

# NEWINGTON PARISH COUNCIL

## Minutes of the Parish Council meeting held in the Newington Room, Newington Village Hall on 29 March 2022

Present: Cllr Richard Palmer (Chairman), Cllr Tony Mould (Vice Chairman), Cllr Ruth Brown, 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 and one member of the public

Cllr Palmer welcomed everyone to the meeting.

### 1. COUNCILLOR VACANCIES

The Clerk reported there has been one application but the candidate is unable to attend the meeting due to Covid.

### 2. APOLOGIES FOR ABSENCE

Apologies had been received from County Councillor Mike Baldock (unwell); apologies accepted.

### 3. DECLARATIONS OF INTEREST

Cllr Palmer declared an interest in item 12.i as a cheque for his company is on the list.

### 4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 22 FEBRUARY 2022 AND THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON 24 FEBRUARY 2022

Cllr Layer **PROPOSED** to accept the minutes of the meeting held on 22 February as a true record; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**. Cllr Palmer duly signed the minutes as a true record.

Cllr Harvey **PROPOSED** to accept the minutes of the extraordinary meeting of the Council held on 24 February as a true record; **SECONDED** by Cllr Jackson: **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

No matters were raised.

### 7. VISITORS

#### i. Borough Councillors

Cllr Horton said he had previously spoken about an approach to prevent drivers using the A2 as a through road, he and SBCllr Palmer have taken this matter to the Swale Western Area Committee which was supportive with the focus on air quality issues. Congratulations to those involved in setting up the 20mph zone in the village, this has been well received by residents. Residents from Callaways Lane have raised concern that the road is now busier than before and that there are no footpaths, they have been referred to the County Councillor whose predecessor drew up the scheme.

SBCllr Palmer said there is no 20mph sign at the bottom of Church Lane.

Cllr Layer reported that the Wardwell Lane sign is very dirty, there should be roundels reminding drivers of the speed limit.

SBCllr Palmer said KCC Highways will not put extra signage in the zone, they only put signs on the outer edge of the zone.

Cllr Mould said the Parish Council could pay for extra signage.

Cllr Harvey said there was concern that the scheme had been lost in KCC Highways' system, the officer has been helpful. There are a couple of teething issues.

*ACTION: Cllr Harvey to thank the Officer (cc manager) and mention issues.*

Cllr Mould said signage in Church Lane is really important.

Cllr Harvey said that he had checked the bollards outside Charlotte Court, there needs to be a third bollard.

Cllr Mould said he had noticed that vans are still parking there, there needs to be two more bollards.

SBCllr Palmer reported that he had been contacted by a resident concerned about a new sign being put outside her window.

## 8. PLANNING

### i. To receive an update

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 reported that a decision has yet to be made.

Application :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 permission has been granted.

Application: 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.

Application validated: Friday 4 February 2022

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

Application: 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 reported that a decision has yet to be made.

Application: 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 reported that a decision has yet to be made.

Application: 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

Application validated: Friday 10 September 2021

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

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.

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

Application: 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 a decision has yet to be made, Bobbing Parish Council has invited a representative from Newington Parish Council to attend.

No Councillors available to attend.

Application: 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 informed Councillors that a decision has yet to be made.

Application: 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.

Decision: Application refused Thursday 23 December 2021

Appeal notification: 2 March 2022; Appeal Starting date: 23 February 2022.

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

Application: 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.

Decision: Application refused Friday 14 May 2021

PINS reference: V2255/W/21/3286759 Appeal Starting date: 10 March 2022

Notification 17 March 2022

Application: 21/501740/FULL 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 informed Councillors that the application has been permitted.

Application: 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 informed Councillors that a decision has 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

Thursday 22 April, Friday 23 April

Cllr Harvey said there was nothing to report.

Application: 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 proposal is being considered by Maidstone Borough Council Planning Committee on 31 March 2022; officer recommendation 'that planning permission be refused'.

ii. Ref: 22/500944/LDCEX

Address: Chesley Farm Bull Lane Newington Sittingbourne Kent ME9 7SJ.

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

Councillors considered the application and had no comment to make on the proposal.

iii. Ref: 22/500540/FULL

Address: 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.

Councillors considered the application and **AGREED UNANIMOUSLY** to object to the proposal.

*ACTION: Cllr Harvey to draft response.*

## **9. AMENITIES COMMITTEE**

i. To receive the minutes of the Amenities Committee meeting held on 22 March 2022 and consider the recommendations

Cllr Harvey reported that the saplings have been planted, a letter of thanks has been sent to the school. One child brought their parent and sibling to see what had been done. Mr Marshall was very helpful and Mr Springate helped with planting the oak trees, thanks to both for their help and advice.

Cllr Layer informed Members that he had cleaned the bus shelter after food was thrown at it.

Cllr Harvey thanked Cllr Layer for his prompt action cleaning the shelter.

Cllr Layer said the phone box needs to be checked to see if it has been cleaned, it would help to spruce up the area. The daffodils in the village are looking good, the area near the village hall sign could be tidied up. The PCSO surgery was cancelled and another date had been planned. There were fires in the woodland which has caused some damage. Rob Lucas, Greenspace Technical Officer, Swale Borough Council, has advised that all the adult exercise equipment needs replacing as it has rusted through. A company has been recommended.

Cllr Layer said he has planted five trees at the Cemetery. The fence has been put back in place and looks good.

Cllr Mould said the posts should be painted black to blend in with the fence.

Cllr Layer **PROPOSED** to accept the minutes 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 top entrance to Recreation Ground

Cllr Harvey **PROPOSED** to accept the quotation from Maylow Construction for £1,494.00 to install concrete grass blocks at the entrance: **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

iii. To consider quotations for Pavilion fence

The Clerk reported that she had yet to receive quotations.

## 10. ALLOTMENTS

Cllr Layer said there was nothing to report.

## 11. VILLAGE VOICE AND MEDIA

Cllr Mould said the next edition will be online and will include an article on the planting of the saplings, the highways scheme and the annual Spring clean.

## 12. FINANCE

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

Payee	Reason	Amount
DKK Accounting	Payroll fees	£30.00
M Belsom & Son	Repair to Cemetery fence	£420.00
KALC	Dynamic Councillor course	£60.00
Swale Borough Council	Open spaces maintenance 2020-21	£3686.56
Swale Borough Council	Open spaces maintenance 2021-22	£3741.85
Mr R Jackson	Honorarium	£300.00
Staff	Salary	£865.23
HMRC	PAYE & NI	£206.78
Administration	Expenses	£128.31
Mrs W Licence	Jubilee bunting - reimbursement	£64.73
Mr R Malone	Litter Picking Recreation Ground - March Litter Picking	
	<b>Total</b>	<b>£459.00</b>
Medi Aid (UK) Ltd	Defibrillator Cabinet	£558.00
Mr R Burrows	Track gate keeper- March	£100.00
Mr MJ Marshall	Cemetery and Churchyard maintenance -March	£550.00

It was **AGREED UNANIMOUSLY** to authorise the payments.

### Bank Accounts

NatWest:- 04.03.22 £13,923.41

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 28.02.22 £56,125.02

### Payments

04.02.22	NEST	Pension	£166.97
09.02.22	Drax Energy	Street lights	£36.20
16.02.22	Drax Energy	Street lights	£275.88
17.02.22	Drax Energy	Pavilion electricity	£22.35

Receipts

08.02.22		Cemetery fees	£550.00
26.01.22	HMRC	VAT reclaim	£859.67
23.02.22	Swans Fitness	Community sports room hire	£20.00
28.02.22	A Marchant	Parish Room hire	£15.00

iii. Any other finance matter

Cllr Harvey said he was concerned that the Council paid electricity invoices of £216 and £218 in the summer of 2018 and have continued to pay. Credits have been received since a meter reading was submitted. In good faith, the Council removed the loft heaters and water tanks and there is no evidence of the savings made. We need to be able to compare the costs.

Cllr Jackson said the problem was that they have not been in to read the meter, also they were unable to install a smart meter.

Cllr Mould said this could be reviewed every quarter.

Cllr Palmer said that monthly readings could be taken, an online account would allow the reading to be uploaded.

It was **AGREED UNANIMOUSLY** to request a refund.

*ACTION: Clerk to request invoices for the last five years.*

*Item for next agenda.*

**13. CHURCHYARD AND CEMETERY**

Cllr Layer **PROPOSED** that the Cemetery fees be increased by 5%; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

**14. HIGHWAYS**

Cllr Palmer said the Parish Highways Improvement Plan had a good response from the Village Festival. There have been a couple of comments about the scheme.

Cllr Mould said there could be a Highways Committee meeting and residents could be invited to attend.

Cllr Palmer said it should be an open meeting. Residents need to be directed to KCC Highways. The scheme was in the draft Parish Highways Improvement Plan, KCC Highways said we would get a couple of things, we suggested they reverse their plan for Callaways Lane. This could be on the Annual Parish Meeting agenda, the format could be the same as when groups were invited to report back.

Cllr Harvey said the Annual Parish Meeting and the Parish Highways Improvement Plan could be one evening and there could be a village celebration in September.

It was **AGREED UNANIMOUSLY** to hold the Annual Parish Meeting on 17 May.

*ACTION: Clerk to ascertain hall availability for September celebration.*

**15. NEWINGTON AIR QUALITY MANAGEMENT AREA**

There was nothing to report.

**16. STREET LIGHTING**

Cllr Palmer said the Station Road light quote has been accepted and the new column will be installed on 31 March.

**17. ENVIRONMENT**

It was agreed to have the Great British Spring Clean on 30 April 2022, meeting at 9.30am in the Village Hall car park.

*ACTION: Clerk to inform the Hall Committee.*

**18. REPORTS FROM MEMBERS**

Cllr Palmer reported that he attended the Swale West Parishes Group meeting. It was asked if Newington Parish Council would support a village community bus. This would rely on

volunteer drivers and the bus would be leased. This works well in many areas which do not have a bus service or train station.

Cllr Palmer said he had attended the Village Hall Committee meeting, it was agreed not to increase the hire fees.

## **19. CORRESPONDENCE**

1. 28.02.22- NALC CEO bulletin
2. 28.02.22- KALC Planning Conference flyer
3. 01.03.22- Highways England: M2 junction 5 improvement scheme newsletter
4. 02.03.22- NALC newsletter
5. 04.03.22- KCC bus reduction consultation
6. 07.03.22- KALC newsletter
7. 08.03.22- Swale Borough Council: consultation on a new Hackney Carriage and Private Hire Licensing Policy
8. 08.03.22- NALC CEO bulletin
9. 14.03.22- KCC Highways: Road Closure – Various Roads - Bull Lane (north), Bull Lane (south), School Lane and Iwade Road, Newington - 22nd March 2022
10. 16.03.22- Swale Borough Council: holding safe Jubilee event (Zurich Municipal)
11. 16.03.22- Swale Borough Council: Swale Joint Transportation Board meeting minutes
12. 22.03.22- KCC Highways: Temporary Road Closure - School Lane, Newington - 4th April 2022
13. 23.03.22- KCC Highways: Emergency Road Closure - Bobbing Interchange, Sittingbourne - 30th March 2022
14. 24.03.22- Swale Borough Council: Invitation to Green Grid meeting 4 May
15. 24.03.22- Kent County Council: Members' Environment Briefing January – March 2022
16. 24.03.22- NALC Newsletter
17. 24.03.22- resident concern regarding electric scooters
18. 24.03.22- Bobbing Parish Council: invitation to Bobbing PC planning meeting

Cllr Mould said using electric scooters on roads is illegal.

Cllr Palmer said there have been some serious injuries involving electric scooters.

Cllr Harvey said the matter is not the Parish Council's responsibility. Education in schools could help. The PCSO could impound the scooters if necessary.

*ACTION 1: Cllr Palmer to respond to concerns about electric scooters*

*ACTION 2: Cllr Palmer to raise with the Police and Crime Commissioner*

## **20. ANNUAL PARISH MEETING**

Covered earlier in the meeting,

## **21. ANY OTHER BUSINESS**

Cllr Mould asked if the Village Hall could have wifi.

*ACTION: Cllr Palmer to raise with committee.*

**Date of next meeting: Tuesday 26 April 2022 at 7pm**

There being no further business, the meeting closed at 8.49pm

Signed as a true record of the meeting:

Chairman

Date: 26 April 2022