

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held virtually on 26 January 2021

Present: Cllr Tony Mould (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.

KCCllr Whiting reported that the recent landslide at the railway line has been a cause of concern; Network Rail is looking has started work on the problem and replacement buses are in place.

Vaccines are a serious issue in the Sittingbourne area and they are waiting for supplies to be delivered. GPs and Primary Care Networks are working hard to roll out the vaccines. The NHS has asked patients not to call their surgery but to wait to be invited. There have been a few issues with the Newington Surgery and KCCllr Whiting reported that he had contacted the doctors and has liaised with residents.

Kent County Council is putting £4,000,000 to enlarge Highsted Grammar School, the work will take a year and the extra places will be available in September 2022.

Kent County Council has a £5,000,000 resurfacing programme; most of the A2 from the Medway border to Newington has been completed and work will start on the remaining part from Key Street and also on other parts of the A2.

It is very important that everyone continues to follow Government guidelines during the pandemic and stay at home; keep their distance and wear masks. Today, Swale has had its lowest figures which is good news.

Cllr Mould asked if it is only Age UK which is being used for vaccines.

KCCllr Whiting said Age UK is administering vaccines in Swale and the NHS Kent and Medway Clinical Commissioning Group is working with GPs and pharmacies to see who can deliver vaccines. GPs are also keeping reserve lists of patients to call if there is any vaccine left at the end of the day, this may result in other groups getting the vaccine first.

Cllr Harvey asked if Kent County Council has a budget to expand Borden Grammar School as if not there would be an imbalance in places. With regards to the vaccinations, it took ages for Kent County Council to set up a testing centre at Sheerness Social Club which is impossible to get to by public transport from Newington. Medway Council has set up four test centres in two days. Anyone going by car has to pay to park at the Sheerness Centre but the car park at the Rainham site is free. The Age UK centre is not a good location, surely a hall with a large car park would be more suitable and there should be free parking.

KCCllr Whiting said he did not know if there were plans to extend Borden Grammar School, the Education Commissioning Plan which is going through at the moment identified the need for extra school places for boys at Borden. The testing centres were late in being up and running, there is one in Kemsley now and if there is an opportunity to open another one Kent County Council will. Across Kent, they are carrying out approximately 20,000 tests a day now. Kent County Council is dealing with testing and the NHS is dealing with vaccinations and is working to a national agenda. The local Primary Care Network was slow in Swale but the

NHS is committed to meeting the deadline for first four priority groups to receive the vaccine by 15 February. Car parking fees are not within the jurisdiction of Kent County Council. SBCllr Horton said he will pick up the parking issue with the leader of Swale Borough Council, there was a suggestion that the Council was charging for use of the building but this is not the case.

KCCllr Whiting reported that Kent County Council is working out home visits for people who cannot travel.

Cllr Mould thanked KCCllr Whiting for attending the meeting and for his report.

7.20pm KCCllr Whiting left the meeting

1. COUNCILLOR VACANCY

Cllr Mould reported that no applications had been received yet

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Ryan Condron (personal) and Cllr Richard Palmer (at another meeting); apologies accepted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 15 DECEMBER 2020

Cllr Harvey **PROPOSED** to accept the minutes of the meeting held on 15 December as a true record; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**. The minutes of the meeting will be signed when possible.

5. MATTERS ARISING FROM THE MINUTES

No matters were raised and Councillors agreed that the resident could speak during the planning item if he so wished.

6. PUBLIC QUESTION TIME

This is a concessionary short session and will be limited to ten minutes. Five minutes per person will be allowed initially and only if time permits will further comments be heard.

7. VISITORS

SBCllr Horton said that Swale Borough Council is working on a long-term solution for the bootfair and cinema concerning the congestion and difficulties caused by the events.

SBCllr Horton reported that he and SBCllr Palmer attended (virtually and in person respectively) the meeting to look at the parking outside the school. KCC Highways were very concerned about the bank erosion, particularly where it is uncovering critical utilities and SBCllr Palmer is taking this forward.

Tonight's Cabinet meeting is discussing the Local Plan prior to it going to a Full Council meeting next week. The intention of the administration is to not consult on the Local Plan, they have published that it will be available for public viewing but have made it very clear that they are not consulting on the Plan. There are no options in it, all that they are interested in is whether people have a legal objection to the Plan and any other objection will just be sent off to the Planning Inspector. If Parish Council and residents do not make comment now, they cannot make comment at a later date at the public hearing when the Plan is examined in public. The Parish Council needs to understand the impact of the Local Plan on Newington, it will be easy for Parish Councils to miss the opportunity to participate in the Local Plan. SBCllr Horton said that he was very concerned about this.

Cllr Harvey said that both the Local Plan Panel and the Local Plan document talks about the consultation period being six weeks after its publication, which seems the same as last time.

SBCllr Horton said the recommendations are that the consultation should be six to twelve weeks or longer if circumstances allow or require, with COVID-19 there is a good reason to

require it. The difference is what is meant by consultation, in the last Local Plan a number of variations of the Plan were put forward and people were asked to comment on each of those variations. The comments were incorporated and the Plan put out to a second consultation. This will be available for public viewing and comments will be sent to the Planning Inspector. Cllr Mould thanked SBCllr Horton for attending the meeting and for his report. Cllr Harvey informed Members that Clare Lydon, Mid Kent Air Quality Project Officer, is arranging a meeting concerning air quality. There is a section in the Local Plan regarding the Transport Strategy and air quality.

8. PLANNING

i. To receive an update

Cllr Harvey reported that the Happy Pants Animal Sanctuary is relocating from Yelsted to land at High Oak Hill and the Clerk has been contacted by concerned neighbours. The sanctuary is a registered charity and has to move and it is moving onto private land. Planning Enforcement has made a site visit and advised that a planning application is needed.

Cllr Morgan said the new site is in the civil parish of Bobbing.

Cllr Layer said that work is continuing on the site to erect cabins.

Cllr Harvey said no planning application has been lodged yet.

Ref: 20/504896/NMAMD Address: 99 High Street, Newington ME9 7JJ

Proposal: Non Material Amendment - The approval of attached play space design subject to 16/501266/FULL (amendments to details approved under condition 6 (Ref 18/504443/SUB))

Cllr Harvey reported the application has been approved.

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

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

Cllr Harvey said a decision is yet to be made.

Ref: 20/503210/FULL Address: 19 The Willows, Newington ME9 7LS

Proposal: Demolition of existing garage and erection of part single storey, part two storey side and rear extension, with new vehicular crossover (resubmission of 20/500540/FULL).

PINS reference: APP/V2255/D/20/3261590

Cllr Harvey reported the matter has gone to appeal.

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.

Appeal notification 6 May 2020 PINS Reference: APP/V2255/W/20/3247555

Cllr Harvey reported the appeal has been dismissed and partial costs awarded against Swale Borough Council.

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 no update available.

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 a revised plan is expected.

Ref: 20/505056/FULL 30 Playstool Close, Newington ME9 7NJ

Proposal: Creation of hardstanding and driveway with associated dropped kerb.

Cllr Harvey reported that planning permission is not required but KCC Highways consent for drop kerb is required.

Ref: 20/504812/FULL 118 Church Lane, Newington ME9 7JU

Proposal: Erection of a single storey rear extension

Cllr Harvey said the application has been permitted.

Ref: 20/505083/FULL 1 Libbetswell Cottages, Boxted Lane, Newington ME9 7BX

Proposal: Erection of two storey side, single storey rear extension and loft conversion.

Cllr Harvey said the application has been permitted.

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)

Item covered in SBCllr Horton's report.

Ref: 20/504715/FULL White Lodge, Keycol Hill, Bobbing ME9 7LE

Proposal: Conversion of the existing garage into residential accommodation. Erection of a new double garage with accommodation above.

Cllr Harvey said the application has been permitted subject to an archaeological evaluation.

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

Revised Proposal: Erection of 35 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 no update available.

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

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

Cllr Harvey said that an invitation to join the Community Liaison Committee has been received, this committee is a condition.

It was agreed for Cllr Harvey to be on the Weinerberger Community Liaison Committee.

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 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 update available.

Ref: 18/505060/ADJ (Alternative reference: 18/504836/EIOU) 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 available.

ii. Ref: 21/500018/FULL

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

Proposal: Erection of two storey front and side extension.

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

iii. Ref: 20/505059/FULL

Address: 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 said he has lodged a complaint through SBCllr Palmer as neighbours were not notified of the application as the Planning Officer had stated the legal requirement for a modest application only immediate neighbours need to be notified. A development of twenty houses is a major project and should be publicised further. Notices have not always been posted due to the pandemic but it is not unreasonable for the Planning Authority to publicise wider.

Councillors considered the application and noted the proposal is outside the built-up area and not in the existing Local Plan or the 5-year plan or the call for sites. There is a precedent for refusal in the appeals for Ellen's Place, 148 High Street and 132 High Street. Following the call for sites, the Local Plan Panel accepted the recommendation from James Freeman, Head of Planning, that there be no further building in Newington. Due to COVID-19 and the gas works on the A2, the air quality reading will not be typical as there have been fewer vehicles passing through Newington. Highways England have stated that the development will have an effect on the A249 as 59% of vehicles would travel east, this may not be an excessive number but it is the cumulative effect. There is an issue of drainage and flooding although this would not be a matter to stop the application.

Cllr Harvey **PROPOSED** the Council object to the application: **AGREED UNANIMOUSLY.**

The meeting was adjourned for a resident to speak.

A member of the public said that he was concerned about the lack of notification of the proposal, neighbours had not been notified and there were no notices on lamp posts. Not many people are aware of the application. This is on a flood plain which is medium to high risk. When foundations are laid will the streams move and affect neighbouring properties? The application notes that there has been sewerage flooding between 2014-19 but this is an ongoing problem and occurs at least once a year, sometimes more often, and this affects

several neighbouring properties. This is not just about the twenty houses but the cumulative effect on air quality and congestion on a semi-rural location. The proposal will form a crossroads on the A2.

The meeting was reconvened.

SBCllr Horton said that he was concerned about the proposal for all the reasons highlighted and also that this is being pushed through because of the affordable housing element. This is a wrong development in the wrong place and will create a dangerous staggered crossroads. SBCllr Horton said he will submit papers to call the matter in to Committee.

Cllr Harvey said he will draft a response for circulation. It is a considerable application and an extension for comment will be required. A Planning Committee meeting will be convened for Tuesday 2 February at 7pm.

ACTION: Clerk to request extension.

Cllr Mould thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 19 January 2021 and consider the recommendations

Cllr Jackson said reports from the PCSO and Community Warden had been received, there had been issues with dogs escaping from insecure gardens. The work on the Recreation Ground car park and track is due to start imminently.

Cllr Layer reported the car park has been cleared but work has not started yet.

Cllr Jackson said the Committee does not want a grand opening for the play area extension but have agreed a school art competition with the winner cutting a ribbon would be more appropriate. There has been an issue with getting a contractor out to quote for the leak in the pavilion roof.

ACTION: Clerk to contact another contractor.

Cllr Mould reported the tree surgeon is available mid-February for the tree work at the woodland, and the date is penciled in his diary.

Cllr Harvey reported that he has liaised with the Forestry Commission and a retrospective application for a grant towards the work will be submitted.

Cllr Harvey reported that the air quality monitoring station has been installed but it is not plugged in. Clare Lydon, Mid Kent Air Quality Project Officer, has confirmed that a notice will be put up and the old monitoring station will be removed only when the new one is working. There will be an article for the Village Voice.

Cllr Jackson said the Committee wants to ascertain the number of hits on the website to establish how the Council's media is being received.

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

Cllr Harvey said that residents may not be aware that the Village Voice is not being printed and notices could be put up informing people it is available online.

Cllr Mould reported that the work on the track and car park was due to have started yesterday (Monday). The track gate keeper is putting a new padlock on the gate for the duration of the works and the contractor has a key. The Allotments Association has been informed of works. Swale Borough Council has been contacted regarding the state of their part of the track and the footpath at the side of the Orchard Drive houses. This has been referred to Leisure Services.

ii. To consider the quotations for the garage anti-graffiti mesh

Cllr Mould reported that the contractor has yet to submit a quotation.

10. VILLAGE VOICE AND MEDIA

Cllr Mould reported the articles for the Village Voice are the Christmas trees, a photo is needed; the railway landslip; planning; the woodland informing residents of the proposed work; the play area; school caretaker advertisement; Pavilion Caretaker advertisement, as previously agreed; for residents to secure their garden to keep their dogs under control; Councillor vacancies; dates of Council meetings; website; NHS information; and where to report issues.

Cllr Godmon said that one of the village Facebook pages had a story about a young person litter picking in the village, there have been very positive comments.

SBCllr Horton said Upchurch Parish Council participates in the annual KALC Community Award Scheme and this year the Council will extend this to include an additional category and award for a young person. This helps to foster community engagement.

Cllr Mould said the Parish Council usually holds an annual Spring Clean but, due to the pandemic, this may not take place this year.

Cllr Jackson said a former Parish Councillor litter picks the Keycol Hill area.

ACTION: Cllr Harvey to write an article for the Village Voice.

Cllr Layer said Wardwell Lane is also being litter picker. There continues to be problems in High Oak Hill regarding flytipping.

Cllr Harvey said people can be thanked at the Annual Parish Meeting, possibly in April or the Autumn.

11. FINANCE

i. Payments list: to consider invoices for payment

Cllr Godmon said the payments being made online with Unity Trust Bank.

The invoice from Business Stream for the Recreation Ground and allotments was queried.

ACTION: Cllr Layer to ascertain meter reading.

Cllr Godmon said the litter picker had not been able to pay his last three cheques into the bank because of COVID-19, if he returns them the Council will pay direct into his account through Unity.

Payee	Reason	Amount
Fasthosts	Website hosting (<i>replaces cheque no 3177 as the company will not accept a cheque</i>)	£73.20
Tunstall Parish Council	Local Government Administration (share)	£25.00
Mr S Godmon	Reimbursement of Land Registry fee	£6.00
Staff	Salaries	£632.66
Staff	Admin expenses	£66.02
DCK Accounting Solutions	Payroll fees- January	£30.00
Mr MJ Marshall	Cemetery and Churchyard maintenance Jan 2020	£550.00
Mr R Burrows	Track gate keeper- January	£125.00
Mr R Malone	Litter Picking Recreation Ground - January Litter Picking	£459.00

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

ii. Any other finance matter received by 26 January 2021

Bank accounts

<u>NatWest:-</u>	04.01.21	£71,422.48
<u>Nationwide:-</u>		£68,561.52
<u>Unity Trust:-</u>	31.12.20	-£18.00

Receipts

21.12.20	HMRC	VAT reclaim	£204.66
----------	------	-------------	---------

Payments

31.12.20	Unity Trust	Bank charges	£18.00
15.12.20	Haven Power	Footway lighting	£110.26
17.12.20	Haven Power	Pavilion/ Recreation ground	£197.00
19.11.20	NEST	Pension	£207.59

8.50pm SBCllr Horton left the meeting

12. REVIEW OF TERMS OF REFERENCE FOR COMMITTEES AND WORKING PARTIES

Cllr Harvey said Committees can have Councillors and non-councillors on them and suggested that it be Committees rather than Working Parties with Committees reporting back to Full Council.

Cllr Mould said that Committees could be agreed as an when required.

Cllr Layer **PROPOSED** to adopted the revised Terms of Reference for Committees and Working Parties: **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

Cllr Mould said Councillors need to be aware of the Code of Conduct as there have been situations where it is not clear which role Councillors are acting in. If there is a conflict, Councillors need ensure that people are aware of what role they are acting in. This applies to a number of situations including Borough Councillors and the Newington History group. It is important it is a clear declaration especially if there are financial matters involved and Councillors must leave the meeting and not take part in any discussion.

Cllr Harvey said that this also applies outside Council meetings and if talking to residents, Councillors must uphold the Council's view.

Cllr Mould said that this is good practice.

13. CHURCHYARD AND CEMETERY

i. To consider request for grave covering

Cllr Layer reported that there has been a request for a full grave slab for a grave in the old part of the Cemetery near the shed, there are other graves with slabs in this section.

It was **AGREED UNANIMOUSLY** to permit the grave slab.

ii. To consider quotations for cemetery notice board

Cllr Layer said there is a need for a notice board at the Cemetery, it needs to be free standing and by the car park.

Item deferred to Amenities Committee to consider the quotations.

14. HIGHWAYS

Cllr Mould said there will be a meeting to progress the Parish Highway Improvement Plan.

Cllr Jackson said the drains were discussed at Amenities Committee and it was noted that there were several drains which have cracked.

The Clerk said the issues have all been reported to KCC Highways.

15. STREET LIGHTING

There was nothing to report

16. REPORTS FROM MEMBERS

There were no reports.

17. CORRESPONDENCE

1. 16.12.20 KCC media release: Asymptomatic testing sites in Kent- *added to website*
2. 16.12.20- KALC events
3. 16.12.20- Kent Resilience Forum newsletter
4. 16.12.20- NALC COVID:19 update
5. 17.12.20- Funding For All
6. 18.12.20- NALC CEO bulletin
7. 21.12.20- KCC Highways: Operational Impact Warning: Heavy Rain 23-24 December - *added to website*
8. 04.01.21- resident email concerning Newington Manor trees and wall
9. 05.01.21- Mike Whiting's report
10. 05.01.21- Rural Police report
11. 08.01.21- Action Fraud - Coronavirus scams warning- *added to website*
12. 11.01.21- SBC volunteering and lockdown
13. 13.01.21- NALC- Chairman's letter to Councillors
14. 18.01.21- SBC recommendation to switch to LEDS
15. 18.01.21- Wienerberger: invitation to join Community Liaison Committee
Stephen wants to go on the WienerbergerCommunity Liaison Committee
16. 20.01.21- KCC Member briefing environment
17. 20.01.21- Highways England: link to M2 Junction 5 improvements update
18. 22.01.21- KALC CEO bulletin
19. 22.01.21- Kent & Medway CCG :stakeholder briefing on the Covid-19 Vaccination Programme
20. 22.01.21- Lower Halstow PC: Planning Strategy

Cllr Mould said a resident has raised concern about the tree which contributed to the collapse of the wall of Newington Manor.

ACTION: Cllr Morgan to ascertain the age of the wall.

18. ANY OTHER BUSINESS

Cllr Harvey said there are track marks over the green, it looks like a quad bike have been on it.

ACTION: Cllr Jackson to investigate.

19. REVIEW OF PAVILION CARETAKER ROLE

Cllr Jackson declared a pecuniary interest and left the meeting and did not take part in the discussion.

Cllr Mould said that following the Working Party recommendation the position will be advertised and an honorarium of £1,500 per annum will be paid.

Cllr Harvey said the current caretaker does a fantastic job which is more than just the Pavilion, the advertisement needs to be circulated prior to publication.

Cllr Mould said that it needs to be publicised that the Village Voice is available on the Council's website.

ACTION: Clerk to obtain a quote from The Net to deliver an A4 sheet folded to A5 in the village.

Date of next meeting: Tuesday 23 February 2021

There being no further business, the meeting closed at 9.35pm

Signed as a true record of the meeting:

Chairman
Date: 23 February 2021