

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on 25 September 2019 in the Newington Room, Newington Village Hall.

Present: Cllr Tony Mould (Vice Chairman), Cllr Dean Coles, Cllr Ryan Condron, Cllr Richard Geldard, Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Elaine Jackson Cllr Eric Layer, Cllr James Morgan and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk).

Also present were County Councillor Mike Whiting and one member of the public.

1. APOLOGIES FOR ABSENCE

In the absence of the Chairman, Cllr Mould took the Chair and welcomed everyone to the meeting.

Apologies had been received from Cllr Debbie Haigh (unwell); apologies accepted.

Apologies had also been received from Ward Member Alan Horton (at another meeting); apology noted.

2. DECLARATIONS OF INTEREST

None were declared.

3. VISITORS

ii. County Councillor

It was agreed to bring this item forward to allow KCCllr Whiting to leave early to attend a meeting with the Kent Police and Crime Commissioner.

KCCllr Whiting said the Gladmans' verdict was an important result for the village and a good outcome. Kent County Council has limited powers concerning air quality management which falls to Swale Borough Council. However, Kent County Council is responsible for Public health issues and officers have been requested to look into air quality which affects so many people. KCCllr Whiting reported that it is hoped the road closures in Newington will be managed during the gas main replacement which starts on 30 September. The Clerk is Southern Gas Networks' point of contact for news and KCCllr Whiting said he will post on his Facebook page. The works had been delayed until next year but has been accelerated to avert supply issues through the winter. SGN has been asked to put an HGV ban during the works and KCC Highways is in discussion with the company, HGVs will not be able to pass through the High Street but will have access from either end on the A2 for essential journeys.

Cllr Harvey said he has requested an emergency contact number from SGN. There is a footpath closure through Paradise farm which suggests the brickearth extraction is imminent, can this be postponed? Can the hedges in the back lanes be cut back to allow easier passing for vehicles?

KCCllr Whiting said the hedge cutting is on KCC Highways list of things to do and there is a meeting on Friday to discuss the gas works. Only Kent Police can enforce a ban and KCC is seeking to have powers to enforce regulations on their roads with Highway Stewards and PCSOs. KCC Highways has learnt from the previous emergency closure and the issues raised will be dealt with automatically.

Cllr Coles said there continues to be an issue with HGVs coming off Danaway and Bull Lane, the Golf Club has had its property damaged.

KCCllr Whiting reported that he has spoken to the Golf Club and extra signage has been installed. The issue is how much information is on the drivers' SatNavs and KCC Highways works with providers to ensure they receive updates. It is illegal for HGVs to use any roads south of the A2 but it still needs to be enforced.

Cllr Harvey said he was concerned that SGN may use the cheapest contractors.

KCCllr Whiting said the contract is with SGN and that they need to police the contract, this will be raised at Friday's meeting.

Cllr Coles said if there are signs on junction 5 of the M2 that there is no access to the A249 and lorries should use junction 4, foreign lorry drivers will understand.

KCCllr Whiting said Highways England has agreed that if there is an issue on the M2 the M20 will be used and signage will be from Dartford. Operation Brock is being reinstated.

Cllr Mould thanked KCCllr Whiting for attending and for his report.

KCCllr Whiting left the meeting.

4. MEMBERSHIP OF COMMITTEES AND SUBCOMMITTEES

It was **AGREED UNANIMOUSLY** to make the following appointments to committees:

Finance Committee- Cllr Condron and Cllr Jackson.

Amenities Committee – Cllr Condron, Cllr Geldard and Cllr Morgan.

Planning Committee- Cllr Morgan

Cemetery Working Group- Cllr Geldard.

ACTION: Clerk to send updates to Cllr Mould.

5. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 27 AUGUST 2019

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

6. MATTERS ARISING FROM THE MINUTES

Planning Permission for Fence at ball court – Cllr Mould said an Ordnance Survey map is needed.

Cllr Harvey said he will liaise with the Clerk.

Roman Temple Cllr Coles said the Newington History Group is no longer involved in the project which is being dealt with by the archaeologists, Persimmon and Kent County Council.

7. PUBLIC QUESTION TIME

No matters were raised.

8. VISITORS

i. Borough Councillors

SBCllr Palmer reported that there has been a big issue with bins not being collected in the village affecting about 20% of the parish. SBCllr Palmer said he had written to Biffa who arranged for the bins to be collected but then others were not emptied. The contractor has employed more people and have extra vehicles to address the problem.

Cllr Harvey thanked SBCllr Palmer for his help with the issue and for responding every time when contacted.

SBCllr Palmer reported the dropped kerb in The Willows is being investigated by KCC Highways to ensure it is legal.

Cllr Morgan asked if there is a plan to adjust the bin collections during the road work on the A2 and how will residents be informed of any changes.

SBCllr Palmer said if the bins are not collected on the scheduled day they will be collected the following day and that he is concerned for residents who pay to have their bins cleaned following collection. This matter will be raised again.

Cllr Mould thanked SBCllr Palmer for his report.

9. PLANNING

i. To receive an update

Ref: 19/503737/SUB Land Adjacent To 5 The Tracies Newington ME9 7TQ

Proposal: Submission of Details to Discharge Condition 4, 5, 6,7,10,15 (From application 18/505315/FULL : Erection of 5no. detached houses with associated access and parking including detached carport to Plot 2.

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

Ref: 19/503819/FULL Land Adjacent To Cromas, Callaways Lane, Newington ME9 7LX

Proposal: Erection of a detached residential dwelling (revised scheme to 18/506309/FULL).

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

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 following the refusal of the application an appeal could be lodged which would stop the clock for enforcement action.

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.

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

Ref: 19/502808/FULL 2 Wormdale Farm Cottages, Wormdale Hill, Newington ME9 7PX

Proposal: Partial demolition and reconstruction of subsided East side section together with the removal and reinstatement of rear porch.

Cllr Harvey informed Members that the application has been permitted.

Ref: 19/503512/PNQCLA Lion Farm. Rear of 148 High Street, Newington ME9 7JH

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

Cllr Harvey reported the application has been withdrawn

Ref: 19/503477/FULL Land At Callaways Lane, Newington ME9 7LU

Proposal: Minor Material Amendment to application 19/500844/FULL in order to provide rooflights to the garage along with a staircase.

Cllr Harvey informed Members the application has been permitted and that he and the Clerk had met with the owner prior to the meeting. There is no evidence of wayleave and photographs clearly show the telegraph pole is outside the fence. The planning statement states "*The site boundary is defined by a mix of post and rail fencing, with trees and hedges facing a well defined boundary with the rural access way*". The owner is obtaining advice from KCC Highways and the Parish Council will also check. The owner also claimed the neighbours are complaining about the bins and this is something the Parish Council is not aware of. The Clerk will check with Swale Borough Council to see if the bin can be exchanged for a better type and if it moved to an appropriate location which will then be emptied.

Ref: 19/503564/FULL Wormdale Farm, Wormdale Hill, Newington ME9 7PX

Proposal: Erection of steel frame portal building infill between two existing buildings.

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

Ref: 19/503244/FULL 1 Milton Cottages, Keycol Hill, Bobbing ME9 8NE

Proposal: Proposed single storey side/rear extension with changes to fenestration.

Cllr Harvey informed Councillors that the application has been permitted.

Eden Meadow

Cllr Harvey said there was no update on this matter.

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.

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

Application Number SW/16/507594/RVAR (KCC/SW/0526/2018)

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

Cllr Harvey said the extraction of the brickearth is about to start and it will not be helpful to have the lorries going through the village during the gas main replacement on the A2.

Medway Planning Policy update

Cllr Harvey said there will be no response from the Parish Council.

Ref: 17/505711/HYBRID Land At Wises Lane, Borden ME10 1GD

Proposal: 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 informed Councillors that the application has been refused and will now be determined at appeal.

Ref: 19/503293/FULL: Car Showroom, London Road, Upchurch ME9 7PD

Proposal: Change of use of auto showroom and workshop (Sui Generis) to a banqueting hall, including food processing and distribution (Class D2 and B2), including the creation of a mezzanine floor and alterations to fenestration.

Cllr Harvey reported the application had been refused and that a further application has been submitted and will be dealt with next month.

Ref: 18/505060/ADJ (Alternative ref: 18/504836/EIOUT) Binbury Park, Detling Hill, Detling, 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 the proposal still has not been discussed.

In the Court of Appeal, Civil Division

Order made by the Rt. Hon. Lord Justice Lindblom

'On consideration of the appellant's notice and accompanying documents, but without an oral hearing, in respect of an application for permission to appeal, against the refusal of the High Court to apply for a planning statutory review'

Reasons: 'The applicant's grounds are properly arguable and have a sufficient prospect of success to justify permission to appeal being granted'

Gladman Developments Limited – and – The Secretary of State for Communities and Local Government – and – Swale Borough Council – and – CPRE Kent.

Order dated 5 October 2018 Reference: C1/2017/3476

Cllr Harvey reported the Appeal has been dismissed which is good for the village and an important precedent regarding air quality issues.

Ref: 19/504593/LAWPRO 40-42 London Road, Newington ME9 7NR

Proposal: Lawful Development Certificate for the proposed change of use from B1 office to C3 residential.

Councillors considered the application and had no objection to the proposal.

ii. Ref: 19/503528/FULL

Address: The Vicarage, Church Lane, Newington, ME9 7JU

Proposal: Demolition of existing garage, outbuilding and boundary wall. Erection of 3no. detached, three bedroom dwellings with associated landscaping, parking and access.

Councillors considered the application and were concerned the proposal will increase the traffic in Church Lane; the cumulative build up of traffic with Parsonage Farm having been developed since the earlier application had been approved; the impact on air quality; it is a Rectory serving six parishes so would expect it to be a large house with grounds; there are regular traffic jams in Church Lane.

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

iii. Ref: 19/504153/FULL

Address: Land Rear Of 148 High Street, Newington ME9 7JH

Proposal: Conversion of former agricultural barn to a dwellinghouse, including demolition of existing feed and bedding stores and erection of a single storey extension to form an annexe, with associated car parking and access driveway.

Councillors considered the application and noted that work on the car park has already started. The barn has been used as a store and not for agricultural purposes; there will be increased traffic; the Planning Inspector said the proposal is outside the built environment; an annexe should be linked to the main building, if approved there should be a condition that the annexe can only be used by residents of the house; it will start to erode the village envelope; and the access is narrow.

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

10. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 17 September and consider the recommendations

Cllr Layer **PROPOSED** to accept the minutes as a true record of the meeting held on 17 September; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**. Cllr Jackson signed the minutes as a true record of the meeting.

Cllr Layer informed Members that PCSO John Cork had attended the meeting and had reported that there were not many issues within the village.

Cllr Jackson congratulated Cllr Layer for completing the Play Area Safety Course.

Cllr Harvey said he has met with a contractor regarding a quotation for an extra CCTV camera on the Pavilion.

ii. To consider budget of £50,000 for the play area

Cllr Layer **PROPOSED** to set a budget of £50,000 from the S106 money for the play area; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

Cllr Layer reported the sputnik needs new bearings.

ACTION: Clerk to obtain quotation.

Cllr Mould said he has been tasked with liaising with the Youth Club to ascertain if they would be willing to paint the garage and is waiting to hear back from the group.

Cllr Palmer said a resident has informed him that one of the new lights needs a shade as it shines in their house.

ACTION: Cllr Palmer to send details to the Clerk.

Cllr Jackson said there will be a village litter pick on 19 October.

ACTION: Cllr Palmer to borrow the equipment from Swale and arrange for the bags of rubbish to be collected.

Cllr Layer informed members that KCC have been approached to put a memorial bench on the green.

Cllr Harvey said the Parish Council has recommended more suitable locations for memorial benches at the cemetery and the Recreation Ground.

Cllr Mould said the final decision will not be the Parish Council's.

iii. To consider quotation for play area inspection

Cllr Mould said the Council's usual play area inspector is unable to carry out the inspection due to ill health and has recommended another inspector.

Cllr Harvey **PROPOSED** to accept the quotation from Chris Newell, for £45 for the play area and £45 for the gym equipment plus the fee for a Councillor to meet with the inspector; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**. Cllr Layer will meet with the inspector.

11. VILLAGE VOICE AND MEDIA

i. To receive an update

Cllr Mould said comments on the first draft of the Village Voice have been noted.

Cllr Layer said the new website is very good.

ii. To consider a Social Media Policy

Cllr Palmer **PROPOSED** to adopt the Social Media Policy; **SECONDED** by Cllr Coles: **AGREED UNANIMOUSLY**.

Cllr Mould **PROPOSED** to trial a limited Facebook page with a review in three months, contents can only be added with the Clerk's approval and for the page to be "read only"; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

12. FINANCE

i. Cheque list: to consider invoices for payment

Cheque No	Payee	Expenditure	Amount £
3027	Cancelled		
3028	Profile Business Supplies	Village Voice- September 2019	£60.00
3029	Mr R Malone	Litter Picking Recreation Ground and streets	£479.00
3030	Mr MJ Marshall	Cemetery and Churchyard maintenance September 2019	£490.00
3031	Mrs W Licence	Salary and expenses	£850.75

3032	HMRC	PAYE & NI	£122.34
3033	Countrywide Grounds Maintenance Ltd	Grounds Maintenance September	£265.00
3034	DCK Accounting Solutions	Payroll fees September	£30.00
3035	D Haigh	Cemetery signage	£3.78
3036	PKF Littlejohn LLP	External Audit fee	£360.00
3037	Mr Brown	Refund of Exclusive Right of Burial Fee	£1,000
3038	Mr A Smith	Removal of soil mound at cemetery	£480.00
3039	Mr D Buckett	Internal Audit fee	£405.85

Councillors considered the cheques raised and Cllr Godmon **PROPOSED** the signing of the cheques; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

Receipts

£30,550	Salex	Loan
£30.00	Brogdale CIC	Pavilion Hire
£50.00	R Jackson	Pavilion Hire
£36.66	Doddington PC	Share of SLCC subs
£36.67	Upchurch PC	Share of SLCC subs
£70.00	Mrs Beaney	Pavilion Hire & deposit

Payments

	Payee	Reason
£176.58	NEST	Pension
£212.00	Haven Power	Street Lighting
£863.00	Haven Power	Street Lighting

ii. Review of Financial Regulations

Deferred to October meeting

iii. Completion of external audit

Deferred to October meeting

iv. Internal Audit report

Deferred to October meeting.

Cllr Godmon said it is good practice to review the arrangements for the internal audit will be considered by the Finance Committee.

v. Review of banking arrangements

Cllr Godmon said he had contacted several banks to ascertain details of their internet banking packages. Cllr Godmon **PROPOSED** to open an internet banking account with the Unity Trust Bank; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

13. ADMINISTRATION

Cllr Jackson said the HR Committee had drafted a Sickness Absence Policy. Cllr Jackson **PROPOSED** to adopt the policy; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

14. CHURCHYARD AND CEMETERY

i. To receive an update of the Churchyard and Cemetery

Cllr Layer reported that a new grass cutting schedule has been drawn up and is being tendered in the Village Voice and on the website, the closing date is 28 October. The contractor has been asked to tidy the edge of the Cemetery. There will be a Cemetery working party on 30 October and all are welcome to help. The contractor has said some relatives have put gardens on the graves but do not maintain them causing problems with maintenance, he is also concerned about shingle on graves which damages machinery.

ACTION: Cemetery Working Group to review the regulations.

Cllr Coles said Cllr Layer has strimmed the Commonwealth War Grave for the heritage Open Day, the History Group will discuss the grave and the possibility of defining the edges.

Cllr Layer said the church yard behind the church is a mess.

Cllr Mould reported that Cllr Haigh had installed signs at the cemetery for visitors to dispose of rubbish properly.

Cllr Mould thanked Cllr Layer for his report.

15. HIGHWAYS

Cllr Jackson raised concern about the temporary closure of footpath ZR60.

Cllr Harvey said it will only be closed during brickearth extraction to protect the public.

16. STREET LIGHTING

Cllr Mould said there will be a meeting with the contractor; Cllr Haigh, Cllr Layer and Cllr Jackson will attend and must give dates of availability.

17. REPORTS FROM MEMBERS

Cllr Palmer reported that he and Cllr Harvey had attended the KALC Swale Area Committee meeting which had a very informative presentation from Prof Stephen Packham.

Cllr Harvey said views were being sought regarding local committees although they may be no benefit.

Cllr Palmer said three committees have been suggested for Sittingbourne, Sheppey and Faversham with possible a fourth committee for rural areas. It would be possible for smaller planning applications to be looked at by the committees which could have representatives from Parish Councils and Community Groups.

Cllr Harvey reported that he had also spoken to Simon Algar, Swale Conservation Officer, as Swale Borough Council are to review the Conservation Areas and Newington will be the first parish to be reviewed. The Parish Council and a local historian would be involved and if the Conservation Area is enhanced it will help to protect the area.

Cllr Mould reported the school roles at both Newington and Lower Halstow Schools have increased.

Cllr Harvey asked if it can be ascertained how many pupils are from the Persimmon development.

18. CORRESPONDENCE

1. 8.19- KALC training events flyer
2. 28.08.19- resident email regarding the Roman temple
3. 28.08.19- copy of letter sent to NHG regarding the Roman temple

4. 02.09.19- UpARA Newsletter
5. 04.09.19- SBC: Area Committee surveys
6. 05.09.19- KCC: Highways: Forward works programme
7. 05.09.19- KALC: Update on Parish Websites and GDPR issues
8. 05.09.19- Action with Communities in Rural Kent: Community Led Housing even
9. 09.09.19- KCC: asthma Services workshop- *added to website*
10. 09.09.19- NALC: election survey
11. 09.09.19- KCC: National Highways & Transport Network - Public Satisfaction Survey
12. 09.09.19 KALC Swale Area Committee Newsletter
13. 12.09.19- Kent Police Rural Task Force report
14. 14.09.19- Letter regarding dog bin in Callaways Lane
15. 17.09.19- Cllr Whiting- A2 gas main replacement
16. 17.09.19- Kent PROW- Temporary Closure of Public Footpath ZR60- *added to website*
17. 17.09.19- Prof Packham's Air Quality presentation to KALC Area Committee
18. 19.09.19- Letter from KALC SAC Vice Chairman
19. 21.09.19- MW pothole update

19. ANY OTHER BUSINESS

Cllr Palmer asked if there were any plans for Christmas decorations in the parish.
The Clerk said Swale have a grant fund for this purpose.
Item for Amenities Committee.

Cllr Coles said the Newington History Group are looking for sites to plant a peace tree and wonder if it can be at the Recreation Ground.
The History Group will make a formal request.

Cllr Jackson asked if the keys had been returned from the previous grass cutter.
The Clerk reported they had not been returned.
ACTION: Clerk to request £100 to replace the lock from the contractor.

Date of next meeting: Tuesday 29 October 2019

There being no further business the meeting closed at 9pm

Signed as a true record of the meeting:

Chair
29 October 2019