

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 24 April 2018 in the Newington Room, Newington Village Hall.

Present: Cllr Debbie Haigh (Chair), Cllr Tony Mould (Vice Chairman), Cllr Sue Brewster, Cllr Dean Coles, Cllr Ray Cuffley, Cllr Steve Godmon, Cllr Mel Harris, Cllr Stephen Harvey, Cllr Elaine Jackson and Cllr Eric Layer; and Mrs Wendy Licence (Clerk).

Also present were SBCllr John Wright and five members of the public.

1. APOLOGIES FOR ABSENCE

Apologies had been received from and Cllr Richard Palmer; apology accepted.

Apologies had also been received from KCCllr Mike Whiting (at another meeting) and SBCllr Lewin (holiday); apologies accepted.

2. DECLARATIONS OF INTEREST

Cllr Godmon declared a pecuniary interest in item 7. Planning ii. Ref: 18/501586/REM

Address: 82 Church Lane Newington Sittingbourne Kent ME9 7JU and signed the Members' Declarations of Interests Book.

Cllr Harris declared a pecuniary interest in item 7. Planning as a planning application for The Tracies is subject of an appeal.

3. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 27 MARCH 2018

Cllr Haigh **PROPOSED TO** accept the minutes as a true record of the meeting; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

4. MATTERS ARISING FROM THE MINUTES

- Safety deposit box- Cllr Haigh said she will go with Cllr Harris to collect the papers from the safety deposit box
- Petition- Cllr Haigh reported the next Swale Joint Transport Board meeting is on the 25 June and she will liaise with Cllr Palmer, who has drafted a petition, and plan rotas and streets for canvassing.
- Keycol Hill crossing- Cllr Haigh said there had been two emails regarding a crossing, one in favour and one against. The matter will be considered later on the agenda.
- Speed watch- details of volunteers has been passed to Lower Halstow Parish Council who are arranging training

5. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Time

#1- A resident said it has been seven months since he reported a street light, which had already been out for two months, the light still is not working.

Cllr Haigh said the contractor has been served notice of termination of contract. The Council is currently waiting to receive a survey of the lights and for a quotation to repair the lights in the village.

#2- Another resident said there is also a light out in Church Lane and St Stephen's Close and this was not good enough.

Cllr Jackson said the Council was in agreement and this is why the contractors contract has been terminated.

#3- A resident raised concern about the planning application for a bungalow in the back of 82 Church Lane. The property does not have any right to park in the adjacent parking area which is privately owned and maintained.

Cllr Harvey said the previous owner had a right to use the driveway to the garage, he had outline planning permission for a property in the garden and sold the bungalow. The plans seem to show two parking spaces for the new bungalow.

#4- A resident asked how someone could have access with no responsibility to maintain the driveway. There is a ransom strip at the end of the garage.

SBCllr Wright said this is a civil matter and residents need to seek legal advice.

Cllr Harvey said right of access is a private matter but the Parish Council can make reference to it in its response.

Cllr Haigh thanked residents for attending and for their comments.

The meeting was reconvened.

6. VISITORS

i. Borough Councillors

SBCllr Wright reported he had attended the Policy Review Committee meeting on the Air Quality Strategy for Swale which will be sent out for consultation. There is a meeting regarding air quality between KCC Highways and Swale Borough Council Planning and environmental departments.

KCC is having a pothole blitz and residents are encouraged to report issues online.

There was a serious incident in the High Street resulting in a fatality. There is concern about lorries, lorry wing mirrors and speed. The barriers outside the Coop are not the conservation type.

Cllr Harris said there have been other incidents with lorries, recently an articulated lorry was stuck in Bull Lane and there had also been a car transported which had difficulty in turning into the High Street from Bull Lane.

SBCllr Wright said all the side roads had been blocked during the day following a serious incident on the A249.

Cllr Jackson said that at a recent meeting with Kent Police, it was suggested that better signage would help and they are liaising with SatNav companies to ensure correct road information is available.

Cllr Haigh said there had been another accident at the top of Boyces Hill making at least five accidents in the past year. There is a problem with lorries in the High Street and there is an issue with protecting pedestrians, there have been two fatalities. There is a meeting with Alan Blackburn to discuss highways issues.

ACTION: Clerk to send SBCllr Wright the details of the meeting with KCC Highways.

Cllr Haigh said there is support for a 20mph speed limit in the side roads and there has also been a request for a crossing at Boyces Hill.

SBCllr Wright said the petition needs to be taken to the Swale Joint Transportation Board and put on the agenda for the next meeting on 25 June and this will raise the profile as the press always attend.

ACTION: Clerk to request matter be included on the agenda.

Cllr Haigh thanked SBCllr Wright for attending and for his report.

ii. County Councillor

KCCllr Whiting was unable to attend the meeting but sent the following report:

Following a number of emails from residents regarding the High Street I have met with Highways officers to agree a number of things:

- *Railings. They will install the railings at the earliest opportunity and, preferably, when two-way working is already in place for work by another agency.*
- *Scheduling: They will always attempt to schedule works to happen at the same time to minimise inconvenience and will try when possible to limit works from 9am to 4pm.*
- *More works: There are more gas, water and telecoms works planned, but some has been held until the summer holidays, again to minimize disruption.*

- *Crash Data: I obtained this for a resident following the crash on Boyces Hill on 4 April. I have asked for suggestions as to what, if any actions can be taken to reduce accidents along this stretch.*

Doctor's Surgery I have received a note from Dr Adigwe saying he expects the new surgery to be open before the end of July. No doubt details will be circulated by him, meanwhile, I will pass any further information on as I get it, via my Facebook Page.

Lights in Callaways Lane Further to previous discussions I understand the street light is still not working. Please let me if there's anything I can do to assist in getting this matter resolved then please let me know.

7. PLANNING

i. To receive an update on planning matters

Application: 18/500947/FULL 9 London Road, Newington ME9 7NP

Proposal: Minor material amendment to condition 2 of planning application 17/503349/FULL (Erection of chalet type dwelling with detached garage (Resubmission of 16/506230/FULL)) - Re-positioning of 5 rear rooflights and amendment to style to allow unfixed and clear glazing
Cllr Harvey reported to Councillors that a decision is yet to be made.

Application: 18/500946/FULL Trevean, Keycol Hill, Bobbing ME9 7NA

Proposal: Raising the roof ridge to provide loft space and dormer windows front and rear.
Cllr Harvey informed Members that the application has been permitted.

Application: 18/500590/PNP Commercial Storage Buildings, Rift Valley Farm, Boxted Lane, Newington ME9 7LD

Proposal: Prior Notification for change of use of 2no. buildings and land within their curtilage from Class B8 (storage or distribution) to 4no. Class C3 dwellings. For it's prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Noise impacts of the development - Impacts of air quality on the intended occupiers of the development - Where the building is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services
Cllr Harvey informed Members that approval has been granted.

Application: 17/506569/FULL Breach Farm Paddocks, Land North-east Of Breach Farm Bungalow, Breach Lane, Upchurch ME9 7PE

Proposal: Change of use of land to single gypsy pitch and associated development (alternative to 15/502716)

Cllr Harvey reported to Councillors that a decision is yet to be made and the application has been called in by the Ward Councillors.

Application: 18/500652/FULL 82 Church Lane Newington ME9 7JU

Proposal: Conversion of loft into a habitable space and creation of a car port, including the removal of the existing roof and erection of a new wider roof with an increased ridge height.
Cllr Harvey informed Members that the application has been permitted.

Application: 17/506345/FULL Building at Keycol Farm, Keycol Hill, Bobbing ME9 7LG /8NA

Proposal: Demolition of pole barn attached to northern elevation and conversion of a former agricultural building into two dwellings with associated access and parking |Building At Keycol Farm Keycol Hill Bobbing Sittingbourne Kent ME9 8NA

Cllr Harvey reported to Councillors the application has been refused.

Application: 16/508699/FULL Land Between 109 & 111 London Road, Newington ME9 7RH
Proposal: Change of use of land to a private gypsy and traveller caravan site consisting of 2 no. pitches each containing 1 no. mobile home and 1 no. touring caravan, car parking and associated development.

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

Application 17/504638/FULL Bog Farm (Riverview), Wardwell Lane, Lower Halstow

Proposal: Change of use of land to natural burial ground

Cllr Harvey reported to Councillors that a decision is yet to be made and will go to the Planning Committee.

Application: 17/504342/FULL Newington WorkingMens Club

Proposal: Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised See Variations/conditions 17/505045/FULL and 17/504046/SUB

Cllr Harvey informed members that the applicant has asked for opening windows and no ventilation. There is concern about air quality as the applicant suggests there is no channelling because of the gap, but the gap is actually very small.

SBCllr Wright said he was concerned about the minutes of the Air Quality Management steering group meeting and has spoken to officers about the level of fumes due to the canyoning effect with the new development. When building work takes place the air quality monitoring is turned off so the equipment does not get clogged by dust.

Application: 17/504813/FULL Car Wash, 67 High Street, Newington ME9 7JJ

Proposal: Part change of use from car wash to residential for one studio

Application 15/509335/FULL Car Wash 67 High Street Newington Kent ME9 7JJ

Proposal: Use of land for the storage of 2x touring caravans

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

Application 17/503997/FULL Cromac, Callaways Lane, Newington ME9 7LX

17/503997/FULL Construction of a detached, single residential dwelling.

Cllr Harvey informed Members the application has gone to Appeal and a decision is yet to be made.

Application: 14/501847/FULL 43 Church Lane Newington Kent ME9 7JT

Planning Inspectorate ref: APP/V2255/C/16/3158379

Cllr Harvey reported the appeal has been refused and an application for a Lawful Development Certificate for a single storey rear extension has been submitted.

Application : 18/500258/FULL/ROMC : Land At Hill Farm Bobbing Hill Bobbing ME9 8NY
(Land to the east of Rook Lane and to the north of Keycol Hill)

Proposal: The provision of a 3 unit accommodation building, car park and outdoor event space, the erection of 20 private residential dwellings, together with associated access, parking, highway works, drainage and landscaping.

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

Application 17/505711/HYBRID Land at Wises Lane, Borden ME10.1GD

Proposal: 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 Class D1 medical facility of up to 560 sq m GIA; 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 reported to members that a decision is yet to be made.

Application: 16/507594/COUNTY Paradise Farm, Lower Hartlip Road, Hartlip ME9 7SU
Proposal: County Matter - phased extraction of brickearth, advance planting, access improvements, restoration and replanting back to agricultural use.

Cllr Harvey reported to Councillors that there was nothing to report

ii. Ref: 18/501586/REM

Address: 82 Church Lane Newington Sittingbourne Kent ME9 7JU

Proposal: Reserved matters of access and appearance pursuant to outline permission 16/505663/OUT for erection of 1 detached 2 bedroom bungalow. Matters of landscaping, layout and scale are reserved for future consideration.

Cllr Harvey said concern has been raised by residents concerning access and the driveway, there is also concern over the ownership of the land.

Cllr Haigh said the Parish Council's objection is on record, this application is concerning landscaping.

Cllr Haigh said there has been email correspondence from residents concerning the work on the land at Moat View. The moat is registered with English Heritage but the integrity of the feature has gone following excavation work.

Cllr Harvey reported that he, Cllr Cuffley and Cllr Godmon has attending the Swale Briefing Session on the Local Plan. Swale is expecting its annual housing target to increase by 30%. There will be a public consultation from 27 April to 2 June 2018 and a Planning Committee meeting will need to be held.

Cllr Harvey said he will attend the KALC Swale Area Committee meeting on 7.30pm on Friday 11 May in Hartlip Village Hall to consider Gypsy and traveller issues in Swale.

Cllr Haigh said there is a consultation from Swale about Gypsy and Traveller sites.

ACTION: Cllr Haigh to draft response and circulate before submitting.

8. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 24 April 2018 and to consider the recommendations

Cllr Jackson **PROPOSED** to accept the minutes as a true record of the meeting held on 24 April 2018: **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

Cllr Jackson reported Inspector Craig West had been unable to attend a meeting and sent Sergeant Russ. The issues with lorries in the village were discussed, the Police are working with KCC for better signage. There will be a fly tipping initiative in the Summer to tackle the growing problem across the area, especially tyres. There was a reminder to use the online reporting for non-emergency matters. Kent Police are recruiting five hundred new officers which may replace officers through natural wastage.

Cllr Jackson said the Pavilion will be opened on the Saturday afternoon the Fun Fair is on the Recreation Ground so that residents will be able to see the work which has been carried out on the Parish Room. The plans for the Festival are progressing well.

Cllr Jackson said the Football Club need to move the goal posts and ensure they are secured.

ACTION: Clerk to contact Football Club.

Cllr Jackson said Grasstex will no longer cut the Recreation Ground and Landscape Services have cut the Recreation Ground to enable the Football match to be played last Sunday. They will submit a quotation for the year.

Cllr Jackson reported the path between the houses in Orchard Drive and the Recreation Ground is being re-laid by Optivo.

ACTION: Clerk to contact Optivo to offer to help keep residents informed.

ii. Newington Community Sports Club

Cllr Jackson said a response has been sent in response to the Sports Club's email.

iii. Best Kept Garden Competition prizes to be awarded at the Festival

Cllr Haigh said the Community Warden will be requested to draw up a short list of gardens for judging and the prizes will be presented at the Festival.

9. PAVILION

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 left the meeting during the consideration of tenders.

The meeting reverted to open session.

i. To consider quotations for external work to the Pavilion

Councillors considered four tenders for external painting to the pavilion and **AGREED UNANIMOUSLY** to accept the quotation from Mr Moss for £1270.00.

ii. To consider quotation for bus stop painting

Councillors considered three tenders for the bus stop painting and it was **AGREED** that the quotation from Mr Heavey for £120.00 be accepted.

10. VILLAGE VOICE AND MEDIA

Cllr Mould requested photographs of the pavilion be sent to him for the Village Voice. The Planning Committee meeting will be on the front page.

ACTION: Clerk to circulate date of meeting.

11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Expenditure	Amount £	Cheque No.
Mrs P Rowe	Litter Picking Recreation Ground and sight checking equipment April 2018	£110.00	2787
Mr MJ Marshall	Cemetery and Churchyard maintenance April 2018	£490.00	2788
Mrs W Licence	Salary and expenses	£599.39	2789
Mr M Harris	Parish Basic Allowance	£200.80	2790
Mr S Harvey	Parish Basic Allowance	£200.80	2791

Mrs E Jackson	Parish Basic Allowance	£200.80	2792
Mr E Layer	Parish Basic Allowance	£200.80	2793
Mr A Mould	Parish Basic Allowance	£227.60	2794
HMRC	PAYE	£240.00	2795
Mrs S Brewster	Festival expenses	£8.39	2796
Swale Borough Council	Open spaces maintenance	£3377.59	2797
Mr R Jackson	Pavilion expenses	£105.67	2798
DCK Accounting Solutions	Payroll March	£30.00	2799
ADT	CCTV Maintenance	£571.30	2800
Mr MacLugash	Parish Room flooring	£1450.00	2801
Information Commissioner	Data Protection Registration	£35.00	2802
DCK Accounting Solutions	Payroll year end	£45.60	2803
KALC	Subscription	£765.22	2804
Ms L Wright (For A Heavey)	Litter picking	£272.00	2805
Mr AT Smith	Cemetery footpath and removal of hedge arisings	£1255.00	2806
DCK Accounting Solutions	Payroll April	£45.60	2807
Woodies Youth Centre	Chairs for pavilion	£100.00	2808

Councillors consider the cheques raised and has a lengthy discussion about the subscription to KALC, considering that while the service is useful cost of membership is high.

Cllr Harris **PROPOSED** the signing of the cheques; **SECONDED** by Cllr Haigh: **AGREED UNANIMOUSLY.**

ACTION: Clerk to keep record of usage of KALC Membership.

Payments

22.03.18: £102.74 NEST

03.04.18: £820.00 Haven Power

Receipts

£5.00: Eastling Parish Council- share of GDPR workshop

Cllr Jackson asked that a record of when payments are received and when they are paid into the bank be kept to help Councillors be aware of what the payments are on the bank statement.

ACTION: Clerk to keep record of payments received and paid into the bank.

12. ADMINISTRATION

i. Review of Committee Terms of Reference

Councillors considered the Terms of Reference for Committees and Working Groups. Reference to the annual spend for Amenities Committee was removed and the Pavilion Fees to be considered by the Amenities Committee and not the Working group.

Cllr Haigh **PROPOSED** to accept the Terms of Reference as amended; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

Cllr Jackson thanked Cllr Haigh for her work on the Terms of Reference.

ii. Parish Council Website- to consider change to HugoFox

Cllr Harris said he wants to consult with an IT project manager about the implications of changing to another website provider.

It was agreed to defer the matter to the next meeting.

13. CHURCHYARD AND CEMETERY

Councillors considered the memorial application for the late Mr Cogger and agreed with the proposal.

Cllr Harris said the hedge arising have been removed and the new footpath has been laid so the cemetery is looking good. A grave had sunk about twelve inches and this has been filled. Cllr Harris reported there are three black sacks in the green bin at the cemetery.

14. HIGHWAYS

This matter had been discussed earlier in the meeting.

15. STREET LIGHTING

Cllr Haigh said details of the street light survey has not yet been received.

ACTION: Clerk to contact contractor

16. REPORTS FROM MEMBERS

Cllr Mould reported lower Halstow School will have a new head teacher. Newington Primary School is expecting an Ofsted inspection.

17. CORRESPONDENCE

1. 29.03.18: Swale Rural Roundup

2. 02.04.18: UpARA Newsletter- added to website

3. 06.04.18: Cllr Whiting email regarding potholes on M2

3a. 06.04.18: Highways England response

4. 08.04.18: NHG meeting details- added to website

5. 08.04.18 Newington Festival update- added to website

6. 08.04.18: KALC SAC letter re Gypsy and Traveller issues.

7. 10.04.18: SBCllr Baldock re parish call-ins

8. 10.04.18: Government consultation on unauthorised encampments

9. 13.04.18: Keycol Hill Crossing In favour

10. 16.04.18: Cllr Addicott (Hartlip PC) KALC SAC invitation to consider Gypsy & Traveller issues in Swale on Friday 11 May 7.30pm Hartlip Village Hall

11. 17.04.18: KCC Highways notice of road closure Breach Lane- added to website

12. 17.04.18: Keycol Crossing objection

Councillors agreed to take the Keycol Crossing forward to the next meeting

13. 20.04.18: SBC details of site of memorial bench.

Councillors agreed the site was suitable as long as the bench is not too close to the road and that it looks out over the road.

14. 23.04.18: Offer to make a website for the Newington Festival

Cllr Haigh said having village events and organisations on the Parish Council website makes it more dynamic and it would be beneficial to keep it as part of the Parish Council website.

18. ANY OTHER BUSINESS

The Clerk said the Kent Fire and rescue Service have a limited number of defibrillators to give away.

ACTION: Clerk to apply for a defibrillator.

Cllr Haigh said the Annual Parish Meeting and the Annual Parish Council Meeting will be held in May. New Standing Orders have been issued but the current Standing Orders will stand until the document is reviewed and adopted. The Asset Register and Risk Assessments need to be reviewed as well.

Date of next meeting: Tuesday 29 May 2018

There being no further business, the meeting finished at 9.28pm.

Signed as a true record of the meeting

Chair
29 May 2018