

# NEWINGTON PARISH COUNCIL

## Minutes of the Meeting of the Parish Council held on 26 September 2023 in the Newington Room, Newington Village Hall

Present: Cllr Richard Palmer (Chairman), Cllr Tony Mould (Vice Chairman), Cllr Ruth Brown, Cllr Ray Cuffley, Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Eric Layer and Cllr Chris Palmer;  
and Mrs Wendy Licence (Clerk)

Also present were County Councillor Mike Baldock and five members of public.

Cllr R Palmer welcomed everyone to the meeting and thanked Cllr Mould for chairing the August meeting.

### 1. COUNCILLOR VACANCY

Cllr R Palmer reported that no applications have been received yet

### 2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Michael Barlow (work) and Cllr Elaine Jackson (holiday): apologies accepted.

### 3. DECLARATIONS OF INTEREST

None were declared.

### 4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 29 AUGUST 2023 AND THE EXTRAORDINARY MEETING HELD ON 13 SEPTEMBER 2023

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

Cllr Layer **PROPOSED** to accept the minutes of the meeting held on 29 August 2023 as a true record of the meeting; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**. Cllr R Palmer duly signed the minutes as a true record.

Cllr Harvey **PROPOSED** to accept the minutes of the Extraordinary Meeting held on 13 September 2023 as a true record of the meeting; **SECONDED** by Cllr Godmon: **AGREED UNANIMOUSLY**. Cllr R Palmer duly signed the minutes as a true record.  
Cllr Harvey thanked Cllr C Palmer for taking the minutes of the meeting.

#### ii. Matters arising from the minutes

##### Meeting of 29 August 2023

Cllr R Palmer said only two have informed the Clerk what keys they have.  
Cllr R Palmer said more 20mph stickers have been delivered.

##### Meeting of 13 September 2023

There were no matters arising.

### 5. PUBLIC QUESTION TIME

*The meeting was adjourned for the Public Question Time*

*A resident asked for an update on Pond Farm.*

Cllr Harvey said that advice had been sought and Counsel said that he could not find any point within the process that would give the Parish Council a chance to win at a Judicial Review.

There is no news as to when work will begin. It is an outline application and a detailed application will need to be submitted.

*A resident and his architect spoke about the planning application for Moat View.*

*The meeting was reconvened.*

## **6. VISITORS**

### **i. County Councillor**

KCCllr Baldock said there was little to report from a County perspective. Kent County Council is trying to put together a two-year financial package. The Council is not doing any projects. Road maintenance continues to be a problem. KCCllr Baldock has raised the issue of road closures and the knock-on effect it has on rural lanes in the area meaning a lot more traffic is coming through Newington. A Netflix film, The Wonderful World of Henry Sugar, was filmed in Kent KCC needs to make this known as it will bring in tourism.

Cllr Harvey asked for an update on the Youth Provision and Community Warden surveys. As well as the statutory provision, the Parish Council is also concerned about the sharing of Community Wardens and what this actually means.

KCCllr Baldock said that there has been no decision, the Community Warden service is reduced and it is not clear if the areas will be stretched or if the provision will be removed. Kent County Council (KCC) has to issue a s114 notice, where it will only make the statutory provision and this does not include the Community Warden service. KCC has always increased Council Tax in line with the cap; at Swale Borough Council, there was no increase for many years by the previous administration and there are now problems.

Cllr R Palmer thanked KCCllr Baldock for attending and for his report.

### **ii. Borough Councillors**

SBCllr C Palmer reported that she has continued to communicate with NHS England as residents across Swale are unable to register with a dentist or doctor. People are unable to access appointments with their doctor and some surgeries are in special measures. Unfortunately, some doctors are not giving a good service put the health of patients at risk.

SBCllr R Palmer reported that he has been chasing the issue with the light in the alleyway, there is a problem with the power supply and UKPN need to attend. The Clerk is chasing this and the light under the railway bridge. There have also been some neighbour issues. There has been fly-tipping in Bricklands.

## **7. PLANNING**

### **i. To receive an update**

Application: 22/501005/FULL 77 High Street, Newington ME9 7JJ

Proposal: Erection of 10 no. detached C3 dwellinghouses with repositioned vehicular access from public highway.

Cllr Harvey informed Members that a decision is yet to be made.

Application: 23/503580/FULL 21 London Road, Newington ME9 7NP

Proposal: Garage conversion to bedroom.

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

*Previously discussed: for information*

Application: 23/503013/FULL Snakesbury Cottage, Iwade Road, Newington ME97JY

Proposal: Erection of single storey side extension, two storey rear extension including changes to fenestration and erection of a detached garage.

Cllr Harvey informed Members that the application has been withdrawn.

Application: 23/501222/LBC 55-57 High Street, Newington ME9 7JJ

Proposal: Listed Building Consent for the internal alterations including removal walls, doors, two set of stairs, external alterations including erection of a first floor north elevation extension, insertion of balcony, roof lights and changes to fenestration including conversion of outbuilding.

Cllr Harvey reported that further reports have been submitted and that a decision is yet to be made.

Application: 23/501221/FULL 55-57 High Street, Newington ME9 7JJ

Proposal: Conversion of restaurant and existing two residential flats into a 6no. two bedroom and 1no. one bedroom residential flats including erection of a first floor north elevation extension, insertion of balconies and changes to fenestration. Conversion of existing outbuilding to an office.

Cllr Harvey said a decision is yet to be made.

#### *Not in Newington*

Application: 22/503654/EIOUT Land To The West Of Bobbing, ME9 8QL

Proposal: Outline application (all matters reserved except for access) for a mixed used development comprising up to 2,500 dwellings, a 4.99ha commercial employment zone including doctors surgery, a 4.2ha sports hub, 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.

Application validated: Tuesday 29 November 2022

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

#### *Appeal to the Planning Inspectorate*

Application: 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.

Planning Inspectorate PINS reference APP/V2255/W/22/3312284

Cllr Harvey reported that there has been no decision from the Planning Inspector.

Application: 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 that at the Extraordinary Meeting of the Parish Council on 13 September 2023, following receipt of Counsel Opinion, the Council unanimously decided not to seek Judicial Review.

#### ii. Ref: 23/501853/FULL

Address: 19 High Street Newington Sittingbourne Kent ME9 7JR

Proposal: Change of use of ground floor from a residential letting agency to a hot food takeaway and restaurant (fish and chip shop service) including installation of external ventilation ducting. (Further amendment to the extraction system)

*Cllr R Palmer and Cllr C Palmer, as substitute Members of the Swale Planning Committee, did not take part in the discussion or vote on this item.*

Councillors considered the application and noted neighbours' comments on the planning portal as well as those from the highways, environmental teams and specialists engaged by the applicant.

Cllr Harvey **PROPOSED** to respond:

These have assuaged some of our concerns. We are therefore prepared to withdraw our objection but would request that officers take very seriously the concerns of neighbours. We are prepared to withdraw our objection as long as strict conditions are imposed, monitored and enforced for: the high specification extraction system and external ventilation ducting; and also that hours of operation preclude late evenings.

**SECONDED** by Cllr Mould: **6- FOR; 2 NON-VOTING: MOTION CARRIED.**

iii. Ref: 23/503792/FULL

Address: Moat View Church Lane Newington Sittingbourne Kent ME9 7JX

Proposal: Erection of a detached dwelling for a disabled person with associated parking and minor landscaping works (Resubmission 22/504968/FULL).

*Cllr R Palmer and Cllr C Palmer, as substitute Members of the Swale Planning Committee, did not take part in the discussion or vote on this item.*

Councillors considered the application and noted that it is very similar to the previous application (22/504968/FULL).

Cllr Harvey **PROPOSED** to respond:

Newington Parish Council objects to the proposal for the following reasons:

- The proposed site is outside the established built-up area of the village and would be an unwelcome intrusion into the countryside.
- The proposed site is within the Newington Church Conservation Area and the setting of St Mary the Virgin Parish Church (Grade I listed)
- The proposed building would spoil views of the Church and surrounding countryside from Church Lane/Iwade Road.
- The proposed building is described as an annexe but, from the submitted plans, appears to be a separate dwelling
- We believe the location is totally unsuitable for disabled access due to lack of consistent pavements and the rural lane

**SECONDED** by Cllr Layer: **5-for; 1- ABSTENTION; 2- NON-VOTING: MOTION CARRIED.**

Cllr R Palmer thanked Cllr Harvey for his report and sterling work.

## **8. AMENITIES COMMITTEE**

i. To receive the minutes of the meeting of the Amenities Committee held on 19 September 2023 and consider the recommendations

Cllr Jackson reported that the Council is still trying to get UKPN to repair the allotments fence; the issues with the lights on the bridge and in the alleyway are being pursued; Cllr Jackson is looking into issues on the footpath/ bridleway at the Persimmon development; the spoil has been removed from the Cemetery following the interment; the issues at the Cemetery are being dealt with. There has been another request to prepurchase a plot, the exact location needs to be measured.

*ACTION: Cllr Layer and Cllr Godmon to measure the grave space.*

Cllr Harvey said the accessible path to the Pavilion has been completed, there will be a "thank you" event at the Pavilion on Thursday 12 October to thank GRAHAM for laying the path, they have done a good job.

Cllr Harvey reported that there has been a Conservation Area Appraisal visit.

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

ii. To consider quotations for repairs to Pavilion roof

Further quotes are being sought

iii. To consider quotations for the Restoration of the Commemorative Plaques on the Coronation Bus Stop

It was **AGREED UNANIMOUSLY** to accept the recommendation of the Amenities Committee to accept the quotation of £343.75 from Clive Sherwood to over-cut the letters.

## 9. SWALE BOROUGH COUNCIL LAND

Cllr R Palmer reported that the paper work is with Mid Kent Legal Services, they currently have an extremely large number of cases to work through, they are working on this and will be in touch due course with the necessary paperwork.

## 10. ALLOTMENTS

Cllr Layer said UKPN is being chased regarding the broken fence and also the loss of rent for the plot.

## 11. VILLAGE VOICE AND MEDIA

i. To receive an update

Cllr Mould reported that the new footpath at the Pavilion will be the lead article. The draft copy of the Village Voice will be circulated for comments.

ii. To consider quotations for website

Cllr R Palmer **PROPOSED** to accept the recommendation of the Amenities Committee to upgrade the current HugoFox scheme to the silver package at £19.99 per month; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

## 12. FINANCE

i. Cheque list: to consider invoices for payment

| Payee   | Reason  | Amount           |
|---|---|------------------|
| Francis Taylor Building<br><i>Paid out of meeting</i> | Counsel's advice on the Pond Farm decision                | <b>£6,000.00</b> |
| Swale Borough Council                                 | Printing  | <b>£111.00</b>   |
| DCK Accounting  | Payroll fees – September                                  | <b>£36.00</b>    |
| Mr R Jackson  | Honorarium  | <b>£300.00</b>   |
| HMRC  | PAYE & NI   | <b>£129.65</b>   |
| Admin   | Expenses  | <b>£65.15</b>    |
| Newington Village Hall                                | Meeting room hire   | <b>£135.00</b>   |
| Mrs W Licence   | Reimbursement of wheelie bin stickers                     | <b>£102.00</b>   |
| KALC  | Dynamic Councillor Training Course                        | <b>£60.00</b>    |
| Mr R Malone   | Litter Picking Recreation Ground - Sept<br>Litter Picking |                  |

|                |  |                |
|----------------|--|----------------|
|                | <b>Total</b>                               | <b>£527.00</b> |
| Mr MJ Marshall | Cemetery and Churchyard maintenance - Sept | <b>£625.00</b> |
| Mr R Burrows   | Track gate keeper- Sept                    | <b>£100.00</b> |

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

ii. Finance report

No questions were raised

iii. Any other finance matter received by 26 September 2023

NatWest:- 31.08.23 £46,409.53

Nationwide:- 31.03.23 £46,034.40

Unity Trust:- 31.08.23 £34,514.85

**Payments**

|          |       |                |           |
|----------|-------|----------------|-----------|
| 01.08.23 | Salix | Loan repayment | £3,055.00 |
| 17.08.23 | NEST  | Pension        | £164.57   |

**Receipts**

|          |                                |                            |           |
|----------|--------------------------------|----------------------------|-----------|
| 22.08.23 | Vibe                           | Parish Room hire           | £15.00    |
| 23.08.23 | DRAX                           | Refund                     | £6,451.85 |
| 23.08.23 | KCC                            | Members Grant funding      | £300.00   |
| 03.07.23 | Swans Fitness Club             | Community Sports Hall hire | £25.00    |
| 31.08.23 | Bredhurst Junior Football Club | Pitch hire- extra sessions | £33.00    |

**13. TRAINING POLICY**

Tit was **AGREED UNANIMOUSLY** to adopt the training policy

**14. CHURCHYARD AND CEMETERY**

Cllr Layer said the Cemetery looks good.

**15. HIGHWAYS AND STREET LIGHTING**

Cllr R Palmer said the light under the bridge is still not working, the Parish Council could agree to repair it.

Cllr R Palmer **PROPOSED** to undertake the repair of the light in Church Lane and if under £1,000 then the work should go ahead: **AGREED UNANIMOUSLY**.

**16. SPEEDWATCH**

i. To receive an update

Cllr R Palmer said the Speedwatch report has been circulated. The team is restricted by the Police as to where they can be. Many residents have expressed their appreciation of what the team is doing.

Cllr Cuffley reported that one person is being contacted by the Police as they have been recorded speeding for a second time and another driver is being prosecuted.

ii. To consider quotation for purchase of equipment

Cllr R Palmer said there is better equipment due to be available, item for next agenda.

**17. REPORTS FROM MEMBERS**

Cllr R Palmer said the Village Hall Management Committee has agreed to install Wi-fi.

## **18. CORRESPONDENCE**

- C1. 29.08.23- Swale Borough Council: Policy Round-Up
- C2. 30.08.23- NALC newsletter
- C3. 30.08.23- Swale Borough Council: Planning training 18 September
- C4. 31.08.23- NALC CEO bulletin
- C5. 01.09.23- National Highways: M2 junction 5 improvement scheme - upcoming closures
- C6. 01.09.22- National Highways: road works in Kent
- C7. 05.09.23- KALC news and training events
- C8. 06.09.23- NALC newsletter
- C9. 07.09.23- NALC CEO bulletin
- C10. 11.09.23- Swale Borough Council: Policy Round-Up
- C11. 11.09.23- Swale Borough Council: Rural Swale Small Business Grants
- C12. 13.09.23- Friends of Citizens Advice: newsletter
- C13. 26.09.23- concern about works at Ellens Field.

*ACTION: Ward Councillors to investigate the works at Ellens Field.*

## **19. ANY OTHER BUSINESS**

It was agreed that the date of December meeting be on 12 December.  
No Other matters were raised.

**Date of next meeting: Tuesday 31 October 2023 at 7pm**

There being no further business, the meeting closed at 8.29pm

Signed as a true record of the meeting

Chairman  
Date: 31 October 2023