

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held in the Newington Room,
Newington Village Hall on 30 November 2021

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

Also present was County Councillor Mike Baldock.

In the absence of the Chairman Cllr Mould took the chair.
Cllr Mould welcomed everyone to the meeting.

1. COUNCILLOR VACANCIES

Cllr Mould reported that no applications have been received yet.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Richard Palmer (personal) and Cllr Elaine Jackson (self-isolating); apologies accepted.

Apologies had also been received from Ward Member Alan Horton (at another meeting); apologies noted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 26 OCTOBER 2021

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

5. MATTERS ARISING FROM THE MINUTES

Cllr Mould reported the light in alley has been repaired. One bench has been installed and the picnic bench and two other benches have an estimated delivery date of week commencing 6 December. The tree near the Bull Lane light is the responsibility of 1 Dennis Willcocks Close.

Advice has been sought from Prof Stephen Peckham and Amenities has suggested that £5,000 be budgeted for expert advice.

Cllr Harvey said the expert advice will initially be concerning air quality issues and possible other matters.

6. PUBLIC QUESTION TIME

No members of the public were present.

7. VISITORS

i. Borough Councillors

SBCllr Horton was unable to attend and sent the following report:

Nothing of specific note to report this month, it has just been the routine business of a Councillor. Having said that the one notable exception was the opportunity to join the Newington History Group along with many others for the dedication of the Peace Tree at the Recreation Ground. It was an excellent turnout and a fitting ceremony involving some of the youngest in our community, I would

like to express my thanks and congratulations to the History Group for their work within the village and beyond.

I am happy to pick up any issues regarding the planning report and discussion, outside of the meeting.

ii. County Councillor

KCCllr Baldock reported there had been a public meeting which investigated a high wall along the A2, there had been concern regarding the quality of the wall, and it was found there was no danger and the situation will be monitored.

KCCllr Baldock reported that SBCllr Palmer has been looking at the possibility of getting a Red Route in Newington High Street, there is a precedence of this outside London.

The Swale Parish Group met earlier in the month, Cllr Palmer was the Parish Council's delegate at that, the next meeting is in March 2022. Funding was discussed and there is still some members' grant funding available. Parish Councils can apply for funding for youth and community groups for £300- £2,000.

Sarah-Jayne Ellcock (KCC) has moved departments, her role is being covered by the Maidstone Schemes Project Manager. Ms Ellcock worked with parishes on their Highways Improvement Plans.

Cllr Harvey said it had been agreed that railings would be installed in the High Street and the lines outside the school would be renewed.

ACTION: Clerk to send KCCllr Baldock details.

Cllr Harvey said the S106 money from Persimmon for youth work had been allocated to Tunbridge Wells rather than locally. An audit has been requested regarding the statute provision and locally and soon after the Youth Club started in Newington but this is for children, there is nothing for teenagers. There is a concern that anti-social behaviour could become an issue, already the lights from the Persimmon development have been smashed, the parish just wants what is due to it. The planning application for 128 High Street mentions youth provision but the developer has not liaised with the Parish Council. The Parish Council would be willing to provide a youth worker if necessary.

KCCllr Baldock said he did raise the matter and it is being looked into, he will follow this up.

KCCllr Baldock reported that the Happy Pants application will go to the next Planning Committee.

Lots of Parish Council have Councillor vacancies, this needs to be looked at as a number of Councillors may stand down in 2023, KALC will be asked for recruitment guidance.

KCCllr Baldock reported that he and SBCllr Palmer are not in favour of the proposed withdrawal of the street lighting funding to Parish Councils. Parish Councils need to write to the Leader of Swale Borough Council and explain the pressure this puts them under; this proposal is not a result of consultation with the Parish Councils.

Cllr Harvey said Swale Borough Council used to send paper copies of plans to the Council and this stopped because of COVID but has not been reinstated since restrictions lifted. Parish Councils and Councillors do not have the means to print the plans which are vital when discussing the applications at meetings. Councils and Councillors should not subsidise Swale Borough Council for this.

KCCllr Baldock said this is another funding issue and is currently under discussion, there is possibly a £2,000,000 shortfall in Swale's budget.

8. PLANNING

i. Ref: 21/505907/FULL

Address: 16 Church Lane Newington Sittingbourne Kent ME9 7JT

Proposal: Erection of a single storey rear extension and internal alterations.

Councillors considered the application and **AGREED UNANIMOUSLY** that there was nothing further to add to the comments provided previously.

ii. Ref: 21/506084/MOD106

Address: Lodge Farm Old House Lane Hartlip Sittingbourne Kent ME9 7SN

Proposal: Modification of Planning Obligation under reference SW/98/0796 in order to permit the disposal of the dwellings recently granted permission under 19/500958/PNQCLA and 20/500422/PNQCLA separate to the dwelling and land to which the S106 Agreement was intended

Cllr Harvey said the application is a form of permitted development rights and therefore the Council would have no comment to make.

Cllr Harvey thanked Cllr Morgan for the measurements.

iii. To receive the minutes of the meeting held on 22 November 2021 and to receive an update Gladman consultation invitation- Proposing development of up to 137 homes on land at Pond Farm

Cllr Harvey reported that Gladman delivered 'Have Your Say' cards in the village on 20 November 2021.

Ref: 21/504836/FULL Keycol Farm, Keycol Hill, Bobbing ME9 8NA

Proposal: Change of use of land to provide two additional pitches on an existing Gypsy site. The proposed development to include two static caravans, two touring caravans, four parking spaces, associated hardstanding and infrastructure. (Works started)

Cllr Harvey reported that works have started.

Ref: 21/504980/FULL 33 The Willows, Newington ME9 7LS

Proposal: Retrospective application for minor external alterations involving changing of garage door to window, matching the existing material.

Cllr Harvey reported that revised details concerning a description change and amended block plan has been received this afternoon. The Council has commented previously.

Swale Borough Council

Further consultation on draft Local Plan (Regulation 18)

Cllr Harvey said a response was agreed at Planning Committee meeting on 22 November and was submitted on 24 November.

Ref: 21/504760/FULL Snakesbury, Iwade Road, Newington ME9 7JY

Proposal: Demolition of existing stables and construction of new annex of similar footprint and appearance.

Cllr Harvey informed Members that the application has been permitted.

Ref: 21/504487/FULL Gwelo Farm Barn, Bull Lane, Newington ME9 7NB

Proposal: Change of use of a barn to provide a meeting hall/place of worship

Cllr Harvey informed Councillors that the application has been permitted.

Ref: 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 is yet to be made.

Ref: 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 said he is trying to obtain the Heritage report from the Conservation Officer.

Ref: 21/504057/FULL 34 London Road, Newington ME9 7NR

Ref: Demolition of existing conservatory and front porch, and erection of a single storey rear extension and two storey front extension, including loft conversion with rear dormer and balcony, and conversion of exiting outbuilding to an annex
Cllr Harvey informed Members that the application has been permitted.

Ref: 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 informed Members the proposal will go to Swale Planning Committee.

Ref: 20/501475/FULL: Land To The Rear Of Eden Meadow, Newington 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 informed Members that a decision is yet to be made.

Ref: 21/501840/FULL Glenmore, Callaways Lane, Newington ME9 7LX

Proposal: Single storey rear extension.

Cllr Harvey reported that the application has been withdrawn.

Ref: 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 a decision is yet to be made.

Ref: 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 said there was no update available.

Appeal to the Planning Inspectorate

Ref18/500767/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 he and Cllr Palmer will attend a meeting with George Myneham and James Freeman on 7 December.

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 said an enforcement notice has been sent to the owner.

Not in Newington

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 there was no update.

Foxchurch, near Bobbing

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 no update.

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 reported the application has been refused.

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 no update.

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

Cllr Mould thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

i. To receive the minutes of the meeting held on 23 November 2021 and to receive an update

Cllr Layer reported that Biffa has been instructed to increase their visits to empty the dog waste bin by allotments, although it had not been emptied today and is an ongoing issue. The tree saplings have been ordered. The Newington History Group has agreed to install a proper tree guard around the Peace Tree by the end of the year. The Playing field has been cut today. Georgina Springall, the Community Warden, has ascertained where the owner of the dogs which damaged the Crusader swing lives and will make a joint visit with PCSO John Cork and will report back. Ms Springall is also trying to source some anti dog-fouling signs.

The work at pavilion has been completed including a new water heater for the Parish Room, this was £575 more than the quote accepted but still within the grant funding. After the flooring is laid, there will be £305 left from the grant funding. The tree surgeon will fell the trees in the Community Woodland in January.

Cllr Mould thanked Cllr Layer for his report.

ii. Jubilee Fete- to receive an update

A full update was given to Amenities Committee. The next Jubilee Fete Sub Committee meeting will be on 4 January 2022.

10. VILLAGE VOICE AND MEDIA

Cllr Mould said the Village Voice will be sent to the printers on 1 December.

11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
Mr R Malone	Litter Picking Recreation Ground – Oct	270.00
	Litter Picking	189.00
	Total	£459.00
DCK Accounting	Payroll fees- Nov	£30.00
Glasdon	Bench	£638.80
Charlotte George	Return of deposit	£50.00
Mr R Jackson	Pavilion expenses	£17.65
HMRC	PAYE & NI	£23.74
Staff	Salary	£723.79
Administration	Expenses and Jubilee bunting	£175.72
Mr MJ Marshall	Cemetery and Churchyard maintenance -Nov	£550.00
Business Stream	Cemetery water supply (09.07.21- 09.11. 21)	£26.89
Mr R Malone	Litter Picking Recreation Ground – Nov	270.00
	Litter Picking	189.00
	Total	£459.00
Mr R Burrows	Track gate keeper- Nov	£125.00
Watson Electrical	Pavilion works	£2634.00

Cllr Godmon **PROPOSED** authorising the payments; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY.**

ii. Any other finance matter received by 30 November 2021

Bank accounts:

NatWest:- 05.10.21 £16,937.99

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 29.10.21 £43,863.82

Payments

19.10.21	Drax Energy (was Haven Power)	Pavilion	£188.73
20.10.21	NEST	Pension	£159.37

Receipts

04.10.21	Swans Fitness Group	Community Sports Room hire	£20.00
05.10.21	Charlotte George	Parish Room Hire and deposit	£100.00

06.10.21	Mr R Jackson	Parish Room hire	£20.00
11.10.21	Brogdale CIC	Parish Room hire	20.00
11.10.21	Dignity Funeral Services	Cemetery fees	£350.00
11.10.21	Tunstall Parish Council	Share of SLCC fees	£43.67
15.10.21	Swale Borough Council	Members Grant	£49.50
26.10.21	Swans Fitness Group	Community Sports Room hire	£20.00
29.10.21	Stalisfield Parish Council	Share of SLCC fees	£43.67
29.10.21	Leppenwell	Cemetery fees	£50.00

12. CHURCHYARD AND CEMETERY

Cllr Layer reported there is a Policy Briefing document from NALC on Defra's Consultation on Amendments to the Environmental Permitting (England and Wales) Regulations 2016 as applied to Groundwater Activities and related Surface Water Discharge Activities. The Council can apply for exemption, due to the small numbers of burials, when this becomes law. Cllr Layer said a group want to plant wildflowers in the church yard to rewild it as part of Caring for God's Acre and now there is a suggestion to have picnic benches, costing £110- £200 each, in the church yard and also a seat around the oak tree. An application for a grant has been made to the Wickham Trust and the Trust has said there must be agreement from the Parochial Church Council and the Parish Council.

Cllr Harvey said the Council had an ecologist give advice on rewilding, wildflowers plant themselves.

Cllr Harvey **PROPOSED** that the Council grants permission for benches to be installed if the church accepts responsibility and liability for the benches; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY.**

ACTION: Clerk to write to the Rector.

Cllr Layer said there will be a Cemetery Working Party in the Spring.

13. HIGHWAYS

Already covered.

14. NEWINGTON AIR QUALITY MANAGEMENT AREA

Cllr Harvey reported that he had contacted Prof Stephen Peckham and his colleague, Dr Mills, is assessing the raw data from the air quality monitors and the reports from Lustre Consulting. The Lustre report on 128 High Street is out of date. The University of Kent is looking at writing a generic report which could be used with regards to all applications. A traffic survey is needed regarding the land next to the school, the NPPF states there should be traffic counts for all considerable proposals.

15. STREET LIGHTING

Cllr Layer said the owner of the tree obscuring the light in Bull Lane has been ascertained.

ACTION: Clerk to write requesting the tree be cut back.

16. REPORTS FROM MEMBERS

Cllr Mould reported he had attended the School Governors meeting, the school roll looks very good. There has been an intake of Traveller/ Roma children and the school has received extra funding for this. There has been no COVID infections at the school save one ancillary member of staff.

17. CORRESPONDENCE

1. 29.10.21- Highways England: M2 junction 5 improvements update
2. 02.11.21- KALC Newsletter
3. 03.11.21- National Highways - M2 Junction 5 Improvements Scheme
4. 03.11.21- SBC planning decisions link
5. 04.11.21- KCC salt bags

6. 10.11.21- Kent Police Rural Task Force Report and the Summer Edition of Rural Matters
7. 11.11.21- KCC Highways: Temporary Road Closure - Boxted Lane, Newington - 13 December 2021
8. 15.11.21- Notice of Village Hall AGM
9. 15.11.21- Swale Borough Council Clean Growth Grants
10. 15.11.21- SBC: ending lighting grant contributions and letter from KALC SAC
11. 15.11.21- KALC AGM 13 November 2021 - Climate Change presentation
12. 16.11.21- NALC CEO bulletin
13. 17.11.21- KALC: Community Award Scheme
14. 18.11.21- NALC Policy Consultation Briefing - Environmental Permitting Regulations
15. 18.11.21- KALC: Civility and Respect Newsletter
16. 19.11.21- KALC events flyer
17. 19.11.21- KALC CEO bulletin
18. 23.11.21- NALC CEO bulletin
19. 25.11.21- Highways England: M2 junction 5 improvement scheme update

It was agreed that a salt bag be located in the car park.

Cllr Layer said the Football Club has requested a reduction in fees for the current season.
ITEM FOR NEXT AGENDA

18. ANY OTHER BUSINESS

Cllr Baldock said the next Swale Western Area Committee meeting will be on 14 December.

Date of next meeting: Tuesday 14 December 2021 at 7pm

There being no further business, the meeting closed at 7.52pm

Signed as a true record of the meeting:

Chairman

Date: 14 December 2021