

# NEWINGTON PARISH COUNCIL

## Minutes of the Parish Council meeting held in the Newington Room, Newington Village Hall on 26 April 2022

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 were Ward Member Alan Horton, Mr Jackson, Pavilion Caretaker and two members of the public

Cllr Palmer welcomed everyone to the meeting.

### 1. COUNCILLOR VACANCIES

Cllr Palmer said there are currently three vacancies and there has been some interest in the positions.

### 2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Ruth Brown (self-isolating); apology accepted. Apologies had also been received from County Councillor Mike Baldwin (at another meeting); apology noted.

### 3. DECLARATIONS OF INTEREST

None were declared.

### 4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 29 MARCH 2022

Cllr Layer **PROPOSED** to accept the minutes of the meeting held on 29 March as a true record; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**. Cllr Palmer duly signed the minutes as a true record.

### 5. MATTERS ARISING FROM THE MINUTES

All matters to be dealt with under agenda headings.

### 6. PUBLIC QUESTION TIME

*The meeting was adjourned for the Public Question Time*

Mr Jackson reported that the grass cutters are not strimming around the saplings.

**ACTION:** Clerk to contact contractor.

*The meeting was reconvened.*

### 7. VISITORS

SBCllr Horton reported that concern has been raised about drivers failing to comply with the 20mph zone. If the speed indicator sign were to be reinstalled it would make a huge difference. Cllr Harvey said there needs to be a sign at each end of the village, the sign on the Rainham side was removed seven years ago, the post and power are still in situ.

Cllr Layer said there is no signage from Wardwell Lane.

Cllr Godmon said the zone has made no difference to Church Lane.

SBCllr Horton said 20mph zones do not have signs within the zone but roundels could be put on the carriageway.

Cllr Harvey said there has been correspondence with KCC Highways. This should be reviewed in a month.

**AGENDA ITEM FOR MAY FULL COUNCIL**

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

SBCllr Palmer reported that the collection of bins have been missed and this has been raised by residents, the contractor has had staff sickness and vehicle breakdowns. Concern has been stressed regarding the no entry into Bull Lane, this has been highlighted to KCC Highways. Fly tipping has also been an issue in Wardwell Lane and this has been reported.

**8. PLANNING**

**i. To receive an update**

Ref: 22/500944/LDCEX Chesley Farm, Bull Lane, Newington ME9 7SJ

Proposal: Lawful Development Certificate (Existing) for use of land for B8 storage use.

Cllr Harvey said a decision is yet to be made.

Ref: 22/500540/FULL Digswell, Lower Hartlip Road, Hartlip ME9 7SX

Proposal: Demolition of 2no. commercial premises (Use Class E) and removal of residential mobile home and erection of 5no dwellings together with associated parking and landscaping.

Digswell Lower Hartlip Road Hartlip ME9 7SX

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

Ref: 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.

Ref :22/500434/FULL Elwyn, Boyces Hill, Newington ME9 7LE

Proposal: Replacement of window to East elevation with a new entrance door and side lights, with a new porch canopy and access steps, installation of 1no. new three light window to main house, replacement of rear door and window with French doors, replacement of 1no. two light window to South elevation with French doors and sidelights, replacement of existing glazed entrance door to North elevation with obscure window, and weatherboard cladding to gable.

Cllr Harvey informed Members that the application has been permitted.

Ref: 22/500486/FULL 17 Merton Drive, Newington ME9 7FT

Proposal: Erection of a single storey side and rear wrap-around extension and a front porch.

Cllr Harvey reported that the application has been permitted.

Ref: 21/506740/FULL 125 Bull Lane, Newington ME9 7NB

Proposal: Erection of a building for 4no. stables, tack and feed rooms (as an alternative to the stables granted permission under application reference SW/05/0672).

Cllr Harvey said a decision is yet to be made.

Ref: 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 said a decision is yet to be made.

Refn: 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington Kent

Proposal: Erection of a permanent agricultural dwelling with associated parking. Location: Woodland Farm High Oak Hill Iwade Road Newington Kent

Cllr Harvey said a decision is yet to be made.

Ref: 21/504028/FULL Land At School Lane, Newington 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 ME9 7HY

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 the application was refused at Swale Planning Committee.

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 and that a revised application is pending and this will be reviewed.

PINS Reference Number: APP/V2255/D/22/3290924

Ref: 21/504980/FULL 33 The Willows, Newington ME9 7LS

Proposal: Retrospective application for conversion of garage to habitable space, including minor external alterations involving changing of garage door to window, matching the existing material.

Cllr Harvey said the matter is with the Planning Inspector

PINS reference: V2255/W/21/3286759

Ref: 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.

Cllr Harvey said the matter is with the Planning Inspector

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 a decision is yet to be made.

Foxchurch, near Bobbing (information only)

Appin Land 'The team are now working to finalise the plans. Before submitting a planning application to Swale Borough Council, we want to hear your thoughts' consultation events  
Cllr Harvey said there was nothing to report.

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 the application has been refused by Maidstone Planning Committee.

ii. Ref: 22/500887/FULL

Address: 77 Playstool Road Newington Sittingbourne Kent ME9 7NL

Proposal: Erection of rear conservatory (retrospective).

Councillors considered the application and had no comment to make save that neighbours' concern be taken into account.

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.

Councillors considered the application. Concern was raised concerning the impact the development would have on the A2 with regards to extra traffic and air quality. A lot of planning applications have been approved in Rainham and Borden and this will add to the cumulative effect of traffic on the A2 corridor. It was not in the call for sites; it was not in the five-year plan.

It was **AGREED UNANIMOUSLY** to object to the application.

*ACTION: Cllr Harvey to draft response.*

iv. Ref: 22/501123/FULL

Address: Gwelo Farm 164 Bull Lane Newington Sittingbourne Kent ME9 7NB

Proposal: Rendering to the front property, 50% of the north elevation and 50% of the south elevation.

Councillors considered the application and had no comment to make save that neighbours' concern be taken into account.

v. Designated Rural Lanes (policy DM26)

Bearing Fruits 2031: The Swale Borough Local Plan 2017

Policy DM 26 - Rural lanes

Planning permission will not be granted for development that would either physically, or as a result of traffic levels, significantly harm the character of rural lanes. For those rural lanes shown on the Proposals Map, development proposals should have particular regard to their landscape, amenity, biodiversity, and historic or archaeological importance.

Cllr Harvey said coming into the village from the Iwade Road is a rural lane; coming into the village from the Wardwell Lane is a rural lane; coming into the village from the Bricklands is a rural lane; but Boxted Lane is not. Boxted Lane is narrower than the Iwade Road. There have been flooding issues in Boxted Lane but KCC Highways will not put a drain in because they say it is a rural lane; swales were put in but the landowner filled them in; KCC Highways has agreed to pump it out when necessary. If the Iwade Road, Wardwell Lane and Bricklands are rural lanes, Boxted Lane and part of School Lane should also be classified as rural lanes.

*ACTION: Clerk to contact the Swale Planning Policy Group to urge that consideration be given to Boxted Lane and part of School Lane be designated as rural lanes.*

Cllr Palmer thanked Cllr Harvey for his report.

## **9. AMENITIES COMMITTEE**

i. To receive the minutes of the Amenities Committee meeting held on 19 April 2022 and consider the recommendations

Cllr Jackson said the PCSO report did not mention the two burglaries in the village. A Police surgery will be held in the Pavilion on 30 May.

Cllr Layer said the Cornerstone Café would be a better venue for the Police surgery.

*ACTION: Cllr Layer to send details of the Cornerstone Café to the PCSO.*

Cllr Jackson said the track fence repair has been agreed as it is a Health & Safety issue.

Cllr Harvey said the repair will be carried out on Wednesday or Thursday of this week.

Cllr Jackson said the Committee is seeking the opinion of residents regarding the adult fitness equipment. Advice from Rob Lucas, Swale Borough Council Greenspace Technical Officer, is that all the equipment should be removed. The equipment at Minster has been looked at and advice is being sought from Mr Lucas.

SBCllr Horton said Upchurch Parish Council installed six pieces of equipment and it has been well-used.

*ACTION: Clerk to circulated details of Upchurch Parish Council's project.*

Cllr Jackson said a request for a tuck shop at the Pavilion has been received, the resident does not want to run it themselves. This is not viable for the Council to undertake. It has been agreed to keep the Football Club rent the same for the next season and there will be a two-year review next year.

Cllr Palmer thanked Cllr Jackson for her report.

## ii. To consider quotations for Pavilion fence

Councillors considered the recommendation from the Amenities Committee.

Cllr Harvey **PROPOSED** accepting the quote from M Belsom & Son for £4454 for the fence and £920 for the gate; **AGREED UNANIMOUSLY**.

Cllr Harvey said it would be good if this could be completed before the end of May. The Clerk should request that the tubular iron fence be removed. Also, it must be stressed that a local ecologist has been looking after the area inside the compound.

## iii. Parish Room Ceiling- to consider options

Cllr Jackson said the ceiling has been repaired a couple of times, the quotes to replace the ceiling were excessive and the Committee is now considering putting larger plates above the heaters.

*ACTION: Clerk to obtain quotes.*

Cllr Harvey said it had been discussed using the Annual Parish Meeting for residents to comment on the Parish Highways Improvement Plan, but the concerns have gone cold. The Annual Parish Meeting should be held before the Annual Parish Council Meeting on 31 May. Cllr Palmer said the Annual Parish Meeting should take place with groups being invited to report back.

Cllr Layer said he had informed residents that the Annual Parish Meeting will be on 17 May.

Cllr Harvey **PROPOSED** that the Annual Parish Meeting be held on 17 May without the focus on the Parish Highways Improvement Plan: **AGREED UNANIMOUSLY**.

Cllr Jackson said the track gate was not open on Saturday and the Football Club was not able to use the car park.

*ACTION 1: Clerk to contact the track gate keeper.*

*ACTION 2: Clerk to remind Football Club to use car park.*

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

Cllr Harvey said there is to be a Year 6 leavers party at the Pavilion, they have requested permission for a barbecue and gaming bus. The barbecue could be in the picnic area and the gaming bus could go in the car park if the ground is not suitable at that time. The track gate could be closed to vehicles.

## **10. ALLOTMENTS**

Cllr Layer reported the Association had held its Annual General Meeting and that all is going well.

## **11. VILLAGE VOICE AND MEDIA**

Cllr Mould said the next issue will be a paper edition. There will be a leaflet promoting the Dog Show at the Jubilee Fete.

## 12. MY COMMUNITY VOICE

Cllr Harvey said that last year the Police & Crime Commissioner was going to promote My Community Voice, Neighbourhood Watch will cease. There needs to be an advertising campaign to promote My Community Voice.

Cllr Palmer said the Swale Community Safety Unit emailed details of My Community Voice and this was circulated to Councillors.

*ACTION: Clerk to put on website again.*

*ITEM FOR MAY AGENDA*

## 13. FINANCE

### i. To consider KALC subscription

Cllr Harvey said full details are needed regarding the subscription.

The Clerk said details had been sent out with the papers.

Cllr Harvey said that he and Cllr Palmer represent the Parish Council on the KALC Swale Area Committee and that he represented the Area Committee on the Kent group with the Police & Crime Commissioner. Membership of KALC give a link to NALC.

Cllr Harvey **PROPOSED** to renew the subscription to KALC (£794.96 plus £158.99 total £953.95) and to review it; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

Cllr Harvey said the Council also pays another subscription to the SLCC, this is the union and the Council should not pay it.

The Clerk said SLCC is not the union, the subscription is shared between her Council, and that she pays a separate subscription to the union.

*ITEM FOR FUTURE AGENDA*

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

Payee	Reason	Amount
Newington Village Hall	Hall Hire	£75.00
DCK Accounting	Payroll fees – year end	£45.60
Business Stream	Pavilion and Recreation Ground water	£33.94
Business Stream	Cemetery water	£20.63
Mrs E Jackson	Parish Basic Allowance	£226.60
Mr E Layer	Parish Basic Allowance	£226.60
Mr A Mould	Parish Basic Allowance	£226.60
Staff	Salary	£728.11
HMRC	PAYE & NI	£192.52
Administration	Expenses	£30.50
Mr R Malone	Litter Picking Recreation Ground and streets- April	£459.00
Mr MJ Marshall	Cemetery and Churchyard maintenance -April	£550.00
Mr R Burrows	Track gate keeper-April	£100.00
Railton TPC Ltd	Transport Report	£1,600.00

Cllr Jackson **PROPOSED** authorizing the payments; **AGREED UNANIMOUSLY**.

iii. Any other finance matter received by 26 April 2022

Bank accounts:

NatWest:- 05.04.22 £15,923.63

Nationwide:- 31.03.22 £45,774.68

Unity Trust:- 31.03.22 £47,547.70

Payments

17.03.22	Drax Energy		£254.08
21.03.22	NEST	Pension	£186.93

Receipts

15.03.22	A Marchant	Parish Room hire	£5.00
16.03.22	KCC	Grant	£2,000.00
25.03.22	KCC	Grant	£3,184.00
31.03.22	Swans Fitness	Community sports room hire	£20.00

iv. Pavilion Electricity costs

Cllr Godmon reported that the Clerk is chasing the invoices but they still have not been received.

*ACTION: Clerk to continue to chase.*

*ITEM FOR NEXT AGENDA*

v. To consider request for a grant from Victim Support

Councillors considered the request.

Cllr Jackson said it was not the Council's policy to give to charities and **PROPOSED** not to make a donation: **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

## 14. CHURCHYARD AND CEMETERY

Cllr Layer reported that the Cemetery Working Party continues to keep the Cemetery tidy. A small group of gardeners have been maintaining the area of the churchyard by the north wall and this is looking good.

Councillors considered the application for an additional inscription on a memorial. It was **AGREED UNANIMOUSLY** to permit the addition.

Cllr Palmer said concerns had been raised about the building work at The Inglenook which is in the Conservation Area, the Officer has made a site visit and has given twenty-eight days to complete the works.

## 15. HIGHWAYS

Cllr Jackson said that there are weight limit signs on the side roads but the problem is that the drivers cannot see them until they turn into the road.

SBCllr Horton informed Members that Swale Borough Council is discussing with Medway Council applying a Reg 4 Notice on the boot fair in South Bush Lane. Swale Borough Council implemented a Reg4 Notice on the Christmas Cinema but Medway Council will not serve a Reg 4 Notice on the boot fair.

Stephen has thanked the Officer and raised issues

## 16. STREET LIGHTING

Cllr Palmer said the column in Station Road has not been replaced.

## 17. ENVIRONMENT

Cllr Palmer said the village litter pick will be on 30 April.

## 18. REPORTS FROM MEMBERS

Cllr Mould said the school has set its budget for the next three years. The current roll is 205 pupils and parents are still interested in sending their children to the school. A learning lodge has been installed and an outdoor amphitheatre and running track will be installed in the summer. The school is continually improving its facilities.

Cllr Harvey said he had attended a meeting with the Police & Crime Commissioner, as reported earlier in the meeting.

## 19. CORRESPONDENCE

1. 29.03.22- NALC Smaller Councils Committee letter
2. 31.03.22- KCC Highways; documents for Amendment 18 a Speed Limit Order on Various Roads, Newington
3. 31.03.22- KCC Highways; documents for a Prohibition of Traffic Movements on Bull Lane Newington
4. 31.03.22- Business Stream: Changes to 2022-23 charges
5. 31.03.22- KALC: event flyers.
6. 01.04.22- resident email: incomplete signage Wardwell Lane
7. 06.04.22- KCC Strategic Statement 2022 Draft summary for comment and KALC request for views
8. 07.04.22- NALC newsletter
9. 07.04.22- KALC newsletter
10. 11.04.22- SBC: Questionnaire for Parish/Town Councils Independent Review Panel
11. 13.04.22- KALC events
12. 13.04.22- request for tuck shop during the summer months in the pavilion to raise money for community causes
13. 19.04.22- NALC: Finance survey
14. 21.04.22- KALC: May events
15. 22.04.22- National Highways: M2 junction 5 improvement scheme newsletter.

## 20. ANNUAL PARISH MEETING

Covered earlier in the meeting

## 21. VILLAGE CELEBRATION

It was agreed to hold the Village Celebration on Thursday the 8th September.

## 22. ANY OTHER BUSINESS

Cllr Palmer asked if the Council should have Microsoft 365 to back up data.

Cllr Harvey said it could be backed up on an external hard drive and kept in the safe.

*ACTION: Clerk to purchase hard drive.*

Cllr Layer asked if there could be a new notice board.

*ACTION: Clerk to obtain quotations for Amenities Committee.*

Cllr Godmon said some of the branches on the Peace Tree have been damaged by the fence.

*ACTION: Cllr Mould to contact Newington History Group.*

### Date of next meetings:

**Annual Parish Meeting- Tuesday 17 May 2022 at 7pm**

**Annual Parish Council Meeting Tuesday 31 May 2022 at 7pm**

There being no further business, the meeting closed at 8.46pm



Signed as a true record of the meeting:

Chairman  
Date: 31 May 2022