

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held virtually on 27 April 2021

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

Also present were County Councillor Mike Whiting, Ward Member Alan Horton and one member of the public

Cllr Mould welcomed everyone to the meeting.

1. COUNCILLOR VACANCY

Cllr Mould reported that no applications had been received yet.

Cllr Harvey said that the Annual Parish Meeting will be a good time to promote the Council to encourage new members.

2. APOLOGIES FOR ABSENCE

All Members were present.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 30 MARCH 2021 AND EXTRAORDINARY MEETING ON 20 APRIL 2021

Cllr Harvey **PROPOSED** to accept the minutes of the meeting held on 30 March as a true record; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**. The minutes of the meeting will be signed when possible.

Cllr Harvey **PROPOSED** to accept the minutes of the extraordinary meeting held on 20 April as a true record; **SECONDED** by Cllr Geldard: **AGREED UNANIMOUSLY**. The minutes of the meeting will be signed when possible.

5. MATTERS ARISING FROM THE MINUTES

Cllr Harvey asked KCCllr Whiting if there was an update on Little Acres, Wardwell Lane. KCCllr Whiting reported that he had met with the officer, Planning Enforcement are aware of the situation. Much of the work is being carried out with planning permission or a retrospective application.

Cllr Harvey reported that following the extraordinary meeting on 20 April, the order has been placed with the contractor.

6. PUBLIC QUESTION TIME

No matters were raised

7. PLANNING

i. To receive the minutes of the Planning Committee meeting held on 13 April 2021 and receive an update

Ref: 21/501157/FULL Bardfield Barn, London Road, Newington ME9 7TW

Proposal: Section 73 - Application for variation of condition 10 (amended plans) pursuant to 20/504184/FULL for - Erection of a car port and home office (Class E) with associated hardstanding.

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

Ref: 21/500971/FULL The Vallance, Callaways Lane, Newington ME9 7LU

Proposal: Erection of a single storey rear extension to existing dwelling house with other associated external works.

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

Ref: 21/500284/FULL Snakesbury, Iwade Road, Newington ME9 7JY

Proposal: Conversion of garage to a workshop and home office, including replacement of roof and insertion of 3no. windows to side and 2no. rooflights. Partial demolition of existing stable building and erection of access stairs to garden.

Cllr Harvey reported that the application has been permitted.

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 Members that he has been trying to contact the planning officer as this is a new application. A decision is yet to be made.

Ref: 20/505442/LDCEX 67 High Street, Newington ME9 7JJ

Proposal: Lawful Development Certificate to establish the existing use of the MOT service centre/garage.

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

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.)

SBCllr Palmer said he has not been notified of this matter and he will call the application in.

SBCllr Horton said he would also be willing to call the matter in.

ACTION: Cllr Harvey to send details to Ward Councillors.

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).

Cllr Harvey reported a one year enforcement notice has been served.

Ref: 20/503637/FULL Medway Autos, Christine & Muriel, London Road Upchurch ME9 7PD

Proposal: Change of use of auto showroom and workshop (Sui generis) to a banqueting hall, with food processing and distribution (Class D2 and B2), including the creation of a mezzanine floor and alterations to fenestration. Change of use of 2no. residential bungalows (C3) to guest accommodation (C1) associated with the banqueting hall, including the erection of a single storey rear extension and loft conversion, including 2no. rear dormers and installation of 4no. rooflights to front. Erection of a wedding gazebo to rear of bungalows

Cllr Harvey said permission has been granted for a wedding venue.

Ref: MC/20/2358 Rainham Bootfairs, South Bush Lane, Rainham ME8 8PS

Proposal: Change of use from agricultural land to a mixed use of agriculture and leisure activities including 6 days of bootfairs and 331 days for outdoor/drive in cinema, open air theatres/circus, weddings, motoring shows/events over and above the number of days allowed as permitted development under Schedule 2, Part 4, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Cllr Harvey said the issue has been resolved.

Ref: 20/502218/OUT 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.

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

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 no further update.

ii. Ref: 20/501475/FULL

Address: Land To The Rear Of Eden Meadow Newington Kent ME9 7JH

Proposal: Erection of 20No. residential dwellings 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 the Council's response has been submitted.

iii. Ref: 21/501791/PIP

Address: Land At 164 Bull Lane Newington Sittingbourne Kent 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

Councillors considered the proposal and noted the new dwelling is outside the built-up area.

Cllr Harvey **PROPOSED** to object to the application; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

iv. Ref: 21/501840/FULL

Address: Glenmore Callaways Lane Newington Sittingbourne Kent ME9 7LX

Proposal: Single storey rear extension

Councillors considered the application.

Cllr Harvey **PROPOSED** that there be no comment save that neighbours' concerns are taken into consideration: **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

v. Ref: 21/501797/FULL

Address: 31 Playstool Road Newington Sittingbourne Kent ME9 7NE

Proposal: Erection of a part single storey, part two storey rear extension and extension to existing porch

Councillors considered the application and had no further comments to make save that neighbours' concerns be taken into account

vi. Ref: 21/501252/FULL

Address: 8 School Lane Newington Sittingbourne Kent ME9 7LB

Proposal: Erection of a first floor front extension.

Councillors considered the proposal and agreed to defer the matter to another meeting.

vii. Ref: 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 said the proposal is in Upchurch and for seventy-four dwellings.

viii. Foxchurch, near Bobbing

Cllr Harvey said the developer is finalising the plans before submitting an application for two and a half thousand homes.

Cllr Mould thanked Cllr Harvey for his report.

8. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 20 April 2021 and consider the recommendations

Cllr Layer **PROPOSED** to accept the minutes of the meeting of the Amenities Committee held on 20 April as a true record; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**. The minutes of the meeting will be signed when possible.

ii. To consider signage quotation

Cllr Harvey said the revised quotation may be slightly less as some of the signs will be smaller. Cllr Layer **PROPOSED** to accept the quotation from Signs & Imaging (South East) Ltd for four signs, installed, for £1940.00; **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

iii. To consider quote for garage mesh

No quotes received yet.

iv. To consider quotations for height barrier at the track

Cllr Palmer **PROPOSED** to accept the recommendation from the Amenities Committee to accept the quote from Maylow Construction for the height barrier of up to £2,262 depending on type of installation; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

v. To consider quotation for pavilion water heater

Cllr Layer said water heaters at the sinks may be more efficient and more convenient than immersion heater.

ACTION 1: Cllr Geldard to ascertain type of power supply required.

ACTION 2: Clerk to obtain quotation.

vi. To consider quotation for ball court and Pavilion lighting

Cllr Layer **PROPOSED** to accept the quotation from Watson Electrical Services for £650; **SECONDED** Cllr Harvey: **AGREED UNANIMOUSLY**.

vii. Pavilion flooring quotes

Councillors considered the quotations for flooring in the Pavilion lobby, changing room and toilet.

Cllr Layer **PROPOSED** accepting the quotation from Mr MacLugash for £1,200: **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

viii. Memorial benches

Cllr Layer reported that there have been no requests for memorial benches yet.

ix. To consider mobile phone for the Clerk

Matter deferred to Amenities Committee.

9. FINANCEi. Cheque list: to consider invoices for payment

Payee	Reason	Amount
KALC	Subscription	£908.02
Mrs E Jackson	Parish Basic Allowance	£222.24
Mr E Layer	Parish Basic Allowance	£222.24
Mr A Mould	Parish Basic Allowance	£407.21
HMRC	PAYE & NI	£221.56
Mrs W Licence	Salary	£694.84
Mrs W Licence	Expenses	£36.46
Mr A Mould	Councillor expenses	£19.95
Mr R Malone	Litter Picking Recreation Ground - April Litter Picking Total	189.00 270.00 £495.00
Mr MJ Marshall	Cemetery and Churchyard maintenance -April	£550.00
Mr R Burrows	Track gate keeper- April	£100.00
DCK Accounting	Payroll fees	£30.00

Cllr Godmon **PROPOSED** authorising the payments: **AGREED UNANIMOUSLY**.

ii. Any other finance matter received by 27 April 2021Bank accounts:

NatWest:- 01.01.21 £21,994.49

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 31.03.21 £28,924.63

Receipts

15.03.21	Bredhurst Junior FC	Pitch hire	£750.00
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Payments

17.03.21	Haven Power	Pavilion	£340.44
18.03.21	NEST	Pension	£237.85
31.03.21	Unity Trust	Bank charges	£18.21

10. VILLAGE VOICE AND MEDIA

Cllr Mould said the litter pick will be on 5 June. There will also be articles on planning, memorial benches and Councillor vacancies. Parish Council meetings will be held in the Village Hall until the Concert Party returns and the Amenities Committee will meet at the Pavilion, residents will be asked to book if they wish to attend. There will also be an article about the Youth Club. The May Village Voice will be online and the June edition will be paper and delivered.

11. CHURCHYARD AND CEMETERYi. To receive an update of the Churchyard and Cemetery

Cllr Layer reported the Church working party has removed a lot of the ivy from the church yard wall on the car park side.

Cllr Mould reported that he had researched the closed church yard responsibilities at the County Archives, there is reference to a document but it is not at the archives but with the Rural District Council. Swale Borough Council now owns the deed of transfer.

ACTION: SBCllr Palmer to obtain copy of the deed from Swale Borough Council.

Cllr Palmer said there could be a Friends of the Churchyard group set up to obtain grants.

ACTION: Cllr Palmer to ascertain grant details from Swale Borough Council.

ii. Review of Cemetery fees

Cllr Layer reported that Amenities has recommended a small increase in the Cemetery fees.

Cllr Mould **PROPOSED** accepting the recommended fees: **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY.**

iii. To consider correspondence regarding memorial trees

Councillors considered correspondence regarding memorial trees planted in 2002 which had been removed last year due following advice from specialist. There is no record of memorial trees so it was not possible to contact the families.

ACTION: Cllr Mould to research trees for consideration at Amenities Committee.

12. HIGHWAYS

Cllr Mould reported that there will be a meeting of the Parish Highway Improvement Plan working party.

13. NEWINGTON LITTER PICK

Cllr Mould said this will be on 5 June starting at 9am at the Village Hall.

ACTION: Cllr Palmer to obtain equipment from Swale Borough Council.

14. STREET LIGHTING

No issues have been reported

15. REPORTS FROM MEMBERS

Cllr Mould reported the school roll now stands at 190 children and is the highest it has ever been in living memory.

Cllr Palmer asked if the school was oversubscribed.

KCCllr Whiting said the legal limit for Key Stage 1 is thirty children, children can be admitted on appeal.

Cllr Palmer said the next KALC Area Committee meeting is on 9 June.

Cllr Palmer said the next Swale Western Area Committee meeting is on 1 June.

16. CORRESPONDENCE

1. 01.04.21- KALC News
2. 01.04.21- KALC Planning conference 12 May
3. 01.04.21- request for speed limit change on A2 Newington to Key Street roundabout
4. 02.04.21- request to change speed limit on Keycol Hill
5. 03.04.21- request to change regarding speed limit on Keycol Hill
6. 06.04.21- NALC CEO Bulletin
7. 06.04.21- request for speed camera on Keycol Hill
8. 08.04.21- Kent & Medway CCG vaccinations update
9. 12.04.21- resident request for addition to Parish Highways Improvement Plan
10. 12.04.21- resident concerns regarding planning and developments
11. 15.04.21- KALC CEO bulletin
12. 21.04.21- Swale CAB: letter of thanks for grant
13. 23.04.21- Mike Whiting- invitation to meeting with Police and Crime Commissioner.
14. 27.04.21- Helen Whately MP: Swale Local Plan review

17. ANY OTHER BUSINESS

Cllr Layer reported that a piece of the adult gym equipment has broken, the item will be made safe.

ACTION: Clerk to obtain details regarding the equipment and part.

Cllr Jackson reported that some people who parked in the car park for football had bumped their heads on the bar at the playing field entrance.

Cllr Mould said he is purchasing tape for the bar.

Cllr Jackson said there has been dog mess on the playing field and asked if there could be signs.

Cllr Harvey said that previously when this was an issue, the Community Warden advised that it was fox mess.

Cllr Palmer asked if the caretaker could please check the dates on the defibrillator pads at the Pavilion.

Date of next meeting: Tuesday 25 May 2021

Cllr Mould thanked everyone for attending the meeting.

There being no further business, the meeting closed at 8.42pm

Signed as a true record of the meeting:

Chairman
Date: 25 May 2021