

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 29 July 2025 in the Newington Room, Newington Village Hall

Present: Cllr Stephen Harvey (Chairman), Cllr Michael Barlow, Cllr Tony Mould, Cllr Eric Layer and Cllr Steve Godmon; and Mrs Wendy Licence (Clerk)

Also present was Mr Bob Jackson, Pavilion caretaker.

Cllr Harvey 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

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

Cllr Harvey **PROPOSED** to co-opt Mr Steve Godmon to the Council: **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**. Cllr Godmon signed his Declaration of Acceptance of Office and the Civility and Respect Pledge in the presence of the Clerk.

ii. To appoint new Members to Committees or Working Groups

Deferred to next meeting.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Ruth Brown (medical); Cllr Elaine Jackson (medical); Cllr Chris Palmer and Cllr Richard Palmer (holiday); and Cllr Barbara Weight (medical): apologies accepted.

3. DECLARATIONS OF INTERESTS OR LOBBYING

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 25 MARCH AND 24 JUNE 2025

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

The minutes of the meeting of 25 March had been called in and amended.

Cllr Harvey **PROPOSED** to accept the minutes of the meeting of 25 March as amended as a true record: **SECONDED** by Cllr Layer: **AGREE UNANIMOUSLY**.

Cllr Harvey **PROPOSED** to accept the minutes of the meeting held on 24 June as a true record: **SECONDED** by Cllr Layer: **AGREE UNANIMOUSLY**.

ii. Clerk's report

The Clerk reported that she is still chasing Southern Water for compensation of the extra fee incurred due to the signage remaining after the works had been completed.

A contractor has recommended to insure the Pavilion for a figure above £700,000 but recommended advice from a property valuation surveyor be sought.

Cllr Harvey said the Council owns the land and proposed the sum insured be £500,000.

The Clerk reported that the school was unable to help with the wood chippings at the Community Woodland before the end of term; further dates will be sought next term.

The Annual Governance & Accountability Return has been submitted to Mazars and the notice of electors' public rights has been published on the website and notice board.

The contractor still has the saplings and says it is not the right time to plant them unless someone is prepared to water them.

The contractor's digger is being repaired and he anticipates removing the old stump this week.

Grant applications for solar panels have been made to the Community Infrastructure Grant Fund and KCC Capital Grant for Sport.

There will be an interment on 12 August.

iii. Matters arising from the minutes

Cllr Harvey said that Cllr Mould had said he will retire from the role of Community Governor in September but has agreed to serve another year to allow another Governor to attend safeguarding training.

5. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time

#- Concern was raised about the recent road closures and road works.

Cllr Harvey said there was a water leak last week, the portal showed closure on the A2 at the junctions of Church Lane and Bull Lane and this has been cleared today.

The meeting was reconvened.

6. VISITORS

i. Borough Councillors

ii. County Councillor

No reports were available due to holidays.

7. PARISH COUNCIL

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

ii. Review of Planning Committee Membership

Cllr Harvey **PROPOSED** to move the item to the end of the meeting.

8. PLANNING

i. To receive an update

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 the Council had submitted a full transport objection, the applicant has responded. Awaiting decision

Ref: 25/502147/SUB 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

Awaiting decision.

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

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

Application permitted.

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.: 25/501032/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.

Application: 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.

Awaiting decision.

Ref: 25/500551/FULL: 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: 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.

Not in Newington

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.

Appeal to the Planning Inspectorate

Ref: 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: 25/502150/FULL

Address: 96 Church Lane Newington Kent ME9 7JU

Proposal: Erection of 1.09m fence along front boundary (retrospective).

Councillors considered the proposal and regretted the fact that it is a retrospective application and were surprised that this relatively new development does not have a covenant on it regarding open frontage. The Council requests that any comments from neighbours be taken into consideration.

iii. Ref: 25/502474/FULL

Address: 55 Playstool Close Newington Kent ME9 7NJ

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

Councillors considered the proposal and had no objections and requested that any comments from neighbours be taken into consideration.

iv. Ref: 25/502702/FULL

Address: 90 Bull Lane Newington Kent 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.

Not discussed.

v. Ref: 25/502707/FULL

Address: Plot 5 The Pheasantry Wardwell Lane Lower Halstow Kent 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.

Councillors were unaware that The Pheasantry had been designated a Gypsy & Traveller site and on that basis, objected to the application.

vi. Ref: 25/502710/FULL

Address: Plot 6 The Pheasantry Wardwell Lane Lower Halstow Kent 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.

Councillors were unaware that The Pheasantry had been designated a Gypsy & Traveller site and on that basis, objected to the application.

vii. Ref: 25/502714/FULL

Address: Plot 7 The Pheasantry Wardwell Lane Lower Halstow Kent 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.

Councillors were unaware that The Pheasantry had been designated a Gypsy & Traveller site and on that basis, objected to the application.

9. AMENITIES

i. To receive the minutes of the meeting of the Amenities Committee held on 22 July 2025 and consider the recommendations

Cllr Layer **PROPOSED** to accept the minutes of the meeting held on 22 July as a true record;
AGREED UNANIMOUSLY.

Cllr Layer duly signed the minutes.

ii. To consider quotation to refurbish bus stop and planters

iii. To consider quotations to install external tap at Pavilion

iv. To consider quotations to install external sockets at Pavilion

v. To consider quotations for Parish Room maintenance

vi. To consider quotations for Pavilion cleaning

It was agreed not to repaint the planters. Waiting for quotations: *DEFERRED TO NEXT MEETING*

10. SWALE BOROUGH COUNCIL LAND

The Clerk reported that there was no further update.

11. VILLAGE VOICE AND MEDIA

Cllr Mould reported that the next edition will be online and will feature the Fete with special thanks to sponsors and helpers.

Cllr Harvey thanked Cllr Mould for producing the Village Voice.

12. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
L Bolt <i>Paid out of meeting</i>	Balance of payment for Fete activity	£70.00
Swale Borough Council	Village Voice and inserts	£227.00
P Christian	Deposit refund	£450.00
Spy Alarms Ltd	Annual Monitoring fee	£240.00
KALC	Training fees	£120.00
Glasdon UK Ltd	Memorial bench plaque	£154.69
DCK Accounting	payroll fees	£37.80
Micky the Magician	Fete performance	£195.00
Mrs D Pettitt	Fete performance	£350.00
Mrs E Jackson	Fete expenses	£397.91
Mr R Malone	Litter Picking: Street and Recreation Ground - July	£566.30
Mr MJ Marshall	Cemetery and Churchyard maintenance - July	£625.00
Mr R Burrows	Track gate keeper- July	£125.00
Mr R Jackson	Fete travel expenses	£27.00
Administration	Expenses	£43.52

Mr A Mould	Fete expenses	£118.97
Newington Village Hall	Room hire	£118.00
Copper Jax	Pavilion shutter repair	£210.00
Urban Blue Bus	Fete First Aid and expenses	£131.00
L Bullard	Balance of payment for Fete face painting	£85.00
CA Percy	Company 3 performance at Fete	£300.00
SLCC	Membership fee	£360.00
Watson Electrical Ltd	Installation of replacement defibrillator cabinet in High Street	£228.00
Watson Electrical Ltd	Call out; extractor fan and replacement alarm fused spur; refit handwash header washer	£294.00
Signs & Imaging Ltd	Fete signage	£264.00

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

ii. Any other finance matter received by 29 July 2025

NatWest:- 31.07.25 £48,07.08

Nationwide:- 31.03.25 £47,934.02

Unity Trust:- 31.07.25 £41,559.27

Receipts

05.06.25	Kelly's Ices	Fete stall	£40.00
06.06.25	M Brown	Fete stall	£20.00
09.06.25	P Christian	Fun Fair fee and deposit	£900.00
10.06.25	D Stanley	Cemetery fees	£519.00
18.06.25	HMRC	VAT reclaim	£2,020.97
19.06.25	R Harper	Memorial fee and plaque	£178.91
22.06.25	High & Sons	Cemetery fees	£640.00
23.06.25	Smith Malhotra	Fete sponsorship	£50.00
24.06.25	S Gumble	Fete stall	£20.00

Payments

02.06.25	HugoFox	Website	£23.99
17.06.25	DRAX	Pavilion electricity	£115.60
17.06.25	DRAX	Footway lighting	£227.15
30.06.25	NatWest	Credit card	£140.36

13. REPORTS FROM MEMBERS

Cllr Harvey said the Chairman of the KALC Swale Area Committee has not been reappointed as his Council's representative.

Cllr Mould said the school has asked his to serve as Governor for another year.

Cllr Harvey thanked Cllr Mould on behalf of the community for his sterling work and for agreeing to continue as Governor for another year.

Cllr Harvey thanked Newington History Group for their contribution to the Fete; their stall was greatly appreciated.

14. CORRESPONDENCE

1. 25.06.25- Newington History Group: invitation for Councillors to have guided walk to beacon
 2. 26.06.25- NALC CEO bulletin
 3. 30.06.25- SBC: JKC Policy Round-Up
 4. 30.06.25- KCCllr R Palmer: KCC road closure costs regarding fly tipping
 5. 01.07.25- KCC Highways: Road Safety & Active Travel Group's newsletter
 6. 02.07.25- KALC: newsletter
 7. 03.07.25- SBC: Playstool Road, disabled persons parking bay consultation.
 8. 03.07.25- NALC CEO bulletin
 9. 03.07.25- Swale Pride: Request for Support in Light of Statement by KCC Councillor
- Cllr Harvey said the Council has never given public money to outside organisations but was sympathetic to the points raised.
10. 04.07.2025- KALC: Training bulletin
- Cllr Harvey said training is available for Members.
11. 04.07.25- KCC Highways: Temporary Road Closure - A2 Key Street, Sittingbourne - 11 August 2025
 12. 07.07.25- Swale Borough Council: JKC Policy Round-Up
 13. 07.07.25- Swale Borough Council: Rural Task Force update
 14. 09.07.25- KCC: documents for Amendment 5 a Waiting Restrictions Order on Various Roads, Newington in the Borough of Swale
 15. 09.07.25- KCC: documents for Amendment 12 a Speed Limit Order on Bricklands, Newington in the Borough of Swale
 16. 10.07.25- NALC CEO bulletin
 17. 14.07.25- KCC Highways: Temporary Road Closures - School Lane, Iwade, Iwade Road, Newington and Basser Hill, Lower Halstow - 3 September 2025
 18. 17.07.25- KALC update
 19. 17.07.25- NALC CEO bulletin
 20. 21.07.25- Kent Highways: Temporary Road Closure - School Lane, Newington - 1 September 2025
 21. 23.07.25- NALC: Star Council Awards 2025/26 – Council of the Year
 22. 24.07.25- NALC CEO bulletin
 23. 25.07.25- Kent Highways: National Highways & Transport Network - Public Satisfaction Surveys
 24. 25.07.25- Swale Borough Council: Consultation Statement of Licensing Policy
 25. 25.07.25- resident concern regarding speeding cars in Callaways Lane
- Cllr Harvey said he would talk to the resident.
- ACTION: Clerk to send contact details to resident.*
26. 29.07.25- KCC Highways: Emergency Road Closure - Church Lane & Bull Lane, Newington - 25 July 2025

15. ANY OTHER BUSINESS

No other matters were raised.

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.

7. PARISH COUNCIL

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

Cllr Harvey reported that KALC's Governance recommendation is that the Working Group be changed to a committee and proposed that the HR Working Group look at this first.

ii. Review of Planning Committee Membership

Cllr Harvey informed members that KALC has advised that all Councillors cannot be on the Committee.

DEFFERED TO NEXT MEETING.

16. STAFFING MATTERS

i. Clerk Appraisal 2024- 25

Cllr Harvey reported that the previous HR Working Group needs to meet to finalise the Clerk's appraisal for the year 2024-25 and proposed that the item be deferred to the next meeting

ii. Review of caretaker call-out fee

Councillors **AGREED UNANIMOUSLY** to increase the Caretakers call-out fee, 8pm-8am, to £15 per hour.

DATE OF NEXT MEETING: Tuesday 26 August 2025 at 7pm

There being no further business, the meeting closed at 8.04pm

Signed as a true record of the meeting

Chairman

Date: 26 August 2025