

# NEWINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held in the Newington Room,  
Newington Village Hall on 29 June 2021

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

Also present were Ward Member Alan Horton, four members of the public and Chris Loughhead and Matthew Dennis from Fernham Homes.

Cllr Palmer welcomed everyone to the meeting and said legislation allows for meetings to be recorded by anyone attending; the Council is not recording the meeting.

## 1. COUNCILLOR VACANCY

Cllr Palmer informed Members that no applications have been received yet.

## 2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Eric Layer (holiday); apologies accepted.

## 3. DECLARATIONS OF INTEREST

None were declared.

## 4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 25 MAY 2021

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

## 5. MATTERS ARISING FROM THE MINUTES

### Outdoor gym equipment

Cllr Palmer reported that the cost of replacement and funding is being looked into.

### Litter pick

Cllr Palmer reported that the litter pick on 5 June was successful and well attended and thanked everyone who helped.

### Highways Visit

Cllr Harvey said the Highways Steward is not allowed to make her annual visit because of the pandemic, there are some outstanding issues in the village.

## 6. PUBLIC QUESTION TIME

*The meeting was adjourned for the Public Question Time*

Chris Loughhead and Matthew Dennis gave a presentation and answered questions on a proposed development on the land at School Lane.

Cllr Palmer thanked the representatives for attending the meeting.

A resident raised concerns about the request to move the street light at 35 The Willows, the light gives security to residents. Neighbours strongly object to the proposal.

*The meeting was reconvened.*

## 15. STREET LIGHTING

ii. To consider request to move the light at 35 The Willows

*It was agreed to bring this item forward.*

Councillors considered the request and noted that it would be difficult to find an appropriate position for the light.

SBCllr Horton said the layout of The Willows is that there are nine houses off a footpath, the light is at the end of the footpath. The light helps safety and security of residents and it would be inappropriate to move the light.

Cllr Palmer **PROPOSED** that the request to move the light be refused as it was not in the public interest; **AGREED UNANIMOUSLY**.

## 7. VISITORS

Borough Councillors

SBCllr Horton reported that there has been an allegation of a business being run from a residential property in the village. Swale Borough Council Environmental Wardens will investigate the allegation and Planning Enforcement will liaise with the resident.

The Secretary of State has upheld the Planning Inspector's decision on Wises Lane; the time for Swale Borough Council to appeal against this decision has lapsed so the development will go ahead.

The Newington History Group gave a talk at the last Swale Western Area Committee meeting titled the Promotion of the Local Area and this was a well-received presentation.

The Planning Committee dealt with the enforcement issue at Charlotte Court and the Council was urged to prosecute the developer. The Committee has agreed to rake out a prosecution.

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

SBCllr Palmer reported that it had been a reasonably quiet month with few Ward issues. A seventy-five year old gentleman was unable to get his second vaccination and by getting Gordon Henderson, MP, involved this was done.

## 8. PLANNING

i. To receive an update

Ref: 21/501252/FULL Address: 8 School Lane Newington, ME9 7LB

Proposal: Erection of a first floor front extension

Cllr Harvey informed Members that the application has been refused.

Ref: 21/502170/FULL Address: 19 The Willows, Newington ME9 7LS

Proposal: Demolition of existing garage and erection of a single storey side extension, replacement garage to the rear, and installation of a dropped kerb.

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

Ref: 21/502324/FULL Address: 37 London Road, Newington ME9 7NS

Proposal: Conversion of existing detached two storey garage into a three bedroom dwelling together with a single storey extension (Revised scheme to 20/504132/FULL).

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

Ref: 21/502424/FULL Address: 56 Church Lane, Newington ME9 7JU

Proposal: Demolition of existing conservatory and erection of a single storey rear extension, single storey front extension to existing garage and new porch.

Cllr Harvey said a decision is yet to be made.

Ref: 20/501475/FULL Address: Land To The Rear Of Eden Meadow, Newington ME9 7JH  
Proposal: Erection of 20No. residential dwellings and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street.  
Cllr Harvey informed Members that a decision is yet to be made.

*Not in Newington*

Ref: 21/501740/FULL Address: Land At Hill Farm, Rook Lane, Keycol Hill, Bobbing  
Proposal: Erection of a nurse accommodation building, car park and outdoor event space for Demelza. Erection of 30 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping  
Cllr Harvey reported that a decision is yet to be made.

*For information*

Ref: 21/502253/PNQCLA Address: Barns At Rickham Fields Farm, Boxted Lane Newington  
Proposal: Prior notification for the change of use of agricultural buildings to create 2no. dwellings and associated operation 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, and - Provision of adequate natural light in all habitable rooms of the dwellinghouses  
Cllr Harvey reported that permission has been granted.

*Previously discussed: for information*

Ref: 21/501840/FULL Address: Glenmore, Callaways Lane, Newington ME9 7LX  
Proposal: Single storey rear extension.  
Cllr Harvey reported that a decision is yet to be made.

Ref: 21/501797/FULL Address: 31 Playstool Road, Newington ME9 7NE  
Proposal: Erection of a part single storey, part two storey rear extension and extension to existing porch.  
Cllr Harvey reported that permission has been granted.

Ref: 20/505059/FULL Address: 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 reported that a decision is yet to be made.

*Appeal to the Planning Inspectorate*

Ref: 18/500767/FULL Address: Newington Working Mens Club, High Street, ME9 7JL  
Proposal: Variation of Condition 2 and removal of Condition 11 of application 17/504342/FULL (Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised scheme). (Vary Condition 2 to include reference to 'Titan-Sonair' ventilation system to bedrooms and dining room fronting the high street.)  
Cllr Harvey informed Members that the matter had been reported to Planning Committee on 27 May 2021 and it was resolved that the developer be prosecuted for failure to comply with the Breach of Condition Notice served pursuant to condition (9) of 18/500767/FULL, pursuant

to the provisions of Section 172 of the Town and Country Planning Act 1990, as amended, requiring compliance with condition (9) of the Inspector's decision for 18/500767/FULL.

Also that the Head of Planning Services and Head of Legal Services be authorised to prepare and serve the necessary documentation, including the precise wording to give effect to this decision.

Ref: 19/502206/FULL Address: 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 Councillors that Swale Borough Council Planning Committee on 4 March 2021 agreed that an enforcement notice be issued for the demolition of the extension within twelve months, this is yet to happen.

*Not in Newington*

Ref: 21/501839/OUT Address: Land Off Otterham Quay Lane Upchurch

Proposal: Outline application for up to 74no. dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. (All matters reserved except for means of access).

Cllr Harvey said there was nothing to report.

Foxchurch, near Bobbing (information only)

Cllr Harvey said there was nothing to report.

Ref: 20/502218/OUT Address: Home Farm, Breach Lane, Lower Halstow ME9 7DB

Proposal: Outline Application with all matters reserved for the proposed development of six houses and three bungalows.

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

Ref: 17/505711/HYBRID Address: Land at Wises Lane Borden Kent 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 said the Secretary of State has allowed the appeal and planning permission has been granted.

Ref: 18/505060/ADJ (Alternative reference: 18/504836/EIOUT) Address: 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 reported that a decision is yet to be made.

ii. Ref: 21/502665/FULL

Address: 16 Church Lane Newington Sittingbourne Kent ME9 7JT

Proposal: Erection of part single, part two storey rear extension.

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

iii. Ref: 21/502960/FULL

Address: 53 Playstool Close Newington Sittingbourne Kent ME9 7NJ

Proposal: Retrospective application for the erection of a replacement conservatory

Councillors considered the application and had no comment to make.

## **9. APPLICATION FOR PREMISES LICENCE UNDER THE LICENSING ACT 2003**

Christine House London Road, Rainham, Kent ME8 8PT

Cllr Palmer said the Parish Council is not a statutory consultee on licensing matters. There has been queries raised regarding the opening times but this may be changed.

SBCllr Horton said the issue is that Newington, Hartlip and Upchurch Parish Councils raised concerns when the planning application was lodged as there was scant detail regarding the business plan, details on the licensing application is even less clear. The difficulty is trying to understand what the business will be and you need to understand this to know the impact on the community.

*SBCllr Horton left the meeting*

## **10. AMENITIES COMMITTEE**

i. To receive the minutes of the meeting held on 22 June and to receive an update

Cllr Jackson reported that the Committee was disappointed that Inspector Joel Mitchell did not attend the meeting, there is a need to improve communications to be able to understand what is happening in our area.

Cllr Palmer said that this is an common issue, at the meeting with the Police & Crime Commissioner it was said that if the PCSO is unable to attend they should send a report.

Cllr Harvey said there was a pledge from the Police & Crime Commissioner that the PCSO would attend each month, there was an issue because the Police were unable to use Zoom. The issue is that there are incidents on the Community Warden report which do not appear on the PCSO report. The KALC CEO has been contacted.

Cllr Jackson said there have been issues regarding flytipping. Repairing the broken outdoor gym item was considered but replacement is now being considered. There have been issues with allotment plots being left in a poor condition so a deposit will be proposed.

Mr Jackson, the pavilion Caretaker said that there has been a request for bay changing facilities at the pavilion.

Cllr Palmer said costs need to be ascertained.

Councillors **AGREED UNANIMOUSLY** to accept the quotation from Maylow Construction to repair the flashing and concrete wall to the garage for £393.00 + vat.

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

*Cllr Godmon left the meeting*

Cllr Harvey said that the proposal to paint a mural on the garage wall needs to be advertised. Councillors agreed that the signage currently on the garages should be removed.

ii. Facilities Management Annual Risk Assessment

The Facilities Management Annual Risk Assessment statement was updated and duly signed by Cllr Jackson.

## 11. VILLAGE VOICE AND MEDIA

Cllr Mould informed Members of the items for the Village Voice, the next edition will be online.

*ACTION: Clerk to send Youth Club flyers to Cllr Mould.*

## 12. FINANCE

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

Payee	Reason	Amount
Signs & Imaging (South East) Limited	Signage	<b>£2,400.00</b>
DCK Accounting	Payroll fees	<b>£30.00</b>
Mr A Mould	Telephonica pay as you go and tape	<b>£39.98</b>
Staff	Salary	<b>£741.28</b>
Mr R Jackson	Honorarium	<b>£300.00</b>
HMRC	PAYE & NI	<b>£106.77</b>
Mrs W Licence	Expenses	<b>£33.90</b>
Mr R Malone	Litter Picking Recreation Ground - June Litter Picking	189.00 270.00 <b>Total</b>
		<b>£459.00</b>
Mr MJ Marshall	Cemetery and Churchyard maintenance - June	<b>£550.00</b>
Mr R Burrows	Track gate keeper- June	<b>£125.00</b>
Glasdon UK Ltd	Benches	<b>£2439.26</b>
Mr L Robbins	Independent internal audit fee	<b>£210.00</b>
Mr A Mould	Ribbon	<b>£9.99</b>

Councillors **AGREED UNANIMOUSLY** to the authorising of the payments.

*ACTION: Clerk to send bank contact details to Councillors for all to login to the account.*

### Bank Accounts

NatWest:- 05.05.21 £21,525.72

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 31.05.21 £28,924.63

### Receipts

06.05.21	Mrs Langford-Hodges	Memorial Bench	£927.94
06.05.21	Brogdale CIC	Pavilion Hire	£10.00
21.05.21	Bournes FD	Cemetery fees	£550.00

25.05.21	Mrs McDonald	Cemetery fees	£350.55
28.05.21	Swans	Community Sports Room Hire	£40.00
28.05.21	Brogdale CIC	Pavilion Hire	£25.00

### Payments

18.05.21	Haven Power	Street lights	£108.16
28.05.21	Haven Power	Pavilion	£155.51
19.05.21	NEST	Pension	£137.05

#### ii. Statement of Internal Control

Councillors considered and agreed the Statement of Internal Control.

#### iii. Annual Governance Statement- To agree the statement

Councillors considered and agreed the Annual Governance Statement. The statement was duly signed by Cllr Palmer and the Clerk.

#### iv. Annual Return for Year End 31 March 2021- To receive and to consider the adoption of end of year return

Councillors considered the Accounting Statement end of year return 2020/21 and **AGREED UNANIMOUSLY** to accept it. The statement was duly signed by Cllr Palmer and the Clerk. Cllr Harvey asked for fuller details of the variances.

*ACTION: Clerk.*

#### v. Independent Internal Auditor's report

Councillors considered the report and noted its findings.

### 13. CHURCHYARD AND CEMETERY

Cllr Mould said Swale Borough Council has funding for closed churchyards, there might also be a possibility of funding from The Swale Western Area Committee.

Cllr Palmer said the repairs to the wall will be carried out in September.

### 14. HIGHWAYS

Cllr Palmer said that he will contact Sarah-Jayne Ellcock, KCC Highways Swale Project Manager, regarding railings by Charlotte Court.

### 15. STREET LIGHTING

Cllr Palmer informed Members that the light under the bridge has been reported to Network Rail.

### 16. REPORTS FROM MEMBERS

Cllr Mould reported that there is a Governor's meeting on 30 June and he will request details of the school car park lease and for details of the survey sent to parents.

### 17. CORRESPONDENCE

1. 28.05.21- SBC: Local Heritage Listing Criteria Consultation
2. 28.05.21- Newington manor wall/ tree
3. 01.06.21- NALC CEO bulletin
4. 03.06.21- KALC news
5. 14.06.21- NALC CEO bulletin
6. 15.06.21- KALC CEO bulletin
6. 17.06.21- SBC: Available Funding - Reconnect Programme
7. 17.06.21- KCC Highways notice of temporary road closure Bull Lane 12 July
8. 18.06.21- SBC: Great Big Green Week

9. 21.06.21- Highways England: M2 junction 5 improvements update
10. 21.06.21- KCC: Quarterly Member Environment Briefing - June 2021
11. 21.06.21- Overgrown hedges in Callaways Lane
12. 22.06.21- KALC: Neighbourhood planning event
13. 24.06.21- Newington Post Box
14. 25.06.21- KALC: Meeting with PCC regarding rural crime matters
15. 25.06.21- NALC: CEO bulletin

Cllr Harvey said Royal Mail should be contacted to paint the post box.

*ACTION: Clerk*

### **18. ANY OTHER BUSINESS**

Cllr Jackson said the Newington History Group should be contacted for its presentation to the Swale Western Area Committee meeting.

*ACTION: Clerk*

Cllr Jackson said that following correspondence from KALC regarding cyber security, the Council needs to be cautious.

**Date of next meeting: Tuesday 27 July 2021**

There being no further business, the meeting closed at 9.15pm

Signed as a true record of the meeting:

Chairman

Date: 27 July 2021