

# NEWINGTON PARISH COUNCIL

## Minutes of the Meeting of the Parish Council held on 24 June 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 Tony Mould, Cllr Chris Palmer and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk)

Also present were three members of the public.

### 1. PARISH COUNCIL

#### i. Councillor Vacancies- To receive an update and to co-opt new Members

Cllr Harvey reported that there are two vacancies, no applications received yet.

#### ii. Review of Membership of Committees and Working Groups.

Cllr Harvey said the website needs to be checked to see if this was up to date.

*ACTION: Clerk*

### 2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Eric Layer (holiday) and Cllr Barbara Weight (medical); apologies accepted.

### 3. DECLARATIONS OF INTERESTS OR LOBBYING

Cllr Brown declared a pecuniary interest in item 8, as her husband is employed by a lighting contractor.

### 4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 29 APRIL AND 27 MAY 2025

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

Cllr Harvey **PROPOSED** to defer the minutes of the meeting held on 29 April to the next meeting.

Cllr Brown **PROPOSED** to accept the minutes of the meeting held on 27 May as a true record;  
**SECONDED** by Cllr Palmer: **6- FOR, 1-ABSTENTION: MOTION CARRIED.**

#### ii. Matters arising from the minutes

The Clerk reported that Southern Water had requested further information regarding the Council's claim for compensation and this has been sent.

Cllr Harvey said that he will follow up whether planning permission is needed for the notice board when he speaks to the Officer.

Cllr Harvey said the insurance premium was 14.42% decrease.

Cllr Harvey said the Finance Working Group had discussed the insurance for the pavilion.

*ACTION: Clerk to obtain a valuation for the pavilion.*

Cllr Harvey reported that new dates had been given to the contractor regarding laying wood chippings.

*ACTION: Clerk to chase.*

### 5. PUBLIC QUESTION TIME

*The meeting was adjourned for the Public Time*

*A member of the Newington History Group had read the minutes from the Amenities Committee meeting regarding the possibility of moving the beacon. The Group does not think that this is feasible because of the size. The current beacon is a landmark and the Group would be happy to be part of a discussion if the Council sought to have another beacon. The village sign will be replaced soon; can the History Group liaise with the contractor regarding the heritage items in the garden?*

Cllr Harvey said that it was thought that if a beacon should be on the Recreation Ground, it should be moveable. The Council would be happy to liaise with the History Group.

*The meeting was reconvened.*

## **6. VISITORS**

### i. Borough Councillors

SBCllr C Palmer reported it has been quiet for Newington. She had met with KCC Highways regarding fly tipping, road closures and emergency works; sometimes roads are closed for two weeks before the works start.

SBCllr R Palmer reported that Hartlip, Upchurch, Lower Halstow and Bobbing have been hit hard with fly tipping but there have been no reports in Newington apart from Bricklands but this might have been historic. There have been no reports of anti-social behaviour in Newington.

### ii. County Councillor

KCCllr R Palmer reported that he had been on planning training.

KCCllr C Palmer informed Councillors that she has been appointed Cabinet Member for Integrated Children's Services and represents all divisions.

## **7. PLANNING**

### i. To receive an update

Ref: 25/501605/FULL 56 Bull Lane, Newington ME9 7NA

Proposal: Erection of a single storey side extension including rear decking.

Application validated: Wednesday 23 April 2025

Awaiting decision

Ref: 25/501693/TCA Church Farm House, Church Lane, Newington ME9 7JX

Proposal: Conservation area notification to fell two dead Cherry trees and one dead Apple tree. Remove dead branches to one Cherry tree.

Application validated: Thursday 24 April 2025

Decision: 'No objection'.

Ref: 25/501640/REM Land At Pond Farm, London Road, Newington

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.

Awaiting decision.

Ref: 25/501520/FULL Cranbrook Lodge, Callaways Lane, Newington ME9 7LX

Proposal: Erection of a rear infill extension including 1no. roof light.

Application permitted.

Ref: 25/501032/FULL 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 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: : 25/500761/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.

Cllr Harvey reported that this application has been called in by SBCllr R Palmer.

Ref: 25/500551/FULL: Plots 21 / 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: 24/504613/FULL The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of agricultural land to 2no. Gypsy/Traveller pitches each with 1no. mobile home and a touring caravan including a shared day room and 6no. parking spaces.

Awaiting decision.

Ref: 25/501085/PNQLA The Old Tractor Shed, Bull Lane, Newington ME9 7SJ

Proposal: Prior notification for the change of use of a building and any land within its curtilage from agricultural to 2no. dwellinghouses and associated operational 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. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

Application no longer on portal

Ref: 22/503654/EIOUT 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.

Awaiting decision.

Appeals to the Planning Inspectorate

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.

PINS reference APP/V2255/C/24/3341780

Awaiting decision.

Ref: 23/503792/FULL Moat View, Church Lane, Newington ME9 7JX

Proposal: Erection of a detached dwelling for a disabled person with associated parking and minor landscaping works.

PINS reference: APP/V2255/W/24/3337218

Awaiting decision.

ii. Ref: 25/502147/SUB

Address: 128 High Street Newington Kent ME9 7JH

Submission of details pursuant to conditions 34 - Footpath inhibitor, 35 - Visibility splays & 36 - Travel plan, Subject to 21/505722/OUT

Not discussed.

## 8. AMENITIES

i. To receive the minutes of the meeting of the Amenities Committee held on 17 June 2025 and consider the recommendations

Cllr Jackson reported that there is a potential for grant funding towards projects, the Committee is considering solar panels on the pavilion roof. There was a good report from the Youth Club. Maintenance will have to be considered if the scheme for planters in the village goes ahead.

Cllr Harvey reported that the hasp on garage has been fitted; there has been no response from contractor regarding the whips; the quotation for street light repairs has been accepted.

It was **AGREED UNANIMOUSLY** to accept the minutes of the meeting of the Amenities Committee held on 17 June as a true record; Cllr Jackson duly signed the minutes.

ii. To consider quotation to install the Village Sign

Cllr Jackson **PROPOSED** to accept the quotation of £3844.00 from Maylow Construction to install the sign, including a new oak post and replace the corner posts to garden area with new oak posts; **SECONDED** by Cllr Brown: **AGREED UNANIMOUSLY**.

iii. To consider quotation for kissing gate work

Deferred to the end of the meeting.

iv. To consider the purchase of a steam cleaner for the Pavilion

It was **AGREED UNANIMOUSLY** to purchase a steam cleaner for the Pavilion, up to a budget of £200.

v. To consider request to transfer an Exclusive Right of Burial

Cllr Jackson **PROPOSED** that the Exclusive Right of Burial be transferred; **SECONDED** by Cllr Brown: **AGREED UNANIMOUSLY**.

## 9. SWALE BOROUGH COUNCIL LAND

Cllr Harvey reported that he and Cllr Mould had signed to accept the land at the end of Orchard Drive and the Solicitor is waiting for the signed delegated authority from Swale to get the transfer executed. There is no positive news regarding the track land.

## 10. VILLAGE VOICE AND MEDIA

Cllr Harvey said contributions are being received. The next edition will be online, there will be no limit on size.

## 11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
Watson Electrical Ltd <i>Paid out of meeting</i>	Repair water leak	125.00
	VAT	25.00
	<b>Total</b>	<b>£150.00</b>
DC Beeby <i>Chq no 009 Paid out of meeting</i>	Plants	<b>£30.00</b>

DCK Accounting	payroll fees	31.50	
	VAT	6.30	
	<b>Total</b>		<b>£37.80</b>
Mr L Robbins	Internal audit		<b>£175.00</b>
Weightmans LLP	VAT		<b>£105.00</b>
Mrs E Jackson	Fete expenses		<b>£103.93</b>
Mr R Malone	Litter Picking: Street and Recreation Ground - June		<b>£566.30</b>
Mr MJ Marshall	Cemetery and Churchyard maintenance - June		<b>£625.00</b>
Mr R Burrows	Track gate keeper- June		<b>£100.00</b>
Mr R Jackson	Honorarium		<b>£344.00</b>
Mrs W Licence	Expenses		<b>£55.64</b>
Business Stream	Pavilion and Recreation Ground water		<b>£35.29</b>
S Sparks	Pavilion deposit refund		<b>£50.00</b>
Mr A Mould	Fete expenses		<b>£270.30</b>

Cllr Brown **PROPOSED** to make the payments; **SECONDED** by Cllr Barlow: **AGREED UNANIMOUSLY**. Cllr Mould and Cllr Harvey to authorise the payments online.

ii. Annual Governance Statement- To agree the statement

Councillors agreed the Annual Governance Statement.

iii. Annual Return for Year End 31 March 2025- To receive and to consider the adoption of end of year return

Councillors agreed the Annual Return.

iv. Independent Internal Auditor's report

Councillors noted the report.

v. To consider membership of the Kent County Playing Fields Association £20

Cllr Barlow **PROPOSED** to make the payments; **SECONDED** by Cllr R Palmer: **AGREED UNANIMOUSLY**.

vi. Any other finance matter received by 24 June 2025

Bank accounts:

NatWest:- 31.05.25 £48,102.97

Nationwide:- 31.03.25 £47,934.02

Unity Trust:- 31.05.25 £42,144.39

**Receipts**

01.05.25	S Ulyatt	Fete stall	£20.00
01.05.25	V Whittle	Fete stall	£20.00

02.05.25	PCC for Kent	Reimbursement of padlock	£176.82
27.05.25	Swans Fitness Club	Community Sports Room hire	£20.00

### Payments

01.05.25	HugoFox	Website	£23.99
19.05.25	DRAX	Pavilion electricity	£80.07
19.05.25	ICO	Subscription	£47.00
20.05.25	S Sparks	Parish Room deposit refund	£50.00
20.05.25	Mrs R Brown	Parish Room Hire and deposit refund	£75.00
28.05.25	NatWest	Credit card	£214.99
29.05.25	DRAX	Footway electricity	£1,945.53

## 12. REPORTS FROM MEMBERS

Cllr R Palmer reported that there might be a change of Chairman on the KALC Swale Area Committee.

Cllr Mould said the next meeting of the School Governors will be on Thursday.

## 13. CORRESPONDENCE

1. 27.05.25- KCC Highways: Update ADH Groundworks Ltd - Temporary Road Closure - School Lane, Boxted Lane & Bricklands, Newington - 22nd July 2024
2. 27.05.25- KCC Highways: Southern Water - Temporary Road Closure - Iwade Road, Newington - 28th July 2025
3. 27.05.25- SBC: JKC Policy Round-Up
4. 27.05.25- KCC Highways: Openreach - Temporary Road Closure - Allsworth Close, Newington - 23rd July 2025
5. 29.05.25- NALC Chief Executive's bulletin
6. 02.06.25- SBC: JKC Policy Round-Up
7. 05.06.25- NALC Chief Executive's bulletin
8. 05.06.25- KALC SAC: Minutes meetings on 20th May 2025 and the presentation from the speakers.
9. 05.06.25- Newington History Group: beacon
10. 05.06.25- KALC news
11. 09.06.25- Resident email, refuse truck
12. 09.06.25- Swale Borough Council: JKC Policy round-up
13. 12.06.25- NALC CEO bulletin
14. 13.06.25- KCC Highways: Bricklands update
15. 13.06.25- Swale Borough Council: Customer Access Strategy survey
16. 16.06.25- SBC: JKC Policy update and Refer Kent Newsletter
17. 16.06.25- KALC: Local Government Reorganisation Survey
18. 17.06.25- KALC: bulletin; KALC Local Government Reorganisation Survey and SLCC Community Governance
19. 19.06.25- NALC: CEO bulletin
20. 20.06.25- resident: over hanging tree

Cllr Harvey said overhanging vegetation is the responsibility of the person whose land it overhangs. Four years ago, the Council paid for tree work as a one-off gesture.

## 14. ANY OTHER BUSINESS

No other matters were raised.

#### **15. DATE OF DECEMBER MEETING**

It was agreed that the meeting be on 16 December.

#### **16. INSURANCE MATTER**

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 insurance matters.

Councillors received an update on the insurance claim.

Councillors noted that there had been no issues raised about the bar on the kissing gate in the inspection reports. Now that concern has been brought to Councilors' attention, the bar will be removed.

Cllr Harvey **PROPOSED** to accept the quotation of £460 to remove the top bar and make good to posts; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

**DATE OF NEXT MEETING: Tuesday 29 July 2025 at 7pm**

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

Signed as a true record of the meeting

Chairman

Date: 29 July 2025