

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 30 November 2022 in Newington Village Hall

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

Also present were Ward Member Alan Horton and one member of the public.

Cllr Palmer welcomed everyone to the meeting

1. COUNCILLOR VACANCIES

Cllr Palmer informed Members that Cllr Claire Harvey has resigned due to personal reasons. The Parish Council has to advertise the vacancy, there cannot be an election as this is within the six-month period prior to the next elections. The Parish Council can co-opt.

2. APOLOGIES FOR ABSENCE

Apologies have been received from Cllr Ruth Brown (unwell); apologies accepted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD 25 OCTOBER 2022

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

5. MATTERS ARISING FROM THE MINUTES

Newington Surgery

Cllr Palmer reported that he had received no further communications regarding the surgery. The results of a national survey regarding the effectiveness of doctors seeing patients rates the Newington Surgery as excellent.

Footpath from the Hyundai Garage to Breach Lane-

Cllr Palmer informed Members that the issue had been reported to KCC Highways, this is not the responsibility of Highways and has been passed on to others.

Community Warden handover

Cllr Palmer reported that there had been no response from KCCllr Mike Hill and Paul Linstead, Area Manager, has been emailed, a response has been received and circulated.

Cllr Harvey said the response does not acknowledge that Ms Springall is part time, we are asking to avoid an interregnum. This would be a good time to appoint a successor and for there to be a handover. The number of PCSOs is being slashed in the county.

ACTION: Clerk to contact KCCllr Baldock.

Cllr Jackson expressed concern that we should not have to wait until there is a safeguarding issue.

ACTION: Clerk to contact the Police Crime Commissioner regarding the lack of policing.

6. PUBLIC QUESTION TIME

No matters were raised.

7. VISITORS

SBCllr Horton informed the Council that there had been nothing specific to Newington except that there had been an intense time regarding planning. The cost-of-living crisis continues to cause residents difficulties, especially for those who are home owners and do not qualify for benefits.

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

SBCllr Palmer said there is resentment from some residents who feels that people on benefits are better off. There have been some neighbour disputes and the Police are investigating including an issue which spilled over into Sittingbourne and was caught on CCTV. There has been an issue regarding bonfires at the top of Breach Lane which has caused problems for residents in Newington, Swale Environmental Health is investigating.

There have been complaints that blue bins have not been emptied, this was looked into and it was found that the wrong things had been put in the bins. There has been flooding in Boxted Lane and this has been reported to KCC Highways but they will not act as there was no risk to life or properties.

Cllr Harvey said KCC Highways had agreed to respond within seventy-two hours.

SBCllr Palmer said someone tried to walk through the flood and had an accident. There is no update on the hedgerow.

8. PLANNING

i. To receive an update

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 reported 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 informed Members that the application has been permitted.

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 reported that the application has been refused.

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

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

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

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 the Swale Planning Committee has deferred decision pending independent highways/traffic report. The Clerk had circulated the report from Railton to all Members of the Swale Planning Committee.

Appeal to the Planning Inspectorate

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.

Cllr Harvey reported that a decision is yet to be made by the Planning Inspector.

Ref: 19/502206 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).

PINS reference: APP/V2255/D/19/3240474

Cllr Harvey said the Appeal against refusal to grant planning permission was dismissed.

PINS Reference: APP/V2255/C/21/3287191

Cllr Harvey informed Members that Swale Planning Committee agreed to take enforcement action and an appeal against the Enforcement Notice has been lodged.

ii. Ref: 22/504818/FULL

Address: Warehouse Chesley Storage Chesley Farm Bull Lane Newington Kent ME9 7SJ

Proposal: Change of use of land for the storage of shipping containers for storage use, together with associated landscaping and ecology enhancements (part retrospective)

Councillors considered the application and raised concern that HGVs might access the site from the village centre via Callaways Lane, Bull Lane or Playstool Road. Councillors noted that there was no employment benefit for the village.

Cllr Harvey **PROPOSED** that the Council responds- *Councillors have considered the application and have concerns regarding the traffic implications but believe these could be mitigated by an undertaking of the owner that no vehicle larger than a van should access the site from the village centre: **SECONDED** by Cllr Layer: **5- FOR, 2 ABSTENTIONS: MOTION CARRIED.***

iii. Ref: 22/504579/FULL

Address: 47 Bull Lane Newington Sittingbourne Kent ME9 7LT

Proposal: Creation of new driveway, insertion of crossed over and dropped Kerb

Councillors considered the application and had no objections to the proposal save that neighbours' views be taken into account.

iv. Ref: 22/505272/FULL

Address: Red Brick House London Road Newington Sittingbourne Kent ME9 7TW

Proposal: Installation of 2 metre high close-boarded fence to southern and western boundaries. (Retrospective)

Councillors considered the application and had no objections to the proposal save that neighbours' views be taken into account.

v. Ref: 22/504968/FULL

Address: Moat View Church Lane Newington Sittingbourne Kent ME9 7JX

Proposal: Erection of a detached dwelling for a disabled person with associated parking and minor landscaping works.

Councillors considered the application and raised concern that the proposal is not in the Local Plan; it is outside the built-up area; it would have a detrimental impact on the conservation area of the church. It was **AGREED UNANIMOUSLY** to object to the proposal.

ACTION: Cllr Harvey to draft response.

v. Ref: 20/505059/FULL

Address: Willow Trees 111 High Street Newington Sittingbourne Kent

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

Councillors considered the revised details and noted that the original application was to build twenty houses and demolish the bungalow. The proposal is an urban infill design in a rural area with three-storey buildings; there will be thirty-three bedrooms with only twenty-three parking spaces; the revised scheme gives six visitor spaces but this will result in overflow parking spilling on to the A2; feedback from a recent consultation on parking in Station Road, raised that residents are concerned about parking in the village, also people in these houses would drive to the station.

Swale Planning Committee had concerns over the developer payment of £500 per property towards an electric bike and this has been increased to £1,000.

Cllr Palmer **PROPOSED** to respond- *The Parish Council has considered the revised details for the application and withdraws its objections although Councillors still have residual concerns regarding parking. Newington Parish Council would welcome a discussion with the developer regarding s106, the quantity of parking for residents and that guests should have adequate parking: **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.*

It was **AGREED UNANIMOUSLY** that Cllr Harvey and Cllr Palmer be the contact for s106 discussions.

Cllr Harvey said that there is an issue with the presumption that Newington is a Tier 4 as it has a station, shops, surgery and school, this needs to be revised.

Cllr Palmer said that from the 11 December, train services will be cut particular those coming back from London.

Cllr Palmer thanked Cllr Harvey for his report

9. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 22 November 2022 and consider the recommendations

Cllr Jackson reported that a resident had raised concern about the lack of street lights in Playstool Close.

ACTION: Clerk to ascertain ownership of light and if the Parish Council's request shade to be removed.

Cllr Jackson said the Pavilion terms and conditions of hire had been circulated and Councillors must advise the Clerk of any amendments.

Cllr Harvey reported that the Scouts would like the logs from the tree surgery in the Community Woodland.

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

ii. Adult Exercise Equipment- to consider date for extraordinary meeting

It was agreed to have an extraordinary meeting of the Amenities Committee on Monday 5 December at 1pm at the Pavilion

iii. To consider quotations for pavilion roof

Councillors considered the quotations.

Cllr Harvey **PROPOSED** to accept the quotation from WES for an inspection of the roof for £360.00; installation of a waterproof external socket outlet for £115.00 and the contractor be asked to reseal the redundant soil stack in the chair store: **SECONDED** by Cllr Palmer: **AGREED UNANIMOUSLY**.

iv. The King's Coronation Saturday 6 May 2023

Cllr Jackson said the coronation plaque at the bus stop could be refurbished.

Cllr Mould said people will be watching the event on the TV.

Cllr Palmer thanked Cllr Jackson for her report

10. SWALE BOROUGH COUNCIL LAND

Cllr Palmer said this is now being dealt with by a different officer and the Council is awaiting a response.

11. ALLOTMENTS

Cllr Layer reported that there had been a delivery of manure and all the plots have been taken.

Cllr Palmer thanked Cllr Layer for his report

12. VILLAGE VOICE AND MEDIA

Cllr Mould said that there will be articles on the Village Fete; Swale recycling; the History Society and the church. There will be a Fete meeting on 10 January 2023 at 7.30pm.

Cllr Palmer thanked Cllr Mould for his sterling work.

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

Payee	Reason	Amount
Swale Borough Council <i>Paid out of meeting</i>	Printing	£104.50
Ms M Hodder <i>Paid out of meeting</i>	Pavilion deposit refund	£50.00
LexisNexis	Local Council Administration	£139.16
Maylow Construction Ltd	Play area contractor access	£436.80
The Play Inspection Company Ltd	Annual inspection	£210.00
Commercial Services Ltd	Recreation Ground maintenance	£439.93
Swale Borough Council	Printing	£111.00
DCK Accounting	Payroll fees – Nov	£36.00
Staff	Salary	£1,040.45
HMRC	PAYE & NI	£210.09
Administration	Administration	

		£91.91
Mr R Malone	Litter Picking Recreation Ground - Nov Litter Picking	£527.00
Mr MJ Marshall	Cemetery and Churchyard maintenance - Nov	£625.00
Mr R Burrows	Track gate keeper- Nov	£125.00
Maylow Construction Ltd	Recreation Ground fence repairs	£752.40
Railton TPC Ltd	128 High Street objection	£300.00
Mr A Mould	Toner	£38.04

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

Cllr Godmon said Master Alarms has submitted an invoice for the annual service, no date has been agreed for the service.

Cllr Harvey **PROPOSED** that the invoice be paid when a date for the service has been set:
AGREED UNANIMOUSLY

ii. Finance report- circulated

No questions had been raised.

iii. Any other finance matter received by 29 November 2022

Bank accounts

NatWest:- 31.10.22 £40,880.97

Nationwide:- 31.03.22 £45,774.68

Unity Trust:- 31.10.22 £67,643.46

Payments

19.10.22	Drax Energy	Street lighting and Pavilion	£91.15
20.10.22	NEST	Pension	£149.20

Receipts

07.10.22	Eastling Parish Council	Share of SLCC fees	£54.00
11.10.22	Stalisfield Parish Council	Share of SLCC fees	£54.00
13.10.22	M Hodder	Parish Room deposit	£50.00
13.10.22	Set in Stone	Memorial application	£68.00
19.10.22	M Hodder	Parish Room hire	£30.00
19.10.22	Mr R Jackson	Parish Room hire	£30.00
19.10.22	Vibe	Parish Room hire	£20.00
21.10.22	Swale Borough Council	Members Grant	£150.00
25.10.22	John Weir	Cemetery fees	£550.00
28.10.22	Swans Fitness Club	Community Sports Room hire	£15.00

Budget and precept will be dealt with in December

14. CHURCHYARD AND CEMETERY

i. To receive an update

Cllr Layer said the water invoices are yet to be resolved.

ii. To consider quotations for new bench at Cemetery

Cllr Layer **PROPOSED** to accept the quotation from Maylow Construction for installation of a bench into the ground for £120.00 and the quotation from Glasdon for a bench with six areas routed out for plaques for £585.00: **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

15. HIGHWAYS

Cllr Harvey reported that he had received the 20mph toolkit.

It was agreed to purchase six banners.

Cllr Harvey informed Members that KCC Highways has agreed to carry out a speed survey and this will be conducted in February. They will also carry out a volume survey and they need a map with the site marked.

ACTION: Cllr Palmer to send the map to the officer.

Cllr Mould said he had been advised that the contractors at the M2 junction 5 works are willing to undertake groundworks in the village.

ACTION: Clerk to ascertain if the offer is genuine and if so arrange a meeting for Cllr Jackson.

16. STREET LIGHTING

i. To receive an update

Cllr Palmer said the light in the alleyway to the car park has been reported to Swale Borough Council.

ii. To consider quotation for replacement of street light column

ACTION: Clerk to chase contractor for completion date.

17. REPORTS FROM MEMBERS

Cllr Palmer said there was a KALC AGM but was unable to attend. Two years ago, KALC forward a motion at NALC's AGM for car registrations be put on take away cartons in an effort to stop the littering of food containers. This has been picked up by a higher authority for consideration although there are issues regarding its implementation.

Cllr Palmer reported that he has attended the Local Councils Liaison Forum, there will be more training opportunities for Parish Councils on subjects such as planning. One Parish Council which has lost services raised concerns about the tiering system.

Cllr Palmer said Father Christmas will be visiting the village on 20 December and needs helpers.

18. CORRESPONDENCE

1. 25.10.22- KCC: Kent Minerals and Waste Local Plan 2013-30 Review
2. 28.10.22- National Highways update
3. 31.10.22- NALC CEO bulletin
4. 02.11.22- KALC- Civility & Respect Project, take the pledge
5. 04.11.22- Swale Borough Council: Air Quality Action Plan
6. 07.11.22- NALC CEO bulletin
7. 08.11.22- KALC newsletter
8. 08.11.22- Kent Plan Bee newsletter
9. 09.11.22- Highways England: M20 Moveable Barrier overnight closure notification
10. 10.11.22- resident email: Possible scam going round again in Newington
11. 11.11.22- Swale Borough Council: Area Committees - December 2022 round of meetings
12. 15.11.22- National Highways: M2 junction 5 improvement update
13. 16.11.22- KFRS Safety and Wellbeing plan 2023 consultation
14. 16.11.22- KALC winter events.
15. 18.11.22- Civility and Respect Newsletter
16. 18.11.22- NALCs response to the Autumn Statement

17. 18.11.22- National Highways Work in Kent

18. 24.11.22- SBC: removal of a Disabled Persons Parking Bay in the near vicinity of 27 Bull Lane
Councillors considered the matter and had no comment to make.

19. 24.11.22- SBC: Proposal to reduce footway lighting grant

20. 24.11.22- Plymouth Brethren Christian Church: offer of food boxes and offer of help to clear
footpath

Details will be given to a local organiser

21. 24.11.22- GRIDSERVE: request to add link to website for interactive electric car charge time and
cost calculator

The Council will not permit business promotions on its website.

22. 25.11.22- KCC: Community Transport grant scheme 2022-23 launch

19. ANY OTHER BUSINESS

Cllr Jackson said lights will be put on the six new trees on the green

20. HR COMMITTEE

Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 and because
of the confidential nature of the business to be transacted, the public and press were excluded
from the meeting during the consideration of feedback from HR Committee

Cllr Jackson said the Clerk had met all the requirements of the role and an increment of one
SCP was agreed. There will be a review of the salary banding in January.

Date of next meeting: Tuesday 20 December 2022

There being no further business, the meeting closed at 9.10pm

Signed as a true record of the meeting

Chairman

Date: 29 November 2022