

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 30 September 2025
in the Newington Room, Newington Village Hall

Present: Cllr Stephen Harvey (Chairman), Cllr Elaine Jackson (Vice Chairman), Cllr Michael Barlow, Cllr Ruth Brown, Cllr Steve Godmon, Cllr Eric Layer, Cllr Tony Mould, Cllr Chris Palmer, Cllr Richard Palmer and Cllr Barbara Weight; and Mrs Wendy Licence (Clerk)

Also present was Mr Bob Jackson, Pavilion caretaker.

Cllr Harvey welcomed everyone to the meeting and read out the meeting statement of respect:

The Council reminds all present that we are required to treat each other with courtesy and respect, in accordance with the Nolan Principles and the Council's Code of Conduct. Harassment, personal attacks or disruptive behaviour will not be tolerated

1. COUNCILLOR VACANCIES

No applications had been received.

2. APOLOGIES FOR ABSENCE

All Members were present.

3. DECLARATIONS OF INTERESTS OR LOBBYING

Cllr Brown declared a pecuniary interest in streetlights as her husband is employed by a lighting contractor.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 26 AUGUST 2025

i. To consider the minutes of the meetings and if in order sign as a true record

Cllr Harvey **PROPOSED** to accept the minutes of the meeting of 26 August as a true record:

SECONDED by Cllr Jackson: **AGREE UNANIMOUSLY.**

Cllr Harvey duly signed the minutes as a true record.

ii. Clerk's report

The Clerk reported that she is still chasing Southern Water for compensation of the extra cost incurred due to the signage remaining after the works had been completed. A response had been received prior to the meeting that South Water is liaising with its contractors.

Streetlights- The Bull Lane light has been repaired.

The issues with DRAX invoices are still being challenged.

Pavilion- The pavilion and bus stop painting has been completed. Quotes have been requested for the survey of the Pavilion electrics.

The Football Club has been contacted twice regarding a meeting but there has been no response yet.

Website calendar- HugoFox uses Google calendar, confidential information of hirers is on the calendar and this may be a breach of GDPR.

ACTION: Cllr Barlow to look into privacy of information.

Notice board- planning permission if probably required, waiting for further advice from the Officer.

Car Park track- Dandara has been requested to cut back the vegetation along the track.
Precept- the second instalment of £30,835.50 has been received.

Youth Club- Vibe went into the school to talk to the children on 25 September. Vibe has been requested to tidy the garage.

ACTION: Clerk to thank Vibe for attending the school.

Cemetery- there will be an interment on 7 October. There has been an issue regarding the grave digger putting spoil on an adjacent grave after the last interment; there has been several contacts with the family, Funeral Director and the grave digger.

The website is regularly updated as and when necessary.

iii. Matters arising from the minutes

Cllr Harvey said SBCllr R Palmer will update on neighbour disputes.

Cllr Harvey said the Council is awaiting a date for the contractor to install the tap and socket at the Pavilion and asked for an update on the village sign.

The Clerk reported that no date had been given yet.

Cllr Harvey said that he was unable to locate the Council's Facebook page and that Cllr Barlow is the editor and he, the Clerk and Cllr Brown are reserve editors

5. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time

There are two cars abandoned at the top of Orchard Drive.

Cllr Jackson said she has received many complaints from residents.

Cllr Harvey said photos and details need to be reported to Swale Borough Council.

ACTION: Cllr Jackson.

The meeting was reconvened.

6. VISITORS

i. Borough Councillors

SBCllr C Palmer reported that it has been very quiet Borough-wise. There has been a neighbour dispute which is being escalated.

SBCllr R Palmer informed Members that a new pot hole app is live and that he has also been dealing with a neighbour dispute.

Cllr Harvey thanked SBCllr C Palmer and SBCllr R Palmer for their reports.

ii. County Councillor

KCCllr R Palmer informed Members that the debt at Kent County Council is £732,000,000; there have been savings of £16,000,000, £2,500,000 has been saved on school transport by tweaking the contracts with no loss of service. This has saved approx. £2,000 per day interest payments. Last week, the debt was further reduced by £50,000,000, funds from an asset, and early repayment of the loan has saved £19,500,000 in interest.

Kent County Council is aiming to maintain services for schools and the elderly; the biggest cost is elderly services and the burden is growing.

FACE Faversham Assistance Centre is a local charity offering practical help in the form of garden maintenance and decorating to people who are unable to carry out these tasks themselves due to ageing or disabilities. This may be of help to Newington residents.

Cllr Harvey thanked KCCllr R Palmer for his report.

7. PLANNING

i. To receive an update

Ref: 25/502474/FULL

Address: Playstool Close, Newington ME9 7NJ

Proposal: Demolition of existing porch and erection of a two storey side extension.

Application permitted

Ref: 25/502702/FULL

Address: 90 Bull Lane, Newington ME9 7NA

Proposal: Loft Conversion with a new roof, front and side dormers and a Juliet balcony.
Erection of two storey side and rear extensions, a single storey rear extension and front porch.
Awaiting decision

Ref: 25/502710/FULL

Address: Plot 6, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of one mobile home units with associated utility blocks, touring caravan, parking, boundary fencing with access and vehicle access gates including insertion of a cesspool for Gypsy occupation.
Awaiting decision

Ref: 25/502714/FULL

Address: Plot 7, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of one mobile home units with associated utility blocks, touring caravan, parking, boundary fencing with access and vehicle access gates including insertion of a cesspool for Gypsy occupation.
Awaiting decision

Ref: 25/502707/FULL

Address: Plot 5, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of two mobile home units with associated utility blocks, touring caravans, parking, boundary fencing with access and vehicle access gates including insertion of hardstanding and a cesspool for Gypsy occupation.
Awaiting decision

Ref: 25/502147/SUB

Address: 128 High Street Newington ME9 7JH

Proposal: Submission of details pursuant to conditions 34 - Footpath inhibitor, 35 - Visibility splays & 36 - Travel plan, Subject to 21/505722/OUT]
Application permitted.

Ref: 25/501032/FULL

Address: 39 High Street, Newington ME9 7JR

Proposal: Change of use of ground floor, from office use to Fish and chips hot food take away including demolition of existing garage, provision of 2no. parking spaces, commercial bin storage, installation of extraction duct and changes to fenestration.
Awaiting decision

Ref: 25/501080/FULL Address: 35-37 High Street, Newington ME9 7JR

Proposal: Demolition of existing bake room and store, and erection of a single storey rear extension with flat roof.
Awaiting decision

Ref: 25/500551/FULL

Address: Plots 21 And 22 The Pheasantry Wardwell Lane, Newington ME9 7ER

Change of use of land to use for the provision of 4no. gypsy and traveller pitches including the stationing of 4no. static residential units, 4no. touring units, and erection of 3no. day rooms, together with the formation of access road(s) and the provision of structural landscaping and parking (part retrospective).
Awaiting decision

Ref: 22/503654/EIOUT

Address: Land To The West Of Bobbing ME9 8QL

Outline application (all matters reserved except for access) for a mixed used development comprising up to 2,500 dwellings, a 5.21 ha commercial employment zone including doctors' surgery, a 4.35 ha sports hub (and sports pitches), 3FE 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.

Nothing to report

Appeal to the Planning Inspectorate

PINS reference APP/V2255/C/24/3341780

Fir View 109/111 London Road, Newington ME9 7RH

Appeal against enforcement notice: The unauthorised stationing of a static caravan in breach of condition (3) of planning permission 16/508699/FULL.

The appeal will be determined on the basis of Written Representations, awaiting decision.

ii. Ref: 25/503472/FULL

Address: Plot 12, Wardwell Lane Lower Halstow ME9 7ER

Proposal: Retrospective application for change the use of land to a 2no. plot Gypsy/Traveller site including 2no. mobile homes, 2no. tourers, fencing, installation of cesspit, hardstanding and landscaping

Councillors considered the application and regretted the fact that this was a retrospective application. The urge for Planning Enforcement to look at the whole of Wardwell Lane from Newington to Lower Halstow was reiterated. Councillors had no objections to the application and would suggest that a drone be deployed to survey the sites.

iii. Ref: 25/501640/REM

Address: Land At Pond Farm London Road Newington Kent

Proposal: Approval of reserved matters (appearance, landscaping, layout and scale sought) for erection of 135 residential dwellings, including retention of existing farm buildings, public open space, landscaping, sustainable drainage system (SuDS) and vehicular access pursuant to 22/500275/OUT.

Councillors considered the application and **AGREED UNANIMOUSLY** that if there are no further resident objections and no material changes to those approved by the Planning Inspector, to withdraw its objection.

iv. Ref: 25/503473/TCA

Address: 37 Church Lane Newington Kent ME9 7JT

Conservation area notification to remove one Elder.

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

v. Ref: 25/503844/FULL

Address: 92 Church Lane Newington Kent ME9 7JU

Proposal: Demolition of a conservatory and erection of a single storey flat roof rear extension.

Councillors considered the application and noted the proposed extension is larger than the existing conservatory and juts out beyond the house. Newington Parish Council has no objections save that neighbours comments be taken into account.

vi. Ref: 25/503755/FULL

Address: Lodge Farm House Old House Lane Hartlip Kent ME9 7SN

Section 73 - Application for removal of condition 2 (agricultural occupancy) pursuant to SW/98/0796 for - Agricultural dwelling.

Councillors considered the application and agreed unanimously to oppose the application to remove the conditions. The Council is keen to see agriculture continue in the area and there is a need for dwellings for agricultural workers. The response in October 2025 will be repeated.

vii. Ref: 25/500761/FULL Land West Of Church Lane, Newington

Proposal: Erection of 90 no. residential dwellings, together with associated access, open space, landscaping, drainage, infrastructure works and earthworks, and the provision of car parking spaces for existing residents.

Report on the 11 September SBC Planning Committee decision and to consider possible next steps.

Cllr R Palmer reported that there had been three complaints following the Swale Planning Committee meeting regarding concerns over Officer advice; there may be grounds to approach a barrister for a view as it is felt that the Chairman and Legal Officer mis-directed Members.

Cllr Harvey **PROPOSED** to enquire of an appropriate barrister for an opinion on the meeting, with them sourcing the recording and documents on the portal: **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

8.05pm- Cllr Mould left the meeting

viii. Ref: 25/503932/FULL

Address: Cherrymere Keycol Hill Bobbing Kent ME9 7LG

Proposal: Retrospective change of use of agricultural land to residential garden, erection of garage with associated hardstanding.

Councillors considered the application and, whilst it was regretted that this was a retrospective application, had no objections to the proposal.

9. AMENITIES

i. To receive the minutes of the meeting of the Amenities Committee held on 23 September 2025 and consider the recommendations

Cllr Jackson reported that PC Jacob Boosey will be at The Cornerstone Café on 16 October. A meeting with the Football Club is to be arranged. Tree surveys will be carried out on the beech tree at the Cemetery and the Oak Tree on the Recreation Ground. There was an excellent response to the sponsorship of the Spring bulbs, more have been ordered and have been delivered. Grant funding for solar panels on the Pavilion is looking promising. The Youth Club were unable to run a Summer holiday session so with run a session in October half-term. Cllr Layer **PROPOSED** to accept the minutes of the meeting of 23 September as a true record: **SECONDED** by Cllr Barlow: **AGREE UNANIMOUSLY**.

Cllr Jackson duly signed the minutes as a true record.

ii. To consider the recommendation for Recreation Grounds maintenance.

iii. To consider the recommendation for Cemetery and Churchyard maintenance.

Councillors considered the quotations and the recommendations from the Amenities Committee.

Cllr Harvey **PROPOSED** accepting the quotation from Landscapes Services for both sites initially for one-year, £8138.64, to be extended if satisfactory to £8382.80 (year 2) and £8550.46 (year 3); **SECONDED** by Cllr Jackson: **8- FOR, 1- ABSTENTION- MOTION CARRIED**.

iv. To consider the recommendation for litter picking

Only one quotation had been received and this was considered with the recommendation from the Amenities Committee.

Cllr Harvey **PROPOSED** accepting the quotation of the Real Living Wage £12.60 per hour from Mr R Malone for street and Recreation Ground litter picking; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

ACTION: Clerk to revise contracts

10. SWALE BOROUGH COUNCIL LAND

i. To receive an update

Cllr Harvey reported that there was no update on the land by the Recreation Ground track. The Transfer document for the Orchard Drive site has been signed off by Swale Borough Council and needs to be registered.

ii. To consider quotation for conveyancing

Councillors considered the quotation for conveyancing and agreed the AP1 would be completed in house.

ACTION: Cllr Godmon to complete.

11. VILLAGE VOICE AND MEDIA

Cllr Brwon said a draft has been prepared, the Village Voice will be in a new format. Articles are needed.

Cllr Harvey said he had been unable to locate the Council's Facebook page.

12. FINANCEi. Cheque list: to consider invoices for payment

Payee	Reason	Amount
D Bradford <i>Paid out of meeting</i>	Grave digger	£90.00
Swale Borough Council	Printing	£124.00
Vibe	Youth provision- 2 nd instalment	£2785.20
DCK Accounting	payroll fees	£37.80
Mr R Malone	Litter Picking: Street and Recreation Ground - September	£566.30
Mr MJ Marshall	Cemetery and Churchyard maintenance - September	£625.00
Mr R Burrows	Track gate keeper- September	£100.00
Mr R Jackson	Honorarium 356.00 Pavilion expenses 12.60 Total	£368.60
Administration	Expenses	£33.94
KALC	Conference fees	£84.00
Streetlights	Lantern replacement works	£678.00
JAL Decorators Ltd	Painting pavilion and bus stops	£482.62
Helping Hands	Litter pickers	£179.76

Cllr Brown **PROPOSED** to make the payments; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

ii. Finance report

No comments or queries had been raised on the report.

Cllr Harvey reported that Mazars has completed the audit and a completion notice has been posted on the website and notice board as per the requirements of the Accounts and Audit Regulations 2015

The bank reconciliation was agreed and signed by Cllr Harvey.

iii. Any other finance matter received by 30 September 2025

Cllr Harvey asked for update on banking mandate.

The Clerk said Cllrs Harvey, Jackson, Mould, Layer, C Palmer, R Palmer and Brown are on the Unity Trust mandate.

ACTION: Cllr Wright and Cllr Godmon to be added to mandate

Cllr Harvey said the second instalment of the precept, £30,835.50, has been received.

Bank accounts:

NatWest:- 31.08.25 £48,538.94

Nationwide:- 31.03.25 £47,934.02

Unity Trust:- 31.08.25 £28,601.96

Receipts

01.08.25	Cash	Fete	£1.00
01.08.25	Swans Fitness Group	Community Sports Room hire	£25.00
01.08.25	William Whitmey FD	Cemetery fees	£1425.20
04.08.25	Resident	Spring bulbs sponsorship	£20.00
08.08.25	HMRC	Tax reclaim	£1023.30
11.08.25	C Parsons	Parish Room hire and deposit	£90.00
12.08.25	Resident	Spring bulbs sponsorship	£5.00
18.08.25	Resident	Spring bulbs sponsorship	£10.00
18.08.25	Resident	Spring bulbs sponsorship	£10.00
21.08.25	L Williams	Parish Room hire and deposit	£70.00
26.08.25	Swans Fitness Group	Community Sports Room hire	£20.00
27.08.25	Light and Life Church	Parish Room hire and deposit	£90.00

Payments

01.08.25	HugoFox	Website	£23.99
18.08.25	DRAX	Footway lighting	£217.78
18.08.25	DRAX	Pavilion electricity	£102.39
28.08.25	NatWest	Credit card	£30.00

13. REPORTS FROM MEMBERS**Village Hall representative**

Cllr R Palmer said the solar panels have been beneficial in reducing the energy costs for the hall. Parking is a major problem due to residents having no where to park near their homes, the hall is losing valuable bookings.

14. PARISH COUNCIL**i. To consider changing the HR Working Group to HR Committee; review Standing Orders and adopt the Terms of Reference**

Cllr Brown said papers had been circulated. The HR Working Group had met to consider changing the status of the group and it was agreed to continue as a Working Group.

The Clerk said KALC has recommended it should be a committee and circulated KALC response on the Terms of Reference.

It was resolved that pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 and because of the confidential nature of the business to be transacted, the public and press be excluded from the meeting during the consideration of the status of the HR Working Group.

Cllr Brown **PROPOSED** HR Working Group to continue as a Working Group; **SECONDED** by Cllr Jackson: **7-FOR, 1- AGAINST – MOTION CARRIED.**

Cllr Brown **PROPOSED** to adopt the revised Terms of Reference for the HR Working Group; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY.**

The Clerk said Standing Orders and Finance Regulations need to be revised.

ACTION: Clerk to circulate document with tracked changed.

ii. To consider the status of the Events Working Group

Cllr Jackson said this item will be deferred until it is known who will be on the Working Group.

15. CORRESPONDENCE

1. 26.08.25- SBC: Policy round-up
2. 28.08.25- KCC Highways: Temporary Road Closure - A249 Detling Hill (Southbound), Detling - 27th September 2025
3. 28.08.25- NALC CEO bulletin
4. 28.08.25- resident concern about flags and graffiti
5. 01.09.25- SBC: Policy round-up
6. 01.09.25- KALC: KCC Highways new fault reporting tool
7. 02.09.25- KALC newsletter
8. 03.09.25: KCC Highways: Temporary Road Closures - School Lane, Iwade, Iwade Road, Newington & Basser Hill, Lower Halstow - 3rd September 2025
9. 04.09.25- NALC CEO bulletin
9. 08.08.25- Swale Borough Council: Invitation to Nominate for Local Heritage List
10. 08.08.25- Kent Playing Fields Association: Notice of AGM would someone like to attend on behalf of the Council?
11. 09.09.25- KCC Highways: Parish Seminars please let me know if you would like to attend
12. 10.09.25- Kent County Council: Budget Consultation 2026-27
13. 11.09.25- NALC CEO bulletin
14. 11.09.25- Kent resilience Forum: free online information sessions
15. 12.09.25: PC Jez Chittim: details of replacement
16. 15.09.25- SBC: Policy round-up
17. 15.09.25- KALC Bulletin
18. 17.09.25- KALC Community Awards Scheme
19. 17.09.25- KCC Highways: Temporary Road Closure - Church Lane, Newington - 13th November
20. 17.09.25- KCC Highways: Temporary Road Closures - Various Roads, Bobbing, Sittingbourne & Borden - 13th October 2025
21. 17.09.25- KCC Road Safety & Active Travel Group: Mature Drivers & Passenger Course
22. 18.09.25- NALC CEO bulletin
23. 22.09.25- SBC: Policy round-up
23. 22.09.25- Swale Borough Council: Update on Parish and Town LGR workshop dates
24. 24.09.25- Swale Borough Council: Swale Joint Transportation Board agenda 6 October
25. 24.09.25- KALC: Help bridge the Digital Divide webinar invitation
26. 25.09.25- NALC: CEO bulletin
27. 25.09.25- Swale Borough Council: Invitation to Nominate for Local Heritage List extension of time
28. 25.09.25- KALC: Notice of AGM 22 November

16. ANY OTHER BUSINESS

No other matters were raised

DATE OF NEXT MEETING: Tuesday 28 October 2025 at 7pm

There being no further business, the meeting closed at 8.35pm

Signed as a true record of the meeting:

Chairman
Date: 30 September 2025