

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 25 October 2022
in Newington Village Hall

Present: Cllr Richard Palmer (Chairman), Cllr Tony Mould (Vice Chairman), Cllr Michael Barlow, Cllr Claire Harvey, Cllr Stephen Harvey, Cllr Elaine Jackson and Cllr Eric Layer; and Mrs Wendy Licence (Clerk)

Also present were Ward Member Alan Horton and two members of the public.

Cllr Palmer welcomed everyone to the meeting

1. COUNCILLOR VACANCIES

Cllr Palmer said there were still two vacancies on the Council, no applications have been received yet.

2. APOLOGIES FOR ABSENCE

Apologies have been received from Cllr Ruth Brown (unwell) and Cllr Steve Godmon (personal); apologies accepted.

3. DECLARATIONS OF INTEREST

Cllr Mould declared a non-pecuniary interest in item 9v, being an acquaintance of one of the contractors.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD 27 SEPTEMBER 2022

It was **AGREED UNANIMOUSLY** to accept the minutes as a true record. Cllr Palmer duly signed the minutes as a true record of the meeting.

5. MATTERS ARISING FROM THE MINUTES

Cllr Palmer reported that the tree on the verge in Church Lane will be felled within the next two months and replaced, the tree will be replaced next year as the trees are ordered in May.

The other tree which was felled earlier in the year will be replaced

Cllr Palmer reported that the Inglenook scaffolding now blocked off, the permit may have expired.

ACTION: Cllr Palmer to check with KCC Highways.

6. PUBLIC QUESTION TIME

No matters were raised

7. VISITORS

i. Borough Councillors

SBCllr Horton reported that there were no significant issues in the parish. There are concerns about the cost-of-living crisis which is affecting a wider section of the community given the potential increase in mortgages, fuel and food prices.

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

SBCllr Palmer reported that he had dealt with some complex resident issues with other agencies involved. There is concern about the cost-of-living increase. Concerns have also been raised regarding GP provision as people are struggling to get to Green Porch Surgery,

this is a big worry for some as the cost to get to the surgery is £25 by taxi. Swale Community and Voluntary Services has a scheme which needs to be promoted.

Cllr Harvey asked if this could be dealt with by a Care Quality Commission inspection. Appointments are not available in Newington and it is difficult to get to Green Porch Centre. Bookings have to be made online which is a problem for some residents.

ACTION: Clerk to ascertain if the Parish Council can report.

Cllr Layer said people are frightened to complain for fear of being struck off.

SBCllr Palmer said complaints have been made about 101 and trying to contact the Police.

ii. County Councillor

KCCllr Baldock reported that following the cost-of-living crisis, Roger Gough, the leader of Kent County Council set up a meeting with the District Councils and how they can all work together. There were a number of proposals as to how the Councils could work together, some District Councils were not willing to join in.

Full Council has decided that it would cut bus subsidies. This does not affect Newington currently but the services will be reviewed next year.

Work continues on Highways Improvement Plans and a Working Group has been set up to look at their effectiveness. Swale did not get a good service previously, there is a new officer in place so this will improve.

Kent County Council is feeling the pinch financially, £10,000 has been allocated for Highways Improvement Plans in Swale. Parish Councils can pay for improvements if they wish. Maintenance needs to be pushed forward and issues should not be on the Highways Improvement Plans but reported on the Highways portal.

Cllr Layer said the footpath from the Hyundai Garage to Breach Lane is very narrow and dangerous.

ACTION: Clerk to report.

Cllr Layer said thanked KCCllr Baldock for his assistance in arranging the mending of the gas cover in Church Lane.

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

8. PLANNING

Cllr Harvey said the Parish Council has had excellent treatment from KCC Highways regarding the Parish Highways Improvement Plan. There was a meeting on Friday and a volume survey will be carried out as soon as possible. They will also do a speed survey and this will after the February half term as traffic is currently slower due to the M2 closures. They have suggested one bollard by Charlotte Court but, having looked at the site, it needs two. A 20mph toolkit is being sent to the Council, there will be stickers for lampposts and the landlord of the Bull has agreed to put a banner up. A Traffic Regulation Order will be sought in conjunction with Lower Halstow but this will take a year as they have only just started their Parish Highways Improvement Plan.

Cllr Layer said the roundel by the school is wearing out, this has been reported and the Highways Steward has said it is not worn enough for intervention.

Ref: 22/503874/FULL 11 The Tracies, Newington ME9 7TQ

Proposal: Conversion of the storage area into habitable living space, including insertion of a window to the front of the property.

Cllr Harvey informed Members that the application has been permitted.

Ref: 22/504349/FULL Field View Keycol Hill Bobbing ME9 7LE

Proposal: Erection of a single storey front extension.

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

Ref: 22/504352/PNQCLA The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER
Proposal: Prior notification for the change of use of agricultural barn to 1no. dwellinghouse and associated operational development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses.
Cllr Harvey said a decision is yet to be made.

Ref: 22/504243/FULL Bobbing Solar Farm, ME9 8NN
Proposal: Addition of 40 CCTV cameras and poles at Bobbing Solar Farm.
Cllr Harvey reported that a decision is yet to be made.

Ref: 22/503577/FULL Land Adjacent To Moat Cottage, Iwade Road, Newington ME9 7JY
Proposal: Erection of an agricultural outbuilding with permeable hard-standing and reinstatement of a timber access gate.
Cllr Harvey informed Members that the application had been refused.

Ref: 20/505059/FULL Willow Trees 111 High Street, Newington ME97JJ
Proposal: Retention of existing chalet bungalow with amended residential curtilage and erection of 10 dwellings (7 x three bedrooms and 3 x four bedrooms) with associated access, parking, amenity, and landscaping
Cllr Harvey reported that a decision is yet to be made.

Ref: 22/503258/FULL 35 Bull Lane, Newington ME9 7LT
Proposal: Dropped kerb with verges and crossover
Cllr Harvey informed Members that the application had been permitted.

Ref: 22/500275/OUT Land South Of London Road, Newington
Proposal: Outline planning application for up to 135 dwellings with the retention of existing farm buildings, new public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Access being Sought).
Cllr Harvey reported 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 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 he had spoken on behalf of the Council at the Swale Borough Council Planning Committee meeting on Thursday 13 October 2022. Cllr Harvey said he was grateful that some residents supported the Parish Council at the Planning Committee meeting. The application has been refused by the Committee. The developer had already notified Swale Borough Council of their intention to appeal to the Planning Inspectorate if the application was not approved on 13 October.

Ref: 21/501791/PIP Land At 164 Bull Lane, Newington 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.

PINS reference: V2255/W/21/3286759

Cllr Harvey said the matter is still with the Planning Inspector.

Ref: 22/501005/FULL 77 High Street, Newington ME9 7JJ

Proposal: Erection of 10 no. detached C3 dwellinghouses with repositioned vehicular access from public highway.

Cllr Harvey said a decision is yet to be made.

SBCllr Horton said that if the objections are made clear to Ward Members, they could try to negotiate, it could be difficult to find a good reason to object.

Cllr Palmer said development should be within the village, 77 and 111 High Street would be difficult to defend.

Cllr Harvey said that this application is ten houses and 111 High Street is ten houses and it is possible that this might have to be accepted. The proposal for 111 High Street was twenty houses but has now been reduced to ten.

ACTION: Councillors to respond to refinements of response.

Cllr Palmer informed Members that he has reported the destruction of the hedgerow near the school to the Police and this is with the Rural Police Team. Swale Enforcement is taking action and the hedge must be replaced or they will enforce.

Cllr Harvey reported that he had contacted Swale Enforcement regarding Fir Trees, there is permission for two caravans but there are three on site now.

Cllr Harvey informed Members that he had raised concerns with Jill Peet, Swale Planning Policy Manager, regarding the pausing of the Local Plan and he has received a response.

Cllr Palmer thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 18 October 2022 and consider the recommendations

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

ii. To consider quotations for Adult Exercise Equipment

Cllr Jackson reported that there had been an extraordinary meeting to consider quotations from the supplier, the Committee has narrowed the choice to two suppliers. A list of installations conditions, drafted by Cllr Harvey, was sent to both contractors and these have been accepted. The Committee wants to wait for the inspection report before a final decision is made. Grants of £14,546 have been secured for the project

Cllr Jackson **PROPOSED** that the Committee be permitted to make the final approval of contractor: **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

iii. To consider quotations for litter picking

Cllr Jackson **PROPOSED** to accept the quotation from Ryan & Shelley Mallone to litter pick the streets for the national living wage currently £10.90 per hour with the understanding that it would go up alongside national living wage: **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

Cllr Jackson **PROPOSED** to accept the quotation from Ryan & Shelley Mallone to litter pick the Recreation Ground for £200 pm: **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

iv. To consider quotations for dog waste bag station and litter bin

Cllr Jackson said the dog waste bin at the Recreation ground is an issue, there needs to be another bin and there is a possibility that Swale Borough Council will supply one. There needs to be a dog waste bag dispenser.

Cllr Mould **PROPOSED** that Amenities Committee be given a budget of £500 for a dog waste bin and/ or station depending on outcome of a bin from Swale Borough Council: **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

The litter pickers have raised concern that the bags do not stay in the current station but often get blown across the area.

v. To consider quotations for pavilion roof

Cllr Jackson said there are leaks in the Pavilion roof and the cost of repair is significant. One contractor suggested re-using the tiles and another contractor has said the roof is the wrong pitch for the tiles.

Cllr Harvey said unbiased expert advice is needed.

ACTION: Cllr Mould to seek expert advice.

Cllr Palmer thanked Cllr Jackson for her report.

10. SWALE BOROUGH COUNCIL LAND

Cllr Palmer reported that no further update has been received and that there is a new officer in place.

ACTION: Cllr Palmer to chase.

11. ALLOTMENTS

Cllr Layer said there was nothing to report.

12. VILLAGE VOICE AND MEDIA

Cllr Mould said the next edition will be a paper copy, there will be articles on the Parish Highways Improvement Plan; the trees in Church Lane; the destruction of the hedgerow; Short Mat Bowls Club and the Swale Community and Voluntary Services transport scheme.

13. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
PKF Littlejohn	External audit	£720.00
Kent County Association of Playing Fields	Subscription	£20.00
Royal British Legion poppy appeal	Poppy Wreath	£75.00
DCK Accounting	Payroll fees – October	£36.00
Staff	Salary	£743.15
HMRC	PAYE & NI	£30.06
Administration	Expenses	£33.22

Business Stream	Pavilion and Recreation Ground water	£191.52
Mr R Malone	Litter Picking Recreation Ground - October Litter Picking	£459.00
Mr MJ Marshall	Cemetery and Churchyard maintenance - October	£550.00
Mrs W Licence	Reimbursement for padlock	£151.80
Mr R Burrows	Track gate keeper- October	£100.00

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

ii. Finance report

No questions had been raised.

iii. Any other finance matter received by 27 September 2022

Bank accounts

NatWest:- 30.09.22 £12,876.69
 Nationwide:- 31.03.22 £45,774.68
 Unity Trust:- 30.09.22 £100,463.56

Cllr Palmer said the amount in the Unity Bank Trust account exceeds the limit of the Financial Services Compensation Scheme of £85,000.

It was **AGREED UNANIMOUSLY** to transfer £30,000 into the NatWest account.

Payments

18.08.22	Drax Energy	Street lighting (149.90) Pavilion (117.53)	£267.43
23.08.22	NEST	Pension	£160.49
30.09.22	Unity Trust Bank	Bank charges	£18.00

Receipts

12.09.22	HMRC	VAT reclaim	£2,056.09
14.09.22	John Weir	Cemetery fees	£1,1556.00
20.09.22	DRAX	Pavilion electricity	£19.17
20.09.22	DRAX	Street lighting electricity	£149.90
22.09.22	NEST	Pension payments	£149.20
29.09.22	Swans Fitness Club	Community Sports Room hire	£20.00
30.09.22	Swale Borough Council	Precept and Lighting grant	£31,421.00
30.09.22	Coop Funeral Service	Cemetery fees	£3,151.00
30.09.22	Doddington Parish Council	Share of SLCC fees	£54.00

14. CHURCHYARD AND CEMETERY

Cllr Layer **PROPOSED** to accept the quotation from Mr Marshall to maintain the Cemetery and churchyard for £7,500 per annum for the works specified to be paid in equal monthly instalments of £625 per month: **AGREED UNANIMOUSLY**.

15. HIGHWAYS

i. To receive an update

Cllr Palmer said the Parish Highways Improvement Plan has been covered.

ii. To consider £1,000 budget for Parish Highways Improvement Plan and signage

Cllr Palmer said there is concern in the village that there are insufficient signs, a budget would enable the Council to take action.

Cllr Palmer **PROPOSED** that the Parish Highways Improvement Plan Working Group be given a budget of £1,000; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

16. STREET LIGHTING

Cllr Palmer informed Members that the Council is still waiting for date for Station Road light to be replaced.

ACTION: Clerk to obtain another quotation.

17. REPORTS FROM MEMBERS

Cllr Harvey reported that representatives from Southern Water attend the KALC Swale Area Committee and said lessons had been learned in Newington. They went on and made the same mistake in Sheppey.

Cllr Harvey informed Members that he represented the KALC Swale Area Committee at a meeting with the Kent Police and Crime Commissioner and Assistant Chief Constable, they are still considering abolishing PCSOs.

Cllr Palmer said the Village Hall does not have wifi and are not keen on it.

Cllr Palmer reported that he had attended the Swale West Committee meeting, KCCllr Baldock is putting a Traffic Regulation Order for areas which might need yellow lines.

ACTION: Councillors to submit suggestions to Cllr Palmer.

18. THE KING'S CORONATION SATURDAY 6 MAY 2023

Cllr Palmer said Newington should mark this occasion.

Cllr Harvey said there will be a fund day on the Recreation Ground in July. There is uncertainty regarding the date of the Bank Holiday. If something is planned for the Saturday, people will watch the coronation on television.

Cllr Mould said it has been agreed to hold the fete in July and there is a considerable amount for this.

ITEM FOR AMENITIES COMMITTEE

19. CORRESPONDENCE

1. 27.09.22- National Highways: M2 weekend closures
2. 27.09.22- KALC: Autumn courses
3. 29.09.22- NALC CEO bulletin
4. 29.09.22- National Highways: M2 junction 5 improvements A249 closures
5. 29.09.22- KCC: Environment member briefing
6. 29.09.22- KALC: link from Gallagher Insurance on Tree Maintenance during a "false autumn" and the risk management guidance
7. 30.09.22- Swale Borough Council: update on Local Plan
8. 03.10.22: KCC Autumn Parish Seminars on 11 and 13 October
9. 03.10.22- Swale Borough Council: Rural England Prosperity Fund Survey.
10. 03.10.22- Swale Borough Council: disabled bay consultation- 43 Bull Lane
11. 03.10.22- resident concern regarding motor bikes on bridleways and farmland
12. 03.10.22- Kent County Playing Fields Association: invitation to AGM 12 October.
13. 03.10.22- NALC CEO bulletin
14. 04.10.22- resident traffic concern in Church Lane
15. 05.10.22- Kent Police & Crime Commissioner: annual policing survey
16. 07.10.22- KALC newsletter
17. 10.10.22- response from KCCllr Mike Hill regarding Community Warden services
18. 11.10.22- Friends of Citizens Advice Swale newsletter

19. 11.10.22- Invitation to Kent's Plan Bee summit 22 November
20. 11.10.22- Swale Borough Council: Western Area Committee - Workshop for Walking and Cycling Project - meeting update
21. 12.10.22- NALC CEO bulletin
22. 17.10.22- NALC CEO bulletin
23. 21.10.22- National Highways: works in area
24. 21.10.22- National Highways: M2 junction 5 improvement scheme update

Item 17

Cllr Harvey said KCCllr Baldock had forwarded the response from KCCllr Mike Hill, Cabinet Member for Community and Regulatory Services, regarding Community Wardens. Concern had been expressed about the Community Warden retiring and the need for a replacement.

Item 11

Cllr Palmer said the issue is the responsibility of the landowner.

Item 14

Cllr Palmer said this is a difficult issue as some people want permits and other do not. Cllr Harvey said Medway Council issues more permits than spaces.

20. ANY OTHER BUSINESS

Cllr Barlow informed Members that the café at Detling is closing and the owners are taking over The Tuck Inn; just to be aware of increased traffic, they have motor bikers on Wednesday and Friday evenings from 5pm, and Sundays from 9am.

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

There being no further business, the meeting closed at 8.38pm

Signed as a true record of the meeting

Chairman

Date: 29 November 2022