

# NEWINGTON PARISH COUNCIL

## Minutes of the Meeting of the Parish Council held on 31 January 2023 in the Newington Room, Newington Village Hall

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

Also present was Mr Jackson, Pavilion Caretaker.

Cllr Palmer welcomed everyone to the meeting

### 1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Ruth Brown (unwell) and Cllr Michael Barlow (unwell): it was **AGREED UNANIMOUSLY** to accept the apologies from Cllr Brown and Cllr Barlow.

### 2. DECLARATIONS OF INTEREST

None were declared.

### 3. MINUTES OF THE PARISH COUNCIL MEETING HELD 20 DECEMBER 2022

Cllr Palmer thanked Cllr Godmon for taking the minutes of the last meeting.

It was **AGREED UNANIMOUSLY** to accept the minutes as a true record.

Cllr Palmer duly signed the minutes as a true record of the meeting.

### 4. MATTERS ARISING FROM THE MINUTES

#### 20mph banners

Cllr Harvey said banners can be purchased from KCC Highways for £85 each or the Council can borrow them for three months, they were due to be delivered at the beginning of the month but have not arrived. Sites need to be researched.

The Clerk said the banners are still at the Ashford depot and will be delivered when an officer is in the area.

#### Community Warden

Cllr Harvey said it was good to have a report from the County Council, however there had been no response regarding the replacement of the Community Warden save forwarding an email from the Cabinet Member.

### 5. PUBLIC QUESTION TIME

*The meeting was adjourned for the Public Question Time.*

Concern was raised regarding the dropped path at 2a High Street and vehicles ignoring the one-way sign at Bull Lane.

Cllr Harvey said the dropped kerb had been looked at and it is uncertain whether it was put in prior to current regulations.

Cllr Palmer said he had raised issues with parking at the top of Station Road as a van had parked on the pavement forcing a pedestrian with a pram to go into the road.

*The meeting was reconvened*

## **6. VISITORS**

### **i. Borough Councillors**

SBCllr Horton was unable to attend the meeting and sent the following report:

*I have nothing specific to report to the Council this month, the tensions over the cost of living remain and there are village concerns over the outline planning approval for the development behind No 128 High Street, which I anticipate Stephen will cover in the planning update.*

*I do not hear the same or similar concerns raised regarding the application at 77 High Street, this does not appear to be topic of much conversation and I note that the developers have responded to previous feedback.*

*There is dismay at the re-application of the land next to the school and the perception that the developers simply have not accepted the village concerns and have not modified their application to reflect that they have listened and responded to those concerns.*

SBCllr Palmer reported he has raised concerns regarding increase in vehicles, especially vans, in Bull Lane due to the road works. This had led to encroachment on the green area and could be resolved by the installation of bollards. KCC Highways would expect to see this in the Parish Highways Improvement Plan.

Cllr Jackson said there is a drop down to the orchard.

Cllr Harvey said he would be concerned about bollards and plastic bollards with reflectors would be preferable.

SBCllr Palmer reported that he has sign-posted residents to agencies, especially Swale Citizens Advice, for help with rent issues and debts.

### **ii. County Councillor**

KCCllr Baldock was unable to attend the meeting and sent the following report:

Much of this month has been taken up with budgetary issues on both Councils, and the story is much the same - strong inflationary pressures combined with reducing Government Funding, increasing Council contract costs and a Council Tax that is capped way below inflation means both Councils are facing significant budget gaps going forward.

This means considerable reductions in the services provided over coming years, and a feeling across Local government that unless radical changes are made in Council funding many councils may be facing the Government Commissioners taking over.

### **Kent Council County**

Locally I am still being involved in School Transport cases and these seem to be coming later in the year than I've ever previously experienced which may indicate that cases are not being highlighted early enough for greater intervention at an earlier stage to be considered.

KCC is proposing to increase the charges for taking soil, rubble, hardcore and plasterboard to KCC tips and also for tyres. I voted against this increase arguing that it is likely to increase flytipping which is a serious problem in Swale West already, and prove counter-productive in the long run, as costs to local communities when their roads get blocked is significant but is not factored into KCC's cost analysis.

To avoid having to publicly make such embarrassing decisions in the future, KCC Councillors voted to delegate future increases to Officers, which I also opposed and spoke against.

I have raised the issues of 20 MPH areas with the Cabinet Member, arguing that KCC should give fuller weight to schemes drawn up by Parishes and promote such schemes where there is local support, rather than continue to block them or put up tedious obstacles which either result in greater costs or more time wasted. There is a progression nationwide in this direction and KCC needs to engage with

that sooner rather than later as in the long run further delays will increase costs. The Cabinet Member agreed in principle with this and promised to look into it further.

I have also raised concerns about utility road closures and the frequent inadequacy of their diversions, signage, and overall consideration of the areas they are working in. There is to be an all-Members Briefing on this to be arranged and I will report back further following this.

### **Swale Borough Council**

Swale Borough Council has received £20million from the Government's Levelling Up fund to improve facilities at Sheerness making it, amongst other things, a greater visitor attraction and I hope people will take the opportunity to visit the area once the investments have been brought forward.

The next meeting to oppose the Bobbing Garden Village was last night at The Long Hop. The first was well attended and work will be ongoing.

There is a consultation due soon about the Lower Thames Crossing, and I think both KCC and SBC need to consider their current positions of active support. Quite apart from the ecological impact the scheme will have, it is currently another £2.3 Billion above estimates and this is now likely to see a reduction in other infrastructure schemes in Kent. This folly, which I have been arguing against for years, means that more traffic will be channelled into the A2/M2 corridor with very poor links between it and the A20/M20 corridor. The M2 is already overburdened and Brenley Corner is over capacity. Without infrastructure backing this the Lower Thames Crossing is likely to be a highways disaster. With that backing it will be an environmental disaster. A serious debate needs to start about this!

### iii. PCSO report

PCSO Kirsty Ling had sent the following report:

#### Crimes of note:

- 07/01/23 – Playstool Road – Van stolen from outside address and then located at the end of the road by the owner. No further action being taken by Police.

#### Anti-social behaviour and other incidents of note:

- 10/01/23 – Dennis Willcocks Close – reports of a dog attacking other animals. This has been passed on to the Dog Warden.
- 15/01/23 – Iwade Road – reports of an Emu running along the road. Owners have been advised that they need to keep the animals under control.

There are now only four PCSOs for the whole of Sittingbourne which will drop to three come next month, please can you encourage all residents to report via the Kent Police Website, Live Chat or failing that 101 as I cannot guarantee that reports sent to me via email will always be looked at. If something is happening it would be much more useful for them to report at the time with a view to us trying to get a patrol out to it.

Cllr Jackson said it had been raised that residents should report issues directly to 101 rather than the PCSO; there needs to be clarity as residents are used to contacting the PCSO.

Cllr Palmer said the matter had been raised with Matthew Scott, Kent Police & Crime Commissioner, all crime must be reported via 101 either by phone or online but if life-threatening people must call 999. There is a Police recruitment drive on at the moment and the Kent Police & Crime Commissioner is committed to community policing, there will be a report out in June.

## **7. PLANNING**

### i. To receive an update

Application: 22/505618/FULL Land At School Lane, Newington ME9 7JU

Proposal: Erection of 25no. residential dwellings with enhanced renewable energy features 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 (Resubmission of 21/504028/FULL)

Cllr Harvey said a decision is yet to be made.

Application: 22/505517/FULL Moat Cottage, Iwade Road, Newington ME9 7JY

Proposal: Erection of extension to existing garage

Cllr Harvey informed Members that the application has been permitted.

Application: 22/505555/FULL Trevean, Keycol Hill, Bobbing ME9 8NA

Proposal: Erection of single storey rear extension

Cllr Harvey reported that the application has been permitted.

Application: 22/505624/FULL 28 Wickham Close, Newington

Proposal: Proposed conversion of garage into part utility/store and extension to front elevation to create porch

Cllr Harvey informed Members that the application has been permitted.

Application: 22/503654/EIOUT Land To The West Of Bobbing, ME9 8QL

Proposal: Outline application (all matters reserved except for access) for a mixed used development comprising up to 2,500 dwellings, a 4.99ha commercial employment zone including doctors surgery, a 4.2ha sports hub, primary school, community facilities, local retail provision, public open space, children's play areas and associated parking, servicing, utilities, footpath and cycle links, drainage, ground and other infrastructure.

Cllr Harvey reported that he and Cllr Palmer had attended at meeting at Bobbing, it was suggested that reports be obtained from experts. There will be two Parish Councillors from each neighbouring Parish Councils on a group.

Application: 22/504818/FULL Warehouse, Chesley Storage, Chesley Farm, Bull Lane Newington ME9 7SJ

Proposal: Change of use of land for the storage of shipping containers for storage use, together with associated landscaping and ecology enhancements (part retrospective).

Cllr Harvey informed Members that the application had been permitted at Swale Borough Council Planning Committee on 12 January 2023

Application: 22/504579/FULL 47 Bull Lane, Newington ME9 7LT

Proposal: Creation of new driveway, insertion of crossed over and dropped Kerb.

Cllr Harvey said a decision is yet to be made.

Application: 22/505272/FULL Red Brick House, London Road, Newington ME9 7TW

Proposal: Installation of 2 metre high close-boarded fence to southern and western boundaries. (Retrospective).

Cllr Harvey reported that the application has been permitted.

Application: 22/504968/FULL Moat View, Church Lane, Newington ME9 7JX

Proposal: Erection of a detached dwelling for a disabled person with associated parking and minor landscaping works.

Cllr Harvey reported that the application has been refused.

Application: 22/505579/PNQCLA The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Prior notification for the change of use of agricultural barn to 1no. dwellinghouse and associated operational development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use

to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Cllr Harvey reported that the it was decided that prior approval was not required.

Application: 22/504243/FULL Bobbing Solar Farm, ME9 8NN

Proposal: Addition of 40 CCTV cameras and poles at Bobbing Solar Farm.

Cllr Harvey said a decision is yet to be made.

Application: 22/500275/OUT Land South Of London Road, Newington

Proposal: Outline planning application for up to 135 dwellings with the retention of existing farm buildings, new public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Access being Sought).

Cllr Harvey said a decision is yet to be made.

Application: 21/505722/OUT 128 High Street, Newington ME9 7JH

Proposal: Outline application for demolition of existing residential dwelling and erection of up to 46 residential dwellings, including affordable housing, with access from A2 High Street (Access only being sought).

Cllr Harvey reported that the application was approved Swale Borough Council Planning Committee on 12 January 2023. The Parish Council co-ordinated its approach to the application with a representations from the Council and also the two Ward Members and a resident also spoke against the proposal. The Parish Council wants to be part of the s106 discussions.

#### *Appeal to the Planning Inspectorate*

Application: 21/501791/PIP Land At 164 Bull Lane, Newington ME9 7NB

Proposal: Permission in Principle for the erection of a detached two storey sustainable self-build or custom building dwelling with new access onto Bull Lane.

PINS reference: V2255/W/21/3286759

Cllr Harvey said a decision is yet to be made.

Application: 19/502206 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/C/21/3287191

Cllr Harvey said a decision is yet to be made.

Application: 22/500887/FULL 77 Playstool Road, Newington ME9 7NL

Proposal: Erection of rear conservatory (retrospective

PINS Reference: APP/V2255/D/22/3304011

Cllr Harvey said a decision is yet to be made.

ii. Ref: 22/505618/FULL

Address: Land At School Lane Newington Kent ME9 7JU

Proposal: Erection of 25no. residential dwellings with enhanced renewable energy features 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 (Resubmission of 21/504028/FULL).

Councillors agreed to continue with their response to the application. Cllr Harvey will circulate draft to Councillors.

iii. Ref: 22/501005/FULL

Address: 77 High Street Newington Sittingbourne Kent ME9 7JJ

Proposal: Erection of 10 no. detached C3 dwellinghouses with repositioned vehicular access from public highway.

Amended details

Councillors considered the amended information and **AGREED UNANIMOUSLY** to respond that *Newington Parish Council has not commented further because it was waiting for the promised meeting with the developer by the outgoing Officer. Our concerns remain.*

Cllr Harvey thanked Cllr Harvey for his report.

## 8. AMENITIES

Cllr Jackson reported that the contractor will start work soon, he has the bushes for the swings and the fence bolts. They will remove the sputnik after half term for workshop repair.

Mr Jackson, the Pavilion care taker reported the grass cutters want another key for the gate to the play area.

Cllr Harvey said a deposit of £150 would be required.

Cllr Jackson reported that the light in the alley from the High Street to the hall has been reported (16258726). The Clerk has emailed Southern Water and has also challenged the DRAX invoice for the pavilion, photos have been sent. The Clerk was informed ten days before the money was taken from the bank account and this was just before Christmas.

Cllr Harvey said there needs to be summer and winter rates for pavilion hire with a winter surcharge.

### ITEM FOR AMENITIES AGENDA

Cllr Layer said the toilet door at the pavilion does not close properly.

Mr Jackson said it was due to the damp and that he will look at it.

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

## 9. SWALE BOROUGH COUNCIL LAND

Cllr Palmer reported there had been no response from Swale Borough Council.

*ACTION: Clerk to chase.*

## 10. ALLOTMENTS

Cllr Layer said there was nothing to report.

## 11. VILLAGE VOICE AND MEDIA

Cllr Mould said the Village Voice will be delivered from mid- February and will be the Spring edition. The church wants a black and white insert and there will be an insert regarding Station Road and only delivered to that area. Amenities Committee agreed that The Albion could have an insert and they will be charged.

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

## 12. FINANCE

### i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
Commercial Services Trading Ltd	Grounds maintenance	<b>£171.68</b>
Mr R Jackson	Pavilion expenses and batteries for Christmas lights	<b>£14.80</b>
DCK Accounting	Payroll fees – January	<b>£36.00</b>
Staff	Salary	<b>£766.70</b>

HMRC	PAYE & NI	<b>£40.53</b>
Administration	Expenses	<b>£31.18</b>
Mr R Malone	Litter Picking Recreation Ground - January Litter Picking	<b>£527.00</b>
Mr MJ Marshall	Cemetery and Churchyard maintenance - January	<b>£625.00</b>
Mr R Burrows	Track gate keeper- January	<b>£100.00</b>

Cllr Godmon **PROPOSED** the payments be authorised: **SECONDED** by Cllr Palmer:  
**AGREED UNANIMOUSLY.**

Cllr Godmon **PROPOSED** paying the CPRE subscription of £60.00: **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY.**

#### ii. Finance report

No questions had been raised

#### iii. Any other finance matter received by 31 January 2023

##### Bank accounts

NatWest:- 31.12.22 £42,933.23

Nationwide:- 31.03.22 £45,774.68

Unity Trust:- 31.12.22 £59,493.43

#### Payments

20.12.22	Drax Energy	Street lighting and Pavilion	£216.10
20.12.22	NEST	Pension	£230.55
31.12.22	Unity Trust Bank	Account fees	£18.00

#### Receipts

01.12.22	Swans Fitness Club	Community Sports Room hire	£25.00
06.12.22	Vibe	Parish Room hire	£25.00
13.12.22	Doddington Parish Council	Share SLCC fees	£54.00
19.12.22	Swans Fitness Club	Community Sports and Parish Room hire	£10.00
20.12.22	Vibe	Parish Room hire	£10.00
22.12.22	Medi Aid UK	Parish Room hire	£70.00

Cllr Palmer thanked Cllr Godmon for his report.

### 13. CHURCHYARD AND CEMETERY

Cllr Harvey said part of the wall of the church at Rainham has collapsed, residents blame the traffic.

Cllr Layer said there is a tree growing near the back wall of the church.

### 14. HIGHWAYS

Covered under matters arising.

### 15. STREET LIGHTING

Cllr Palmer said he will chase Swale Borough Council to repair the alley light.

## 16. REPORTS FROM MEMBERS

Cllr Mould reported that there had been a finance meeting at the school; the school is at maximum capacity of 210. The school has taken over Cherries Pre-school and it is being run as part of the school and is running at capacity (42) except for two afternoons a week.

Cllr Harvey reported that he and Cllr Palmer attended the KALC Swale Area Committee meeting, there was feedback on the water situation. Neither Swale Chief Executive nor the Head of Planning were at the meeting. There was a presentation on law enforcement.

## 17. CORRESPONDENCE

1. 23.11.22- National Highways: M2 junction 5 improvement scheme – newsletter
2. 03.01.23 KALC winter events
3. 03.01.23 KALC election bulletin
4. 04.01.23 Briefing Note from KCC, Public Transport Department
5. 05.01.23 Parish.UK Network: request for information for their website
6. 06.01.23 National Highways- work planned
7. 09.01.23- KCC Highways: Emergency Road Closure - Wormdale Hill, Newington - 16th January 2023
8. 12.01.23- KALC SAC: Kent Police- Can't be everywhere, but could be anywhere!
9. 13.01.23- KALC: events flyer January 2023
10. 13.01.23- National Highways update
11. 16.01.23- KALC newsletter
12. 16.01.23- NALC CEO bulletin
13. 16.01.23- KALC: Information regarding PARISH.UK Network
14. 17.01.23- National Highways: M2 junction 5 improvement scheme update
15. 20.01.23- FOCAS newsletter
16. 20.01.23- National Highways- Planned work and closures
17. 23.01.23 - NALC Chief Executive's Bulletin
18. 25.01.23- NALC newsletter
19. 27.02.23- National Highways- Planned work and closures

## 18. ANY OTHER BUSINESS

It was agreed that the Annual Parish Meeting would be held on 31 March.

*ACTION: Clerk to invite village organisations to give a presentation to the meeting.*

Cllr Jackson said Swale Borough Council had been asked for a replacement bin at the woodland and the officer said that the number of litter bins will be reduced, the officer is suggesting that one be moved from the play area.

SBCllr Palmer said the Borough Council wants to cut the number of bins as Biffa says there are areas where the bins are empty.

Cllr Harvey said there is a seasonal issue as people do not go out in the cold. There are two litter bins and one dog waste bin for the whole area.

*ACTION: Cllr Jackson to write to the officer.*

Cllr Jackson said there had been a Facebook post about litter on the A249.

Cllr Palmer asked if the Council wanted to participate in the KALC Community Award. It was agreed not to participate.

**Date of next meeting: Tuesday 28 February**



There being no further business, the meeting finished at 8.15pm

Signed as a true record of the meeting

Chairman

Date: 28 February 2023