

# NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 30 January 2018 in the Newington Room, Newington Village Hall.

Present: Cllr Debbie Haigh (Chair), Cllr Tony Mould (Vice Chairman), Cllr Sue Brewster, Cllr Dean Coles, Cllr Steve Godmon, Cllr Mel Harris, 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 eight members of the public.

## 1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Ray Cuffley (illness): apology accepted.

## 2. DECLARATIONS OF INTEREST

Cllr Jackson declared a pecuniary interest in item 8(iii) as her husband was a candidate for the position.

## 3. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 12 DECEMBER 2017

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

## 4. MATTERS ARISING FROM THE MINUTES

Cllr Haigh reported the Parish Room signs and fire extinguishers have been installed

Cllr Haigh informed Members that the hedge by track has been cut

Information about the oak trees has been sent to the Clerk to request a tree Preservation Order be placed on them.

Cllr Haigh said BT have refuted claim the damaged caused by their telegraph pole, photos have been sent to BT and a site meeting has been offered. Currently waiting for a response.

There was no update from ADT regarding the Village Hall CCTV equipment.

## 5. PUBLIC QUESTION TIME

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

*#1- A resident from Callaways Lane said he had reported a faulty street light, which had been out since September, in October, November and December and each time was told the fault was being reported to the contractor.*

Cllr Haigh said the light has been reported and the Council will contact the contractor again.

*ACTION: Clerk to liaise with Cllr Haigh to write formal letter.*

*#2- A resident said CPRE had said they would complain at the way that Swale Borough Council had treated them.*

SBCllr Wright reported that Mr Richard Knox-Johnston had contacted SBC with questions for officers about air quality management and mitigation measures in the High Street.

*#3- A resident expressed concern that SBC adopts a planning policy which they seem to ignore if it suits them. The land adjacent to 99 High Street was listed as thirty-three out of thirty -six for sustainability and yet it was incorporated in the Local Plan. The issues at this site are the same as Pond Farm. The 148 High Street application has been turned down because of the village gap but 99 High Street has not been refused.*

Cllr Harvey said the critical point for the Planning Inspector in refusing 148 High Street and other was that Swale Borough Council could demonstrate a five-year housing supply. The development at land adjacent to 99 High Street cannot begin until air quality mitigation is in place.

Cllr Haigh thanked everyone for attending.

*The meeting was reconvened.*

## **6. VISITORS**

### i. Borough Councillors

SBCllr Lewin reported traffic impact surveys are being carried out throughout the Borough. The issues regarding the Working Men's Club have been lodged as a complaint with the Borough Council, a response will be published soon. Issues concerning the naming of developments has been raised and this will be looked into.

Cllr Haigh said the Parish Council submits suggestions for names which will preserve the local history but is ignored.

Cllr Lewin reported he has written an objection with material planning considerations to the proposal for Keycol Farm, raising concern about the over crowding of the site and the mixing of the two communities.

Cllr Haigh thanked SBCllr Lewin for his report.

SBCllr Wright reported he has been dealing with residents' concerns regarding enforcement issues and these have been resolved. SBCllr Wright said he has not responded to the planning application for Keycol Farm as he may be on the Planning Committee. Swale has agreed for further monitoring of air quality on Key Street. The fencing at the allotments, which had received grant funding, has been erected.

Cllr Haigh thanked SBCllr Wright for his report.

### ii. County Councillor

KCCllr Whiting reported that the County Council has reviewed its budget proposals for savings in payments for discretionary bus subsidies. KCC has reduced the level of savings it is proposing to make next year from £2.25m to £0.45m and will work with operators to minimize the number of routes that may be affected. KCCllr Whiting said he would continue to argue that the 326 and 327 evening and Saturday services should be protected from any cuts, and he thanked residents for contacting him.

KCCllr Whiting reported that following a request from a member of the public, he was seeking advice from the Kent and Medway Camera Safety Partnership as to whether it is feasible to put a speed camera on the A2 on near Playstool Lane.

KCCllr Whiting reported he has asked officers for their views on whether the yellow lines in Church Lane encourage people to speed or not and is waiting for a response. There are regular, sometimes conflicting calls for further safety measures to slow traffic down on Church Road and there is clearly a lot more work to be done to come up with a solution that suits everyone.

KCCllr Whiting said he is following up complaints about lorries driving in Wormdale Hill and getting stuck as they are forced to turn around.

Cllr Haigh said the Joint Transportation Board has said that Rushenden and Queenborough will have 20mph restrictions on residential roads. This has always been wanted for Newington but have been knocked back as the "pilot" was for Faversham.

KCCllr Whiting said he would look into the matter if he is provided with details of suggested 20mph areas.

SBCllr Wright reported Swale Officers have met KCC Highways team, the response from the previous cabinet was that there was no money available for a 20mph scheme.

Cllr Haigh thanked KCCllr Whiting for his report.

## **7. PLANNING**

### i. To receive an update on planning matters

Application: 17/506142/NMAMD 37 London Road, Newington ME9 7NS

Proposal: Non-material amendment: Side elevation doors & window replaced with one continuous bi-fold. Two windows added to the side elevation of proposed extension first floor & window, & door to rear mirrored (original application ref: 17/503011/FULL).

Cllr Harvey reported the application was withdrawn on 14 December 2017 and a new application has been lodged.

Application: 17/505891/FULL Unit K-M Newington Industrial Estate, London Road, Newington

Proposal: Permission for the addition of a motorcycle MOT station, in addition to the motorcycle maintenance activities.

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

Application: 17/505817/FULL 31 Bull Lane, Newington ME9.7LT

Proposal: Retrospective – vehicle access and driveway to create off-road parking area

Cllr Harvey reported the application has been approved.

Application 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 Class D1 medical facility of up to 560 sq m GIA; 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 thanked Cllr Palmer for writing the Council's objections and informed Councillors a decision is yet to be made.

Application: 17/505430/FULL Oak Hill Farm, Iwade Road, Newington ME9 7HY

Proposal: Conversion and extensions of existing stable/outbuilding to create B1 office use with associated access and parking.

Cllr Harvey reported a traffic survey has been carried out and has recorded the speed of traffic and number of movements.

Application: 17/505564/FULL 54 London Road, Newington ME9 7NR

Proposal: Replacement outbuilding (works started)

Cllr Harvey informed Councillors the application has been approved.

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 Councillors a decision is yet to be made.

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 that a decision is yet to be made.

Application: 17/504062/FULL 43 High Street, Newington, ME9 7JR

Proposal: Change of use from A1 Retail to D1 Non-residential Institution,

Cllr Harvey thanked Cllr Palmer for speaking at the Swale Planning Committee and informed Councillors the application has been approved.

Application: 17/504342/FULL Newington Working Men's Club

Proposal: Retrospective demolition of former Working Men's Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars -Revised  
Cllr Harvey informed Members that he is waiting for a response from James Freeman, SBC. There were further complaints from residents concerning construction work on Sunday morning. The developer told the Planning Officer that the work was due to a gas problem although there seems to be no evidence of this.

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 that a decision is yet to be made.

Application 17/500946/FULL Land rear of 148 High Street, Newington ME97JH

Proposal: Demolition of existing garage and erection of 3 dwellings to include new access with associated parking and landscaping, erection of 2 detached garages and a summer house/studio

Cllr Harvey reported the appeal was dismissed on 17 January 2018.

Application: 14/501847/FULL 43 Church Lane Newington Kent ME9 7JT

Originally to be determined on the basis of written representations; now Planning Inquiry

Planning Inspectorate ref: APP/V2255/C/16/3158379

Cllr Harvey reported the Planning Inquiry was held on 23 January 2018 and a site visit is scheduled for 5 February 2018.

Application: 16/506064/LDCEX Lodge Farm, Old House Lane, Hartlip, Kent ME9 7SN

Proposal: Lawful Development Certificate (Existing) for the use of the dwelling at Lodge Farm as a single dwelling-house by persons not solely or mainly employed, or last employed locally in agriculture (in non-compliance with condition 2 of the approved planning application SW/98/796; an Cllr Harvey informed Councillors the application has been approved.

Application: 16/507594/COUNTY Paradise Farm, Lower Hartlip Road, Hartlip ME9 7SU

Proposal: County Matter - phased extraction of brickearth, advance planting, access improvements, restoration and replanting back to agricultural use.

Cllr Harvey said there was nothing to report on this matter.

Cllr Haigh thanked Cllr Harvey for his report.

ii. Ref: 17/506345/FULL

Address: Building at Keycol Farm, Keycol Hill, Bobbing ME9 7LG // ME9 8NA

Proposal: Demolition of pole barn attached to northern elevation and conversion of a former agricultural building into two dwellings with associated access and parking |Building At Keycol Farm Keycol Hill Bobbing Sittingbourne Kent ME9 8NA

Councillors considered the application and expressed concern that it is an agricultural site with agricultural land and buildings; it is outside the built up boundary; the Planning Inspector's comments on 148 High Street need to be taken into account; the access road is not wide enough; when the bins are left out for emptying they would block visibility for neighbours; there have been serious accidents by Fulcrum Court; the application infringes on the first condition of the retrospective application in 2015 which was that the site should not be occupied by anyone other than a member of the gypsy and traveling community; the proposal would mix the two communities; and the application is listed as Bobbing when it is in Newington.

Councillors **AGREED UNANIMOUSLY** to object to the application.

iii. Ref: 17/506133/FULL

Address: 37 London Road, Newington ME9 7NS

Proposal: Revision to detached garage with study/office above and side extension on previously approved application 17/503011/FULL. Alteration of ground floor rear fenestration to existing house

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

iv. Application: 18/500053/FULL

Address: 45-47 Playstool Road, Newington ME9 7NE

Proposal: Erection of a single storey rear extension to 47 Playstool Road and a single storey side and rear extension to 45 Playstool Road. | 45 - 47 Playstool Road Newington Kent ME9 7NE

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

v. Ref: 17/505891/FULL

Address: Unit K-M Newington Industrial Estate, London Road, Newington ME9 7NU

Proposal: Use of part of ground floor for motorcycle repair and maintenance (retrospective), and installation of motorcycle MOT station.

Councillors considered the application and had no comment to make.

Cllr Haigh thanked Cllr Harvey for his sterling work.

**8. AMENITIES COMMITTEE**

i. To receive the minutes of the Amenities Committee meeting held on 23 January 2018 and consider the recommendations

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

Cllr Jackson reported concern was raised by a resident about the yellow lines in Church lane and he has been advised to talk to KCC. The Committee were made concerned about the recent spate of tyre dumping in the area and noted the tip will not receive HGV tyres and there is a charge of £2.50 on other tyres. The Pavilion is looking good. Festival forms are being revamped and more volunteers are needed for the Festival.

Cllr Haigh thanked Cllr Jackson for her report.

ii. To consider recommendation for pavilion flooring

Cllr Jackson **PROPOSED** to accept the quote from D MacLugash for £1450 for the cedar blue playsafe standard flooring; **SECONDED** by Cllr Coles: **AGREED UNANIMOUSLY**.

iii. To consider appointment of Voluntary Pavilion caretaker

Cllr Layer reported there had been one application for the role and he had been interviewed and recommended. Cllr Layer **PROPOSED** to appoint Mr Jackson as Voluntary Pavilion caretaker; **SECONDED** by Cllr Brewster: **AGREED UNANIMOUSLY**. The appointment will be reviewed in six months.

iv. To consider quotations for bus stop maintenance

Councillors considered three quotations for the bus stop maintenance.

Cllr Palmer **PROPOSED** to accept the quotation from RJ Barnes & Son; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

*ACTION: Clerk to seek a grant from KCCllr Whiting.*

**10. VILLAGE VOICE AND MEDIA**

Cllr Mould reported that the Village Voice will include planning matters; a Speed Watch article; bogus callers article; Newington History Group; and Newington Festival. A volunteer may have been found to help with the lunch club.

*ACTION: Cllr Haigh will write an article regarding 20mph zones.*

**11. FINANCE**

i. Cheque list: to consider invoices for payment

Payee	Expenditure	Amount £	Cheque No.
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Mrs P Rowe	Litter Picking Recreation Ground and sight checking equipment January 2018	<b>£110.00</b>	2754
Mr M Marshall	Cemetery and Churchyard maintenance January 2018	<b>£490.00</b>	2755
Mrs W Licence	Salary and expenses	<b>£610.81</b>	2756
HMRC	PAYE	<b>£7.60</b>	2757
Ms D Haigh	Pavilion Fire extinguishers	<b>£156.56</b>	2758
PFL Electrical	Street light repairs	<b>£883.20</b>	2759
KALC	GDPR workshop	<b>£36.00</b>	2760
DCK Accounting Solutions Ltd	Payroll fees December 2017 and January 2018	<b>£60.00</b>	2761
Ms L Wright (For A Heavey)	Litter picking 01.01.18- 31.01.18	<b>£280.50</b>	2762
Mr E Layer	Cemetery tap	<b>£14.00</b>	2763
CPRE	Subscription	<b>£36.00</b>	2764
Mr D Buckett	Interim internal audit	<b>£261.70</b>	2765
Mr S Harvey	Expenses	<b>£56.00</b>	2766

Councillors considered the cheque list and expressed concern regarding the invoice for PFL Electrical as some street lights have not been working for several months even though they had been reported.

*ACTION: Clerk to obtain a copy of the contract from PFL Electrical.*

Councillors **AGREED UNANIMOUSLY** to the signing of the cheques.

#### Payments

17.11.17: £102.74 NEST  
01 12 17: £189.00 Haven Power  
04 12 17: £631.00 Haven Power  
18.12.17: £102.74 NEST  
02 01 18: £189.00 Haven Power  
02 01 18: £631.00 Haven Power

#### Receipts

£50.00 memorial  
£90.00 R Jackson- £40 Pavilion Hire and £50 deposit  
£400.00 John Weir

£40.00 R Jackson Pavilion Hire  
£5.00 Stalisfield Parish Council- share of GDPR workshop

ii. To consider membership of CPRE

Cllr Coles **PROPOSED** the Council should join CPRE; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

iii. Invoice from Swale Borough Council for bench ground work

Cllr Haigh informed Councillors that Swale Borough Council have asked for £200 the cost of digging and back filling of the hole for the bench base and the Ward Members will be asked to have the bill withdrawn.

## **12. CHURCHYARD AND CEMETERY**

i. To receive an update of the Churchyard and Cemetery

Councillors considered two quotations to repair the churchyard wall from specialist builders and **AGREED UNANIMOUSLY** to accept the quotation from Mr Troke.

Cllr Harris thanked Cllr Layer for resolving the problem with the cemetery stop cock and for replacing the tap.

Cllr Harris reported the contractor had done a good job on the tree in the cemetery.

ii. To consider the quotations for the cemetery path

Councillors considered three quotations for the cemetery path and looked at value for money and quality of work.

Cllr Haigh **PROPOSED** to accept the quotation from ATS Resurfacing for £980.00; **SECONDED** by Cllr Layer: **9- FOR, 1- ABSTENTION: MOTION CARRIED**.

iii. To consider garden maintenance

Cllr Harris reported that the flowers in the two ne flower beds have been eaten by rabbits and the weeds have grown over the garden. Cllr Harris **PROPOSED** to cover the flower bed with gravel; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

iv. To consider removal of soil

Cllr Harris said there is a huge pile of soil at the western end of the cemetery which is encroaching on the burial space and looks unsightly.

Cllr Haigh **PROPOSED** to obtain quotations to remove the soil; **SECONDED** by Cllr Harris: **AGREED UNANIMOUSLY**.

v. To consider removal of hedge arisings

Cllr Harris said the bushes near the fence have been cut back and there are significant piles of arisings which cannot be burnt.

*ACTION1: Clerk to obtain quotes to shred the arisings.*

*ACTION 2: Cllr Haigh to purchase a sign for the shed.*

## **13. HIGHWAYS**

i. To receive an update of roads and pavements

Cllr Layer reported the no parking zone lines at the school need refreshing.

*ACTION: Clerk to report.*

Councillors were concerned that the drain covers on the A2 have sunk and the railings have not been replaced. The road by the Working Men's Club needs repairing.

*ACTION: Clerk to report to KCC.*

ii. Traffic issues in Church Lane

This item was discussed earlier in the meeting.

## **14. STREET LIGHTING**

Cllr Haigh asked for an update on the street light survey.

The Clerk reported the contractor has asked for an updated UMS certificate which needs to be obtained from EDF.

## 15. REPORTS FROM MEMBERS

There was nothing to report.

## 16. CORRESPONDENCE

- 1 - 14.12.17: Rural Crime Training, Monday 29 January 2018 -*circulated*
- 2 - 14.12.17: NHG letter of thanks - *circulated*
- 3 - 18.12.17: Invitation to The Lord Lieutenant of Kent's Civic Service on Tuesday 20<sup>th</sup> March 2018 at Canterbury Cathedral. The invitation is for a Councillor and a guest- *circulated*
- 4 - 19.12.17: Kent Minerals and Waste Local Plan 2013-30 Consultation - *circulated and added to website*
- 5 - 21.12.17: Faversham and District Engagement Forum Tuesday 9<sup>th</sup> January at 7pm. – *circulated*
6. 02.01.18 copy of email sent to Jake Tamsett regarding the light in car park- *circulated*
7. 02.01.18 confirmation from Rochester Bridge Trust that the hedge by allotments has been cut- *circulated*
8. 02.01.18 UK Power networks severe weather warning- *posted on website*
9. 02.01.18 Cllr Whiting New Year and January KCC report- *circulated*
10. 02.01.18 Response from Gordon Henderson 99 High Street- *circulated*
11. 03.01.18 Swale Joint Transportation Board minutes- *circulated*
- 12.04.01.17 UpARA Newsletter- *circulated and added to website*
13. 05.01.18 NALC briefing note on General Data Protection Regulations- *circulated*  
Cllr Haigh said NALC and KALC have said the Clerk cannot be the Data Protection Officer, the Ward Members have been asked if this is an issue for other Parish Councils and whether the Borough Council can assist Parish Councils.  
*ACTION: Clerk to ask Lower Halstow Parish Council if there could be a reciprocal arrangement.*
14. 06.01.18 Village Hall rates 2018 *circulated*
15. 10.01.18 Kent Police Rural Liaison Team report *circulated*
16. 10.01.18 KCC update to Household Waste recycling centre policies *circulated*
17. 09.01.18 KCC Iwade Road closure- added to website
18. 15.01.18 Gordon Henderson MP -99 High Street *circulated*
19. 16.01.18 BT repudiation letter *circulated*
20. 16.01.17- Resident email regarding street light- *circulated*
21. 22.01.18- BT response to pole issue *circulated*
22. 23.01.18 Request for land use re metal detecting *circulated*  
Councillors considered the request and declined to give permission.
20. 16.01.18- Resident email regarding street light- *circulated*
21. 22.01.18- BT response to pole issue- *circulated*
22. 23.01.18 Request for land use re metal detecting- *circulated*
23. 26.01.18 email regarding car park light *circulated*
24. 26.01.18 Tree and pond warden activities (NB there is no tree warden for Newington)- *circulated*
25. 26.01.18 KALC Planning Conference- *circulated*
26. 18.01.17 Newington History Group suggested names for the Persimmon development- *circulated*

## 17. ANY OTHER BUSINESS

There being no other business, the meeting closed at 9.18pm

**Date of next meeting: Tuesday 27 February 2018**

Signed as a true record of the proceedings

Chair

Date: 27 February 2018