

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held virtually on 30 June 2020

Present: Cllr Tony Mould (Vice Chairman), Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Elaine Jackson, Cllr Eric Layer, Cllr James Morgan and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk).

Also present was Ward Member Alan Horton

In the absence of the Chair, Cllr Mould took the Chair and welcomed everyone to the meeting.

1. COUNCILLOR VACANCY

Cllr Mould reported that no applications have yet been received.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Debbie Haigh (unwell) and Cllr Richard Geldard (unwell); apologies accepted.

Apologies had also been received from KCllr Mike Whiting (at another meeting); apologies noted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE ANNUAL PARISH COUNCIL MEETING AND THE MONTHLY MEETING HELD ON 26 MAY 2020

Cllr Jackson **PROPOSED** to accept the minutes of the Annual Parish Council Meeting and the monthly meeting held on 26 May 2020 as a true record; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

5. MATTERS ARISING FROM THE MINUTES

Power cuts

Cllr Mould reported that the Clerk had been unable to ascertain reason for the power cuts.

New meter at pavilion

The Clerk had circulated a response from Haven Power regarding the replacement of the meter and reported that she had tried to call UKPN but was unable to get through and that they are only dealing with urgent matters during the current situation.

Cllr Harvey said Haven Power's technician had reported that the fuse carrier was held together by tape and that the fuses are 200A, suggesting that they would need to be downgraded to 100A before a SMETS2 meter can be installed. Will there be a charge for this?

ACTION: Clerk to ascertain.

Cllr Harvey said the power was high because of the portacabin and school, it would be a pity to reduce the capability and it could be used for lighting.

The island on the A2/ Playstool Road junction

Cllr Jackson asked for an update.

The Clerk said that this has been reported and works orders have been raised for the island to install the light as soon as possible, following the recent accident.

Key Street signage

Cllr Jackson said that KCCllr Whiting was going to raise the issue of better signage being needed at Key Street.

ACTION: Clerk to seek an update.

6. PUBLIC QUESTION TIME

No members of the public were present.

7. VISITORSi. Borough CouncillorsAcacia Tree front of Vicarage Court.

SBCllr Palmer reported that the issue is still ongoing. No decision yet has been taken on what action enforcement will take if any. A resident raised the issue in November 2019.

Tree Bramley Close

SBCllr Palmer said there had been problems with two trees in Bramley Close and both trees have been taken down by Swale Borough Council.

Missed Bins

SBCllr Palmer said the biggest issue for residents is the problems with bin collections. Biffa have missed several bin collections and the blue bin collection this week was particularly bad. Biffa should have cleared all unemptied bins.

Cllr Mould thanked SBCllr Palmer for his report.

SBCllr Horton had submitted the following report:

I have been working to address a number of local concerns regarding a boot fair in South Bush Lane, which is actually in Medway, however, the implications are for vehicles travelling along the A2 on Sundays, so has the potential to impact on all three parishes within the ward. The current update, issued last week, before the first boot fair on Sunday was; -

The organiser has been spoken to by KCC and Medway Highways explicitly explaining to him that he cannot legally just put in a one-way system and he and his helpers cannot direct traffic. It has also been explained that he will be liable for any incidents on those roads and the roads in the area if they are impacted.

Trading Standards at Medway have also contacted him as he was telling people they had given him permission.

Although our hands are tied on the powers we have to stop the event the event is definitely on everyone's radar and will be attended by them to pick up any issues and ensure the one-way system isn't implemented.

I hope that helps and if you received any further intelligence please let me know and we will share with the other agencies.

The boot fair went ahead and has generated a significant amount of complaints among residents, whilst others seem to think it passed very well with minimal fuss. The landowner is allowed to have 14 boot fair type events within a year and originally intended to hold them fortnightly, this has been condensed to weekly to fit them into the summer schedule. Legislation passed in the last week to help boost the economy post COVID-19, however, has doubled the allowance from 1st July till 31st December 2020, so there is a prospect of more boot fairs, especially if the weather holds later into the Autumn. I am aware this situation has been brought to the attention of the local MP Rehman Chishti and our MP Gordon Henderson.

I have also been working with a resident in Newington regarding large Leylandii trees that are on land managed by a property management company but impact on the resident's house. I believe we have

at last found who is responsible for the trees, the task now is convincing them to do something to address the issue.

I continue to monitor and receive contacts from residents regarding planning applications and for advice relating to applications that may impact on neighbours.

Cllr Jackson said the Council wants to install a hand sanitiser station at the Pavilion, cost between £100- £150 and asked SBCllr Horton for a grant from his Members' Fund.

SBCllr Horton approved the grant and asked for the Council to submit an application.

Cllr Mould thanked SBCllr Horton for the grant offer and also for attending the meeting and for his report.

7.17pm- SBCllr Horton left the meeting to attend another meeting.

ii. County Councillor

KCCllr Whiting was unable to attend the meeting and sent the following report:

Again, I start by offering my sincere thanks to everyone who is volunteering or helping in whatever way they can to look after their communities. While lockdown might be easing, it is vital we maintain vigilance, and many people are still in need of help.

KCC has created more slots at the Sittingbourne recycling centre, and is offering more slots to each household. This is be welcomed. Also, it is going to start unlocking libraries soon, again in a phased way, more details when I get them.

My casework from residents has increased recently, and I am grateful, for example, for KCC Highways clearing a drain on private land in Station Road, Newington as a good will gesture, and agreeing to speak with Network Rail about ensuring drainage in the area is sufficient. We're going to see more heavy rain spells not fewer in the future and it is vital that private land owners and other public bodies share the responsibility for keeping the drains clear and working effectively.

The county council put £100,000 into supporting the Coronavirus helpline for businesses. In the past couple of months, it has taken nearly 9,000 calls from businesses seeking advice and help. The service offers one to one support. As a result of this success and ongoing demand, KCC is investing another £100,000 to keep this much valued service going for a further three months. Businesses wanting help can call 03333 602300.

Also, KCC will reopen the Kent and Medway Business Fund, with £6m to help Kent businesses at the present time. This is a recyclable fund which is using money repaid from previous business loans. The fund was closed to new application at the start of the 30 June 2020 pandemic, but will now offer some 6-year interest free loans to best help Kent business recover and grow.

The government wrote recently to local authorities asking them for "shovel ready" infrastructure plans that required funding to help kickstart the economy. KCC has provided a list over £150m worth of projects, plus a £90m ask for more rolling stock on the heavily congested hi-speed trains that run through Sittingbourne. It is vital we put infrastructure first and I await the government's response with interest.

Locally, the Key Street works start next week, and details have been widely circulated If you require more information then please email me.

A number of developers have proposed sites for development in response to Swale Council's call for sites. Clearly, some will fail, but others might succeed and make their way into Swale's new local plan. Meanwhile, other developers are not waiting for a new Local Plan and putting in speculative proposals. If approved and built, then I return to my previous point, and something that is a mantra of mine at KCC, it must be infrastructure first.

I hope for a meeting soon with Hartlip PC and KCC Highways to progress a 20mph zone in the village centre, and a reduction in the speed limit along the Lower Hartlip Road. I have provided speed surveys for both through my member grant. work on the HIPS in Borden continues, and also includes a 20mph zone.

I have had representations from residents in Lower Halstow for a reduced speed limit and will take that up with LHPC.

I was pleased to support a successful application by Upchurch Village hall to the KCC Village Hall Grant Scheme, which I hope was helpful.

Resurfacing of pavements and roads in the Division will commence soon, if it hasn't already started, and this represents part of a massive investment by KCC in road repairs.

Thank you again for all you are doing for your communities, please do not hesitate to contact me if I can help in any way.

Cllr Mould thanked KCCLr Horton, in his absence, for his report.

8. PLANNING

i. To receive an update

Ref: 20/501742/FULL 3 Red Robin Cottages, Callaways Lane, ME9 7LU

Proposal: Demolition of existing bathroom and erection of a front porch and a part single storey, part two storey rear extension, to form dining room and bedroom. Internal alterations to form family bathroom (resubmission of 19/505848/FULL).

Cllr Harvey reported that the application has been permitted.

Ref: 20/501937/FULL The Old Coach House, Hidden Mews, High Street, Newington ME9 7FD

Proposal: Erection of first floor side extension

Cllr Harvey said a decision is yet to be made.

Ref: 19/500029/FULL Land Rear Of 132 High Street, Newington ME9 7JH

Proposal: Erection of a 4-bedroom detached dwelling and associated carport/garage.

PINS Reference: APP/V2255/W/20/3247555

Cllr Harvey said there was nothing to report.

Ref: 19/502206/FULL 61 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for the erection of a first-floor rear extension, loft extension and lean to roof at front and side of dwelling (resubmission of 18/502531/FULL).

PINS reference: APP/V2255/D/19/3240474- appeal dismissed

Cllr Harvey said there was nothing to report.

Ref: 19/505596/FULL Land Rear Of 148 High Street High Street, ME9 7JH

Proposal: Conversion of former agricultural barn and associated lightweight structure to a dwelling house with furniture restoration workshop and home office, associated storage, car parking and access driveway (Resubmission of 19/504153/FULL).

PINS reference: APP/V2255/W/20/3245359

Cllr Harvey said there was nothing to report.

Ref: 20/501475/FULL Land Rear of Eden Meadow, High Street Newington ME9 7JH

Proposal: Erection of 40 No. residential dwellings including affordable housing and associated car parking, hardstanding, landscaping and open spaces, infrastructure including SuDs and earthworks accessed from the existing junction serving Eden Meadow from the A2 High Street

Cllr Harvey said there was nothing to report.

Ref: 19/505786/FULL 53-57 High Street, Newington ME9 7JJ

Proposal: Conversion of existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side and rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade and associated internal alterations.

Ref: 19/505787/LBC

Proposal: Listed Building Consent for internal alterations to existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side/rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade.

Cllr Harvey said if an economic study is required it will be difficult due to the COVID-19 pandemic.

Ref: 19/503528/FULL The Vicarage, Church Lane, Newington, ME9 7JU

Proposal: Demolition of existing garage, outbuilding and boundary wall. Erection of 3no. detached, three-bedroom dwellings with associated landscaping, parking and access.

Cllr Harvey informed members that he had spoken at the Swale Borough Council Planning Committee on 25 June 2020. The application was approved by the committee.

Ref: SW/16/507594/RVAR (KCC/SW/0526/2018)

Paradise Farm, Lower Hartlip Road, Hartlip, Sittingbourne ME9 7SR

Cllr Harvey said there was no further update.

Ref: 18/500767/FULL Newington Working Mens Club, High Street, ME9 7JL

Proposal: Variation of Condition 2 and removal of Condition 11 of application 17/504342/FULL (Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised scheme). (Vary Condition 2 to include reference to 'Titan-Sonair' ventilation system to bedrooms and dining room fronting the high street.)

Cllr Harvey said there was nothing to report.

Ref: 17/505711/HYBRID Land at Wises Lane Borden Kent ME10 1GD

Hybrid planning application with outline planning permission (all matters reserved except for access) sought for up to 595 dwellings including affordable housing; a two-form entry primary school with associated outdoor space and vehicle parking; local facilities comprising a Class A1 retail store of up to 480 sq m GIA and up to 560sqm GIA of "flexible use" floorspace that can be used for one or more of the following uses - A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (non-residential institutions); a rugby clubhouse / community building of up to 375 sq m GIA, three standard RFU sports pitches and associated vehicle parking; a link road between Borden Lane and Chestnut Street / A249; allotments; and formal and informal open space incorporating SuDS, new planting / landscaping and ecological enhancement works. Full planning permission is sought for the erection of 80 dwellings including affordable housing, open space, associated access / roads, vehicle parking, associated services, infrastructure, landscaping and associated SuDS.

For clarity - the total number of dwellings proposed across the site is up to 675

Cllr Harvey said there was nothing to report.

Ref: 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 there was nothing to report.

ii. Ref: 20/502513/FULL

Address: Bell House 125 Bull Lane Newington Sittingbourne Kent ME9 7NB

Proposal: Revision of planning application SW/11/0028 for the erection of an outbuilding to provide gym, annexe and swimming pool. (Works started)

Councillors considered the application and agreed to object in principal because the work has started before the planning application had been lodged. If the proposal is permitted there should be strict conditions that it should not be for residential use.

ACTION: Cllr Harvey to draft the response.

iii. Ref: 20/502218/OUT

Address: Home Farm, Breach Lane, Lower Halstow ME9 7DB

Proposal: Outline Application with all matters reserved for the proposed development of six houses and three bungalows

Councillors considered the application and agreed to support the response from Lower Halstow Parish Council.

Cllr Mould thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 23 June 2020 and consider the recommendations

Cllr Layer **PROPOSED** to accept the minutes of the Amenities Committee meeting held on 23 June 2020 as a true record; **SECONDED** by Cllr Condron: **AGREED UNANIMOUSLY**.

Cllr Jackson said there had been a request from Milton & Fulston Utd FC to use the Recreation Ground for training and this was agreed. The Newington Fair will now take place in 2022.

ii. Facilities Management Annual Risk Assessment

Cllr Jackson said there are a few things to resolve before signing off the Facilities Management Risk Assessment; there needs to be an electricity certificate and also a fire extinguisher certificate. Kent Fire & Rescue Service do not carry out fire safety checks.

Cllr Palmer said the H&S Executive have given an extension to 30 September due to the COVID-19 pandemic.

ACTION: Clerk to obtain quotation for a service of the fire extinguishers.

Cllr Jackson said the Swans Fitness Club needs to have its portable electrical equipment tested.

iii. Play Area project

Cllr Jackson said the Committee had discussed the Play Area Tender process and thanked Cllr Condron for his work on this.

Cllr Condron said the Council had taken the decision not to extend the old tender but to start a new one going forward and to close the old one. The dates have been changed and potential bidders have a month to submit their tenders.

It was **AGREED UNANIMOUSLY** that there be an Extraordinary Parish Council meeting on 11 August for the Council to consider the recommendation of the panel.

Cllr Condron said the evaluation panel will consist of Cllr Harvey, Cllr Layer, Cllr Palmer and Cllr Condron with the Clerk in attendance, Cllr Jackson will be a substitute member. The panel will meet between 1-10 August.

ACTION: Add to July Full Council meeting.

iv. To consider quotations for hand sanitising station at the Pavilion

Councillors considered six quotations for hand sanitising stations.

Cllr Mould proposed to accept the quotation from Hand-cleaners.co.uk Ltd for a wall mounted sanitising station at £39.95 and gel at £37.95; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

10. VILLAGE VOICE AND MEDIA

Cllr Mould said there will be an article on planning and also information about cold calling.

The Councillor vacancy will be re-advertised and Council meetings will be published.

Newington History Group has also written an article.

Cllr Harvey said there needs to be an edition in August to inform residents of the church yard working day.

11. FINANCE

i. To receive end of year finance report

Cllr Godmon reported that the Clerk had met with the Independent Internal Auditor. There is a discrepancy of £2706 extra in the bank account which the Auditor believes to be historic, as it is extra money the Auditor has no concerns. The Asset Register has been revised to reflect the purchase price and the insurance value of assets.

Cllr Godmon said he will give the year end report when the Independent Internal Auditor signs the Annual Governance and Accountability Return.

ii. Cheque list: to consider invoices for payment

Cllr Godmon said the cheque list has been circulated. Streetlights has submitted two invoices, one for the replacement of the columns as part of the LED lighting upgrade and the other for the repairs to the light in Bull Lane which was hit by a lorry.

ACTION: Clerk to send the invoice for the damage to the haulier by recorded delivery.

Chq no	Payee	Reason	Amount
3131	Mr R Malone	Litter Picking Recreation Ground Litter Picking (June)	189.00 270.00 Total
			£459.00
3132	Staff	Salary and expenses	£671.73
3133	Streetlights	Column work	£181.50
3134	Mr MJ Marshall	Cemetery and Churchyard maintenance June 2020	£550.00
3135	M Miller	Refund of key deposit	£100.00
3136	DCK Accounting Solutions	Payroll fees June	£30.00
3137	Streetlights	Column replacements	£11,280.00

Cllr Godmon **PROPOSED** the signing of the cheques; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

iii. To consider request from Swale Citizens Advice Bureau for a grant

Cllr Godmon said the Parish Council does not usually make donations.

Cllr Harvey asked of the £2,706 misadded.

The Clerk said that this is historic.

Cllr Harvey said the Council has a windfall of £2,706. During lockdown, more people are seeking advice from the Citizens Advice Bureau. Usually the Council makes a donation to the Royal British Legion for the poppy wreath.

Cllr Mould said the Parish Council has taken a view on donations and it has been agreed not to give, it could create a precedent.

Cllr Palmer said that each case should be judged on its own merits, the Citizens Advice Bureau has been hit hard and it does give a service to residents of the parish.

Cllr Jackson said the matter is difficult and said that this is public money.

Cllr Harvey **PROPOSED** to give £80 to the Swale Citizens Advice Bureau; **SECONDED** by Cllr Layer: **3-FOR, 4 -AGAINST, 1-ABSTENTION: MOTION FAILED.**

The Clerk said that if Councillors were concerned about donating from public funds, NatWest has agreed to credit the Council with £50 compensation.

Cllr Mould **PROPOSED** to give the £50 compensation money to Swale Citizens Advice Bureau; **SECONDED** by Cllr Palmer: **7-FOR; 1-ABSTENTION: MOTION CARRIED.** (Cheque no 3138).

Cllr Godmon said that the Clerk is still waiting for documents to open an account with Unity Trust.

Cllr Palmer said that the issue he has is that the bank wants hard copies of documents and will not accept copies of online statements and that he is unable to get paper statements because of COVID-19. The documents could be sent to Unity Trust and further documents could be sent later.

iv. Any other finance matter received by 30 June 2020

Payments

26.05.20	NEST	Pension	£136.98
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Receipts

Swale Borough Council	Precept and lighting grant	£27,956.00
William Whitmey	Cemetery plot and burial fees	£2860.00
M Miller	Return of key deposit	£10.00

NatWest accounts:- (05.06.20) £61,635.35

Nationwide:- £45,722.80

12. REVIEW OF HR COMMITTEE TERMS OF REFERENCE

Cllr Jackson **PROPOSED** to adopt the Terms of Reference for the HR Committee: **SECONDED** by Cllr Layer: **AGRED UNANIMOUSLY.**

13. CHURCHYARD AND CEMETERY

Cllr Layer said there needs to be a meeting of the Cemetery Working Group to look at the Risk Assessment. The Working Group will also establish who is responsible for the church yard wall and this will be researched at County Archives.

14. HIGHWAYS

Cllr Palmer asked whether the new surface on the A2 is the finished surface.

Cllr Harvey said the noticed said the surface would be sprayed with stones being pushed in by passing vehicles.

ACTION: Clerk to ask when the white lines will go down.

Cllr Harvey reported that he had been in correspondence with KCC Highways regarding the uncollected signage; the mop up meeting following the SGN works and the area at the end of Orchard Drive. KCC Highways have said that the damage to the grass by the Recreation

Ground top gate was more than two years ago, it has been pointed out that this had been raised three months before the end of the two-year period.

Cllr Jackson reported that lorries have parked on the village green and that she had asked them to move. The grass has been damaged.

Cllr Harvey said the land belongs to KCC Highways.

15. STREET LIGHTING

Cllr Mould said the contractor attended the loose light in Church Lane and has reported it is an optical illusion.

Cllr Harvey said the top of the light looks semi-detached but you have to look at it from the right angle.

16. REPORTS FROM MEMBERS

Cllr Palmer reported that he and Cllr Harvey attended the remote meeting of the KALC swale Area Committee, Zoom worked better than Swale Borough Council's own system. There has been no meeting of the Village Hall Committee.

17. CORRESPONDENCE

1. 29.05.20- NALC open letter to all Councillors
2. 01.06.20- NALC CEO bulletin
3. 01.06.20- KCC Highways: notice of Urgent Road Closure - Bricklands, Newington-
added to website
4. 01.06.20- Update on Appin's proposed planning application near Bobbing
5. 02.06.20- Govt guidance on accessing green spaces
6. 02.06.20- UKPN update on work to overhead powerlines
7. 08.06.20- Concerns about the hedge along the track and track gate
8. 12.06.20- Developer invitation to Q&A event regarding proposed development at
Bobbing
9. 12.06.20- Copy of response to Mike Whiting from Dr Adigwe regarding Newington
surgery
10. 12.06.20- Update from SGN regarding the A2 works
11. 11.06.20: resident email regarding green algae on the footpath in the High Street- *Swale
Borough Council informed and pavement will be power washed*
12. 12. 16.06.20- KALC CEO Bulletin and notes on Neighbourhood Planning
13. 22.06.20- Letter from Roger Truelove, Leader of Swale Borough Council
14. 23.06.20- KCC Highways notice of road closure Bull Lane. 22 July -*added to website*
15. 25.06.20- SBC anti-idling campaign
16. 30.06.20- KALC Newsletter

18. ANY OTHER BUSINESS

Cllr Jackson said the notice board has old agendas.

The Clerk said that the advice from NALC is not to post agendas on the notice board due to the risk of spreading COVID-19.

ACTION: Clerk to send Cllr Jackson a notice for the notice board that all documents can be found online.

Cllr Palmer said that he had received positive feedback from residents that the online edition of the Village Voice is very good but some were concerned that not everyone is aware of it.

Cllr Jackson said that Cllr Geldard is promoting this on Facebook.

Cllr Mould thanked everyone for attending.

Date of next meeting: Tuesday 28 July 2020

There being no further business, the meeting closed at 8.39pm

Signed as a true record of the meeting:

Chair

Date: 28 July 2020

DRAFT