

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 25 November 2025 in the Newington Room, Newington Village Hall

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

Also present was Mr Bob Jackson, Pavilion caretaker.

Cllr Harvey welcomed everyone to the meeting and read out the meeting statement of respect:

The Council reminds all present that we are required to treat each other with courtesy and respect, in accordance with the Nolan Principles and the Council's Code of Conduct. Harassment, personal attacks or disruptive behaviour will not be tolerated

1. COUNCILLOR VACANCIES

Cllr Harvey reported that no applications had been received yet, there are currently two vacancies.

2. APOLOGIES FOR ABSENCE

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

3. DECLARATIONS OF INTERESTS OR LOBBYING

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 28 OCTOBER 2025

i. To consider the minutes of the meetings and if in order sign as a true record

Cllr Harvey said that an Extraordinary Meeting had been held on 18 November.

The Clerk advised that the meeting had not been properly convened under the Local Government Act 1972 sch12 para 10 and Standing Orders. Items are on this agenda for consideration.

Cllr Jackson said the Chairman had legal advice on the matter that the meeting was lawful and that it was appropriate to have the meeting without proper notice. Cllr Jackson **PROPOSED** that the meeting was lawful; **SECONDED** by Cllr Layer. Some Councillors nodded, the Chairman did not call for a vote and moved on to the next item.

Cllr Jackson **PROPOSED** to accept the minutes of the meeting of 28 October as a true record: **SECONDED** by Cllr Weight: **AGREE UNANIMOUSLY**.

Cllr Harvey duly signed the minutes as a true record.

ii. Clerk's report

The Clerk reported that there was no further update on the claim to Southern Water and that she is continuing to chase.

The Football Club: has been contacted again regarding a meeting but there has been no response yet.

Website calendar: when trying to create a new calendar, defaults to the Parish Council calendar.

Cllr Barlow said the calendar could be marked as private on the website without changing the Clerk's calendar.

Notice board: the email was forwarded to Cllr Harvey to contact the Planning Officer; she has been off work and her manager said the application must be submitted.

Village sign: Cllr Harvey reported that this has been installed and that he had sent a photo to Cllr Barlow to put on Facebook. The contractor has said that the flag stones do not need to be replaced and this will save £300. An article needs to be put on the website.

ACTION: Cllr Harvey to send photo to the Clerk for the website.

The Clerk reported that the external tap and socket have been installed at the pavilion.

Land registry: There was nothing to report regarding the land by the track. Ives & Co have requested ID from Councillors regarding the land at the top of orchard drive.

Cllr Harvey said he has submitted his.

Bank mandates: the forms have been printed for signing at the meeting.

Cllr Harvey asked if this was for NatWest.

The Clerk said it was for Unity Trust Bank and that she is unable to get the forms from NatWest, a Councillor will need to obtain this.

Revision of Standing Orders and Finance Regulations: on agenda.

Facebook- items have been sent to Cllr Barlow for inclusion.

Woodland work: The contractor has been chased and messages left on his answerphone.

ACTION: Clerk to contact the contractor again.

Pavilion clock: installed

Batteries for Christmas lights: purchased.

Swale land near track: no further update.

Garage: has been tidied and a contractor has removed the rubbish.

Wayleave payment: last month it was queried why this was not in the 2025-26 budget, the figure was not known when the budget was drafted last December, details were received in March; hence not included in 2025-26 budget

iii. Matters arising from the minutes

Cllr Harvey said there had been no report from PC Jacob Boosey and he had not attended Cornerstone Café, due to an injury; has this been conveyed to the Council.

The Clerk reported that PC Boosey had emailed.

ACTION: Clerk to circulate email.

Cllr Harvey informed Members that he had contacted the MP's office to arrange a meeting but has not heard back yet.

Cllr Harvey said that it was hoped to hold a reception after the December meeting to thank those who had helped the Council; unfortunately, this will need to be deferred to another time.

The meeting will revert back to the usual time of 7pm.

5. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time

Mr Jackson reported that there had been a craft session at the Pavilion which went well.

The meeting was reconvened

6. VISITORS

i. Borough Councillors

SBCllr R Palmer was unable to attend the meeting and sent the following report:

Reported dumped caravan Iwade Road Newington but also police are aware. There have been a couple of residents disputes.

Raised some residents' concerns about the roadworks at Key Street – action taken on the temporary lights and temporary footpath. Also, residents have raised concerns about roadworks on Lower Rainham Road. I have raised this with both KCC and Medway cabinet members for highways.

ii. County Councillor

KCCllr R Palmer was unable to attend the meeting and sent a report that the main local issues have been appeals, and representing residents on school places and transport appeals plus SEND transport; on Monday's citizenship award at Oakfield House. KCCllr Palmer has attended meetings and events across the County.

Attended a meeting working of the Kent Coroners service.

Roadworks and potholes: it is important that residents are encouraged to report as many as possible plus poor road conditions. KCC Highways is now starting to fix stretches/sections of roads as well as busily fixing pothole.

KCC Budget: Adult Social care is currently overspent, however the administration is looking at better ways of commissioning services plus working jointly with the NHS in Kent and Medway to help reduce costs.

The abandoned caravan on Iwade Road has now been reported and the police are aware and have an interest in it.

A big KCC project was to bring the Eurostar back to Kent. After organising and hosting an event held in September with interested parties, it has been confirmed that Virgin Trains will be taking on the service, and they have given their assurance in writing that the Eurostar will resume services at Ashford and Ebbsfleet.

Education is stretching budgets particularly SEND and transport; KCC is looking at SEND provision and the high costs of Transport

Integrated children's: some provision is being brought back in-house owing to the high cost of private provision, this will save a minimum of £1.5 million a year. If all goes well this is a project that can be expanded on. The first property has been identified, purchased and is Swale. The home is a two-bedded unit and will be for Kent looked-after children with profound difficulties.

There is a recruitment drive on fostering families following the launch of a short film commissioned jointly with other authorities "Run" which is a hard-hitting film highlighting the enormous benefits a foster family can make to a child's life. The film is available to watch on YouTube.

KCC is working on a new project in the youth justice system, around restorative justice.

KCC is working with the CEO to get a cap removed for in-house apprenticeships for social workers. This will enable us to recruit more and rely less on expensive agency staff.

Looking at changing the policies around Education, Health and Care Plan assessment for the armed forces.

KCC Youth Voice hosted an event at Detling Showground, The Big Mental Health Conversation, showcasing the work being done to support people suffering with mental health issues.

During December, various events and carol services will be attended.

7. PLANNING

i. To receive an update

Ref: 25/504015/FULL 5 Eden Meadow, Newington ME9 7FR

Proposal: Demolition and single storey rear extension and erection of a part two storey rear infill extension with new fenestration to the side elevation.

Application permitted Tuesday 18 November 2025

Ref: 25/503932/FULL Cherrymere, Keycol Hill, Bobbing ME9 7LG

Proposal: Retrospective change of use of agricultural land to residential garden, erection of garage with associated hardstanding.

Awaiting decision

Ref: 25/503844/FULL 92 Church Lane, Newington ME9 7JU

Proposal: Demolition of a conservatory and erection of a single storey flat roof rear extension.

Application permitted Wednesday 5 November 2025

Ref: 25/503755/FULL Lodge Farm House, Old House Lane, Hartlip ME9 7SN

Proposal: Section 73 - Application for removal of condition 2 (agricultural occupancy) pursuant to SW/98/0796 for - Agricultural dwelling

Awaiting decision

Ref: 25/503472/FULL Plot 12, Wardwell Lane Lower Halstow ME9 7ER

Proposal: Retrospective application for change the use of land to a 2no. plot Gypsy/Traveller site including 2no. mobile homes, 2no. tourers, fencing, installation of cesspit, hardstanding and landscaping.

Awaiting decision

Ref: 25/502710/FULL Plot 6, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of one mobile home units with associated utility blocks, touring caravan, parking, boundary fencing with access and vehicle access gates including insertion of a cesspool for Gypsy occupation.

Awaiting decision

Ref: 25/502714/FULL Plot 7, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of one mobile home units with associated utility blocks, touring caravan, parking, boundary fencing with access and vehicle access gates including insertion of a cesspool for Gypsy occupation.

Awaiting decision

Ref: 25/502707/FULL Plot 5, The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Change of use of land for the stationing of two mobile home units with associated utility blocks, touring caravans, parking, boundary fencing with access and vehicle access gates including insertion of hardstanding and a cesspool for Gypsy occupation.

Awaiting decision

Ref: 25/501640/REM Land At Pond Farm, London Road, Newington

Proposal: Approval of reserved matters (appearance, landscaping, layout and scale sought) for erection of 135 residential dwellings, including retention of existing farm buildings, public open space, landscaping, sustainable drainage system (SuDS) and vehicular access pursuant to 22/500275/OUT.

Awaiting decision

Ref: 25/501032/FULL 39 High Street, Newington ME9 7JR

Proposal: Change of use of ground floor, from office use to Fish and chips hot food take away including demolition of existing garage, provision of 2no. parking spaces, commercial bin storage, installation of extraction duct and changes to fenestration.

Awaiting decision

Ref: 25/500551/FULL: Plots 21 And 22 The Pheasantry Wardwell Lane, Newington ME9 7ER

Change of use of land to use for the provision of 4no. gypsy and traveller pitches including the stationing of 4no. static residential units, 4no. touring units, and erection of 3no. day rooms, together with the formation of access road(s) and the provision of structural landscaping and parking (part retrospective).

Awaiting decision

Not in Newington

Ref: 22/503654/EIOUT Land To The West Of Bobbing ME9 8QL

Outline application (all matters reserved except for access) for a mixed used development comprising up to 2,500 dwellings, a 5.21 ha commercial employment zone including doctors'

surgery, a 4.35 ha sports hub (and sports pitches), 3FE primary school, community facilities, local retail provision, public open space, children's play areas and associated parking, servicing, utilities, footpath and cycle links, drainage, ground and other infrastructure.
Awaiting decision

Appeal to the Planning Inspectorate

Ref: Fir View 109/111 London Road, Newington ME9 7RH

Appeal against enforcement notice: The unauthorised stationing of a static caravan in breach of condition (3) of planning permission 16/508699/FULL.

PINS reference APP/V2255/C/24/3341780

The appeal will be determined on the basis of Written Representations. Awaiting decision

ii. Ref: 25/504328/LDCEX

Address: Land At Wormdale Farm Wormdale Hill Newington Kent ME9 7PX

Lawful Development Certificate for existing use of land as residential, including siting of a caravan.

Councillors considered the application, noted the caravan had been in situ for a number of years and had no comment to make

iii. Ref: 25/504531/FULL

Address: 90 Bull Lane Newington Kent ME9 7NA

Section 73 - Application for Minor Material Amendment to approved plans Condition 2(Change in materials and ground floor windows) pursuant to 25/502702/FULL for Loft Conversion with a new roof, front and side dormers and a Juliet balcony. Erection of two storey side and rear extensions, a single storey rear extension and front porch.

Councillors considered the application and had no comment to make save a request that neighbours' views be taken into account.

iii. Ref: 25/504608/FULL

Address: Plot 17 The Pheasantry Wardwell Lane Lower Halstow Kent ME9 7ER

Proposal: Change of use of land for the siting of 2no. static caravans with associated touring caravans, driveway, parking, boundary fencing, access gate and the siting of a planting and utility sheds for Gypsy/Traveller occupation.

Cllr Harvey reported that he had spoken to the Planning Officer and suggested that the area should be looked at holistically. There has been no movement on any of the applications at The Pheasantry.

Councillors considered that, as far as the Council was aware, The Pheasantry has not been designated a Gypsy & Traveller site and on that basis will object to the application.

8. AMENITIES

Cllr Jackson asked for an update on the actions from Amenities Committee regarding the bus stop planters and the football club at the Appleyard.

The Clerk said that she has not managed to deal with all actions from last week's meeting yet.

Cllr Jackson said a date for the play area inspection has not been received yet.

ACTION: Clerk to contact contractor.

Cllr Jackson said the Electrical Installation Condition Report on the Pavilion has been received, there are some issues to resolve.

The Clerk said the contractor would like to meet with a Councillor to discuss the report.

ACTION 1: Clerk to request quote for C2 items

ACTION 2: Caretaker to seek advice from another contractor.

Cllr Jackson reported that she had purchased a Christmas tree for the station, £15.00.

Cllr Jackson suggested that Aile Builders be contacted to see if they would like to contribute to the village following the inconvenience to residents.

ACTION: Clerk.

Cllr Harvey asked for an update on the tree survey.

The Clerk reported that she had chased the contractor for a quotation but had not heard back.

ACTION: Clerk to chase

Cllr Layer **PROPOSED** to accept the minutes of the meeting of the Amenities Committee held on 18 November as a true record: **SECONDED** by Cllr Weight: **AGREE UNANIMOUSLY**.

Cllr Jackson duly signed the minutes as a true record.

9. CEMETERY

Cllr Layer said a new padlock it needed for the bollard; it would be helpful if the padlocks at the Cemetery were keyed alike. There are cheaper padlocks online rather than the usual brand.

ACTION: Cllr Layer to purchase two padlocks to be keyed alike.

Councillors considered a request for resident fees to be charged for an interment of someone who does not meet the criteria. It was **AGREED UNANIMOUSLY** to permit the lower fees on this occasion.

Cllr Layer reported that the grass has been cut today and looks good.

10. SWALE BOROUGH COUNCIL LAND

Covered in Clerk's report.

11. VILLAGE VOICE AND MEDIA

Cllr Barlow said that he has taken over editing the Village Voice, the next edition will probably be online due to time constraints.

12. FINANCE**i. Cheque list: to consider invoices for payment**

Payee	Reason	Amount
J Norris <i>Paid out of meeting</i>	Pavilion Electrical Installation Condition Report	£1,020.00
Business Stream	Pavilion/ Recreation ground water	£181.21
DCK Accounting	payroll fees	£37.80
Mr R Malone	Litter Picking: Street and Recreation Ground - November	£788.52
Mr R Burrows	Track gate keeper- November	£100.00
Administration	Expenses	£41.75
Mr M Tebbutt	Rubbish clearance	£100.00
Zurich Insurance	Additional premium	£114.04
S Malone	Pavilion deposit refund	£50.00
Mrs E Jackson	Christmas tree for Newington station	£15.00

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

ii. Finance report

No comments were raised.

iii. Any other finance matter received by 25 November 2025

Cllr Harvey informed members that the Finance Working Group will meet to draft 2026-27 budget on 1 December and make a recommendation for the precept.

13. PARISH COUNCIL

i. review of Standing Orders

Cllr Harvey said this item will be deferred to January.

ii. Review of Financial Regulations

Cllr Harvey said this item will be deferred to January.

iii. To consider quotation to appoint a Data Controller

Deferred to end of meeting

iv. To consider quotation for HR Consultancy

Deferred to end of meeting

14. REPORTS FROM MEMBERS

There was nothing to report.

15. CORRESPONDENCE

1. 30.10.25- NALC CEO bulletin
2. 03.11.25- Swale Borough Council: JKC Policy Round-up
3. 04.11.25- Swale Borough Council: Area Committee meetings
4. 05.11.25- Swale Borough Council: Parish and Town Council Workshop Slides and information
5. 05.11.25- KALC Newsletter
6. 06.11.25- NALC CEO bulletin
7. 11.11.25 – KCC Highways: Temporary Road Closure - Wormdale Hill, Newington - 26 January 2026
8. 11.11.25 – KCC Highways: Temporary Road Closure - Bull Lane, Newington - 12 January 2026
9. 11.11.25- KCC Highways: Urgent Road Closure - Church Lane, Newington - 20 November 2025
10. 13.11.25- NALC CEO bulletin
11. 13.11.25- Kent Ramblers: invitation to meeting for Footpath Volunteers
12. 14.11.25- Swale Borough Council: Voluntary and Community Sector Lettings Policy consultation
13. 17.11.25- Swale Borough Council: JKC Policy Round-up
14. 19.11.25- Swale Western Area Committee Meeting - Thursday 27 November
15. 20.11.25- NALC CEO bulletin
16. 24.11.25- KCC Highways: Temporary Road Closure: Iwade Road, Newington - 21st November 2025
17. 24.11.25- Request from Village Hall management Committee Chairman for support regarding the car park.
Cllr Harvey proposed that the Council supports the Village Hall Management Committee and write to swale Borough Council and also ask for text which can be put on the public forum.
ACTION: Clerk.

16. ANY OTHER BUSINESS

Cllr Harvey said the Council will not run the fete in 2026, stall holders, bookings and the fun fair will be notified.

ACTION: Clerk.

The Clerk said another group is interested in putting on a display.

17. STAFFING MATTERS

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, it was resolved that the public and press be excluded from the meeting during the consideration of the Clerk's 2025 appraisal

Appraisal has not been completed and signed yet.

DATE OF NEXT MEETING: Tuesday 16 December 2025 at 7pm

There being no further business, the meeting closed

Signed as a true record of the meeting:

Chairman

Date: 16 December 2025