland Farm High Oak Hill Iwade Road Newington Kent ME9 7HY

Proposal: Erection of a permanent agricultural dwelling with associated parking.

Councillors considered the application.

Cllr Harvey **PROPOSED** to object to the application; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**

*ACTION: Cllr Harvey to draft response.*

iv. Further consultation due on draft Local Plan Review Autumn 2021

Cllr Harvey reported that Swale Borough Council will be in touch.

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

Cllr Palmer thanked Cllr Harvey for his report.

## **9. AMENITIES COMMITTEE**

i. To receive the minutes of the meeting held on 21 September and to receive an update

Cllr Layer reported that the Council had agreed to give a grant of £750 for the information board, the board has not been installed yet.

SBCllr Horton said that he has suggested the group look at using QR codes on the project which allows up to date information to be available.

Cllr Mould said the boards are intended to be part of a walking route and to be an aid for orientation.

Cllr Layer said there had been an attempted mugging in the alleyway between the car park and the High Street and the light needs to be repaired urgently.

SBCllr Palmer informed Members that KCC has agreed to clear bumpy alley and the Clerk has reported the flytipping to KCC.

Cllr Harvey said the alley was not a safe access and that it a private driveway to a house off Bull Lane.

Cllr Layer reported there was concern about young people swinging and sitting on the new height barrier, the Committee agreed to install a spikey strip and warning signs. The Queenborough Fisheries Trust has indicated it will make a grant for new adult exercise equipment, the Clerk is obtaining quotations. The Clerk has applied to Swale Borough Council for a grant for a defibrillator on the outside of the Pavilion fence.

Cllr Harvey informed Members that he will be meeting a representative from the Forestry Commission on Monday 4 October.

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

Cllr Palmer thanked Cllr Layer for his report.

ii. Adult exercise equipment

Cllr Layer reported that the Queenborough Fisheries Trust has indicated it would make a grant towards the exercise equipment. Quotation are being sought. Other funding may be available.

iii. To consider quotations for Recreation Ground and Play Area maintenance

Cllr Layer reported that seven contractors were approached, two have quoted, two have declined and 3 have not responded.

Cllr Harvey **PROPOSED** to accept the quote from Landscape Services for the maintenance of the Recreation Ground and play area; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

*Cllr Horton left the meeting.*

iv. To consider quotations for tree work

Cllr Laver said he had met with several contractors but only one quote has been received. Cllr Mould **PROPOSED** accepting the quotation from Treecraft for £125 to chainsaw cut and chip the larger pieces and for agricultural contractor Philip Bartholomew to flail the length of the hedge to 15ft high for £150, total £275.00: **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

v. Queen's Jubilee 2022

Cllr Mould said it was suggested that a village picnic could be held on Saturday 4 June and that it be a street party celebration on the Recreation Ground. There could be attractions and toilets would be needed. The community would be involved, and groups would be invited to participate. Jubilee mugs could be purchased for the children.

Cllr Harvey said the mugs should be for the children of Newington School, this would simplify the administration.

Cllr Mould said a Working Party will be formed, it will be a Parish Council initiative.

## 10. VILLAGE VOICE AND MEDIA

Cllr Mould said the Village Voice will be finalised by Thursday.

## 11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
MP Hare Ltd	Church wall repair	<b>£462.00</b>
Maylow Construction	Height barrier installation	<b>£2,229.60</b>
Maylow Construction	Bench installation	<b>£480.00</b>
DCK Accounting	Payroll fees	<b>£30.00</b>
HMRC	PAYE & NI	<b>£135.27</b>
Mr R Jackson	Pavilion Caretaker honorarium	<b>£300.00</b>
Staff	Salary	<b>£774.74</b>
Administration	Expenses Padlock for height barrier Total	63.05 119.34 <b>£182.39</b>
Mr MJ Marshall	Cemetery and Churchyard maintenance - Sept	<b>£550.00</b>
Mr R Burrows	Track gate keeper- Sept	<b>£100.00</b>
PKF Littlejohn	External Audit	<b>£360.00</b>
Mr R Jackson	Caretaker expenses- 20 miles @45p per mile	<b>£9.00</b>
Mr R Malone	Litter Picking Recreation Ground – Sept Litter Picking Total	<b>£729.00</b>

ii. External Auditor's report

The External Auditor's report was noted.

iii. Any other finance matter received by 31 August 2021

## Bank accounts:

NatWest:- 03.09.21 £17,181.11

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 31.08.21 £34,891.26

## Payments

19.08.21	Haven Power	Pavilion	£9.99
19.08.21	NEST	Pension	£124.02
31.08.21	Haven Power	Street lighting	£165.16

**12. CHURCHYARD AND CEMETERY**i. To receive an update of the Churchyard and Cemetery

Cllr Layer said there will be a working party on 21 October to clear the paths and tidy the Cemetery. There is a wobbly memorial which needs attention.

Cllr Mould said it needed to be laid down as it is next to the path and could be a safety issue. Cllr Palmer **PROPOSED** that the memorial be made safe and the Council must make best endeavours to contact the family.

*ACTION: Clerk to send details to Cllr Palmer.*

ii. Cemetery and Churchyard Risk Assessment

Cllr Layer reported the Cemetery Working Party met to look at this, every memorial was checked and also the benches. The paths are covered in moss and this will be cleared on 21 October.

It was **AGREED UNANIMOUSLY** to accept the Cemetery and Churchyard Risk Assessment.

Cllr Palmer thanked Cllr Layer for his report.

Cllr Mould said the church has permission to replace the gate to the churchyard and is liaising with the contractor.

**13. HIGHWAYS**

Cllr Harvey reported there had been a meeting with Aprille Hall, KCC Highways Steward, there was nothing remarkable.

Cllr Palmer informed Members that he had reported the overgrown vegetation on the side of the roads.

**14. STREET LIGHTING**

Cllr Palmer said the fault with the light under bridge is ongoing. KCC and NetWork Rail will be contacted again.

**15. REPORTS FROM MEMBERS**

Cllr Mould said there is a Governors meeting on 29 September.

Cllr Harvey said there is a meeting with the Kent Police & Crime Commissioner on 29 September and the KALC SAC meeting has been postponed to 12 October 2021.

**16. CORRESPONDENCE**

1. 06.09.21- KALC Newsletter

2. 06.09.21- Kent County Council flyer regarding the SBS Men's Shed Conference on 8 October

3. 06.09.21- Kent Police Rural Task Force report and the Summer Edition of Rural Matters

4. 07.09.21- Kent County Council Public Health Commissioning Team: free Covid-19/infection control advice and training for small/micro businesses and not for profit organisations.
5. 07.09.21- resident concerns about rubbish in Bull Lane
6. 07.09.21- KCC Plan Bee newsletter
7. 08.09.21- KCPFA AGM
8. 09.09.21 - KCC member briefing environment
9. 09.09.21- letter from Grace Couch, Swale Climate and Ecological Emergency Project Officer regarding 'Great Big Green Week'
10. 10.09.21- Kent PCC newsletter
11. 13.09.21- NALC CEO bulletin
12. 13.09.21- The Queen's Green Canopy Project.
13. 14.09.21- SBC: update on the Swale Borough Council Local Plan Review
14. 15.09.21- Highways England: National Highways - M2 Junction 5 Start of Works
15. 16.09.21- SBC Letter to PCs - Funding, COP26 & Green Grid
16. 16.09.21- Swale Joint Transportation Board minutes
17. 20.09.21- NALC CEO bulletin
18. 20.09.21- SBC grant for defibrillators

#### **17. ANY OTHER BUSINESS**

Cllr Mould said the Newington History Group will plant the oak tree at the end of October/ beginning November and there will be an official opening on 11 November.

*ITEM FOR AMENITIES COMMITTEE*

**Date of next meeting: Tuesday 26 October 2021 at 7pm**

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

Signed as a true record of the meeting:

Chairman

Date: 26 October 2021