

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held in the
Newington Room, Newington Village Hall on 22 February 2022

Present: Cllr Richard Palmer (Chairman), Cllr Ruth Brown, 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 Baldock, Ward Member Alan Horton and one member of the public

Cllr Palmer welcomed everyone to the meeting.

The meeting was adjourned to consider the application for co-option.

1. COUNCILLOR VACANCIES

The meeting was reconvened.

Councillors **AGREED UNANIMOUSLY** to co-opt Mrs Ruth Brown to the Council and she signed her Declaration of Acceptance of Office in the presence of the Clerk.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Tony Mould (holiday); apologies accepted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 25 January 2022

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

Cllr Harvey **PROPOSED** that flowers be sent to the Locum Clerk for minuting the January meeting: **AGREED UNANIMOUSLY**.

5. MATTERS ARISING FROM THE MINUTES

Cllr Palmer informed Members that the defibrillator at the Recreation Ground will be installed on Monday 28 February.

6. PUBLIC QUESTION TIME

No members of the public were present.

7. VISITORS

i. Borough Councillors

SBCllr Horton reported that it had been a quiet month and that he and SBCllr Palmer had been approached by their counterparts in Medway to see if they would be supportive of HGV restrictions along the A2 from Tesco's to the Keycol roundabout. There are issues with HGVs accessing lanes to the south of the A2.

Cllr Palmer said it will be added to the Parish Highways Improvement Plan, HGVs have been a big issue for residents.

SBCllr Horton said that this would mean HGVs going up the A229 to the M2, then at junction 5 would go down the A249. It will not affect drivers with legitimate access to the area, for example those going to Spade Lane.

Cllr Palmer thanked Cllr Horton for attending and for his report.

SBCllr Palmer reported that blue bins have been a matter of concern for some residents as the bins had not been collected last Friday because of the storm. The blue bins will be collected on the next normal collection date.

Cllr Jackson asked for an update on the issue with water supplies and the possible compensation.

Cllr Harvey reported that Southern Water have said this will be dealt with in three weeks, some residents have already received compensation.

ii. County Councillor

KCCllr Baldock reported that he will also be supporting the HGV restrictions. Kent County Council has been feeling the squeeze as have all Local Authorities regarding its budget. Some bus subsidies have been cut by a third although this does not affect Newington at the moment. Consideration needs to be given to the rural areas, Swale Borough Council is trying to get feeder services from the villages to the A2, the services want to stick to the main routes. There needs to be a new model of working so people living in the rural areas can get to the A2 to the bus service.

SBCllr Horton said the difficulty is that the bus companies are making commercial decisions and it is a destructive cycle. There are fewer buses and people use them less so services are cut.

KCCllr Baldock reported that there was a problem with SEN transport services and this is mostly resolved. There is a significant increase in the KCC Highways budget, although this is still not enough. There are a lot of concrete roads in Kent which are now exceeding their life expectancy, in 2016 it was estimated that £50,000,000 was required. Consideration is being given to introducing more quiet lanes with a speed limit of 20mph and reduce maintenance; this would encourage more cyclists and horse riders, although only a few roads would qualify. The next Swale West Parishes meeting is on Tuesday 22 March at 7pm in Hartlip Village Hall, there will be a speaker from Age UK concerning tackling rural loneliness. There will be no cut to the Community Wardens this year, the Community Wardens are able to identify vulnerable people earlier and this saves money.

Cllr Palmer thanked KCCllr Baldock for attending and for his report.

8. PLANNING

i. To receive an update

Cllr Harvey reported that there was a Parish Highways Improvement Plan site meeting last week, it is hoped that the work will take place. There was a KALC seminar with Swale's Chief Executive Officer, the Head of Planning and the Head of Planning Enforcement.

Ref: 21/506740/FULL 125 Bull Lane, Newington ME9 7NB

Proposal: Erection of a building for 4no. stables, tack and feed rooms (as an alternative to the stables granted permission under application reference SW/05/0672).

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

Ref: 21/505722/OUT 128 High Street, Newington ME9 7JH

Proposal: Outline application for demolition of existing residential dwelling and erection of up to 46 residential dwellings, including affordable housing, with access from A2 High Street (Access only being sought).

Cllr Harvey reported that the wrong details on the SHLAA had been submitted and amended and additional information was lodged.

Ref: 21/505907/FULL: 16 Church Lane, Newington ME9 7JT

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

Cllr Harvey informed Councillors that the application has been permitted.

Ref: 21/506084/MOD106 Lodge Farm, Old House Lane, Hartlip 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 reported that the application has been permitted.

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 informed Councillors that the application has been permitted.

Swale Borough Council

Further consultation on draft Local Plan (Regulation 18)

There was nothing to report.

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

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 reported that a decision is yet to be made.

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.

There was nothing to report.

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

Not in Newington

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 have been post decision negotiations and the matter has been through Swale Planning Committee.

Appeal to the Planning Inspectorate

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).

Appeal against Enforcement Notice: APP/V2255/D/19/3240474.

APP/V2255/C/21/3287191.

Cllr Harvey informed Members that the appeal had been dismissed.

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).

There was nothing to report.

Foxchurch, near Bobbing (information only)

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

- 2,500 new homes, with a wide range of housing types to cater for Swale's various housing needs, including family homes, bungalows and policy compliant affordable housing
- A new pub and a local parade of shops: creating job opportunities and bringing improved choice for local people.
- A new three-form-entry primary school, health centre, village hall and cricket pitch
- Easy access to existing employment areas within Sittingbourne and Sheppey without causing further congestion of existing towns and villages.

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 informed Members that a decision is yet to be made

ii. Ref: 22/500434/FULL

Address: Elwyn Boyces Hill Newington Sittingbourne Kent ME9 7LE

Proposal: Replacement of window to East elevation with a new entrance door and side lights, with a new porch canopy and access steps, installation of 1no. new three light window to main house, replacement of rear door and window with French doors, replacement of 1no. two light window to South elevation with French doors and sidelights, replacement of existing glazed entrance door to North elevation with obscure window, and weatherboard cladding to gable.

Councillors considered the proposal.

Cllr Harvey **PROPOSED** that the Council had no comment to make save request that neighbours concerns be taken into account; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY.**

iii. Ref: 22/500486/FULL

Address: 7 Merton Drive Newington Kent ME9 7FT

Proposal: Erection of a single storey side and rear wrap-around extension and a front porch.

Cllr Harvey said that he will talk to the Planning Officer for clarification of the proposal.

Cllr Palmer thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

To receive the minutes of the Amenities Committee meeting held on 15 February 2022 and consider the recommendations

Cllr Jackson reported that there was no report from the PCSO which was disappointing, there was nothing of particular concern from the Community Warden. There is a gap where quad bikes can access the Recreation Ground and stakes will be installed to prevent this. There Clerk has secured a £5,000 grant for adult exercise equipment from the Queenborough Fishery Trust; advice is being sought on the project. The saplings have been delivered and will be taken to the allotments; the Council is waiting for a planting plan. The Allotments Association has offered to plant some and they will be asked to help with the planting at the Cemetery.

Cllr Layer asked whether the school could be involved in the planting; it would be good to get the community involved.

ACTION: Cllr Harvey to contact the school.

Cllr Jackson said quotes are being obtained for a dropped or suspended ceiling. The Community Woodland is looking good after the recent tree work.

Cllr Harvey said that some trees are down in the woodland following the recent storm.

Cllr Layer said the paths are clear; after the Great Storm trees were left.

Cllr Jackson said the quotation from C Belsom & Son to straighten the Cemetery fence has been accepted. It has been agreed to allow a memorial bench at the Cemetery. Preparations for the Jubilee Fete are ongoing.

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

Cllr Palmer thanked Cllr Jackson for her report.

ACTION: Clerk to obtain further quotations for the top entrance to the Recreation Ground.

Cllr Harvey **PROPOSED** to accept the quotation from Maylow Construction for £627.00 to re-tension the Recreation Ground fence

10. ALLOTMENTS

Cllr Layer said there was nothing to report. There are two plots which cannot be used because of the trees and a different use will be made of them.

11. VILLAGE VOICE AND MEDIA

Cllr Harvey reported a first draft has been drawn up.

Cllr Jackson said the next edition will be an online version.

12. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
University of Kent	Reports on air quality and extant planning; comment on Gladman Planning application	£1,398.00
Goldfinch Tree Surgery	Treework in Newington Community Woodland	£2,000
Master Alarms Ltd	Pavilion Alarm Service	£90.00

HMRC	PAYE & NI	£55.28
Staff	Salary	£764.97
Administration	Expenses	£49.54
Mrs W Licence	Reimbursement for saplings spirals and canes	£49.99
Mr MJ Marshall	Cemetery and Churchyard maintenance -Feb	£550.00
Mr R Burrows	Track gate keeper- Feb	£100.00
Mr R Malone	Litter Picking Recreation Ground Litter Picking	
	Total	£459.00
Business Stream	Pavilion water	£69.84
DCK Accounting	Payroll	£30.00

It was **AGREED UNANIMOUSLY** to authorise the payments.

Bank Accounts

NatWest:- 04.02.22 £13,923.41

Nationwide:- 31.03.21 £45,751.80

Unity Trust:- 31.02.22 £60,951.52

Payments

05.01.22	Drax Energy	Footway lighting	£105.35
14.01.22	NEST	Pension	£424.89
20.01.22	Drax Energy	Pavilion electricity	£280.56
01.02.22	Salix	Loan repayment	£3,055.00

Receipts

04.01.22	Queenborough Fishery Trust	Grant	£5,000
26.01.22	Swans Fitness Group	Community sports room hire	£15.00

ii. To consider budget for planning matters advice

Cllr Palmer reported that a budget of £5,000 had been agreed.

Cllr Harvey said the air quality reports have cost £1,165 nett and the highways report £1,500, the University of Kent gave the recommendation for the highways report. Swale Borough Council will respond to these reports and the Parish Council will need to submit a further response and this will be more technical.

13. CHURCHYARD AND CEMETERY

Cllr Layer reported that the old fence will be pulled up into position. There was no storm damage. Cllr Mould will find someone to survey the church wall. The next working party is Friday 11 March 2-4pm.

Cllr Palmer thanked Cllr Layer for his report.

14. HIGHWAYS

Cllr Palmer said that there has been a request for railings outside the former antiques shop, this is a KCC Highways issue and the pavement is narrow at this point.

Cllr Harvey said the Parish Highways Improvement Plan has been costed and surveyed, this can be added to the Plan.

KCCllr Baldock reported that he is trying to get sharp deviation signs installed near Wormdale Farm.

15. NEWINGTON AIR QUALITY MANAGEMENT AREA

Cllr Palmer said the air quality report has been a good achievement.

16. STREET LIGHTING

i. To receive an update

ii. To consider quotation to replace street light column

Cllr Jackson said the Council had had the street lights surveyed although not all the issues were addressed.

Cllr Layer reported that he has looked at the lights and the column near 24 Station Road needs replacing; the TESPAP bands are OK.

Cllr Harvey **PROPOSED** that subject to the estimate being a firm quote, the Council accept the estimate from Prime One Maintenance for £717.07 to replace the column: **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

ACTION: Clerk to ask Upchurch Parish Council if there could be a joint maintenance contract.

Cllr Palmer said the light in the car park is not working.

ACTION: Cllr Palmer to report.

17. REPORTS FROM MEMBERS

Cllr Harvey said he had sent in questions to the last meeting and has not had a response.

ACTION: Clerk to contact KALC Swale Area Committee Secretary.

Cllr Palmer said the Swale Western Area Committee meets on 1 March at Upchurch Village Hall and will be considering the Council's application for a grant towards adult exercise equipment.

ACTION: Clerk to remind Cllr Mould.

18. CORRESPONDENCE

1. 26.01.22- KALC events flyer
2. 27.01.22-NALC policy Consultation Briefing - OFCOM Postal Regulation Consultation
3. 31.01.22- resident request for a beacon for the Queen's Platinum Jubilee
4. 02.02.22- NALC CEO
5. 03.02.22- NALC Newsletter
6. 03.02.22- KALC: annual planning conference and health and well-being conference
7. 03.02.22- KCC: Kent Care Summit on 2 March 2022, 10am - 4pm - Detling Showground
8. 03.02.22- Swale CCTV Control Centre Visits
9. 04.02.22- KALC Newsletter
10. 09.02.22- SBC: Keep Britain Tidy Virtual Training sessions
11. 10.02.22- SBC: Area Committee meeting dates
12. 14.02.22- Keep Britain Tidy: Great British Spring Clean
13. 15.02.22- NALC Policing Online Event - 30th March 2022
14. 15.02.22- NALC CEO bulletin
15. 17.02.22- NALC Newsletter
16. 17.02.22- Swale West Parishes Meeting
17. 17.02.22- SBC Planning response to KALC meeting
18. 18.02.22 Swale Joint Transportation Board agenda (28.02.22)
19. 21.02.22- request for railing outside former antiques shop

19. ANY OTHER BUSINESS

No other matters were raised.

Date of next meeting: Tuesday 29 March 2022 at 7pm

There being no further business, the meeting closed at 8.45pm

Signed as a true record of the meeting:

Chairman

Date: 29 March 2022