

NEWINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held on 10 December 2019 in the Newington Room, Newington Village Hall.

Present: Cllr Debbie Haigh (Chair), Cllr Tony Mould (Vice Chairman), Cllr Dean Coles, Cllr Ryan Condron, Cllr Richard Geldard, Cllr Steve Godmon, Cllr Stephen Harvey, Cllr Elaine Jackson, Cllr Eric Layer, Cllr James Morgan and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk).

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

Cllr Haigh welcomed everyone to the meeting.

1. APOLOGIES FOR ABSENCE

All Members were present.

Apologies had been received from County Councillor Mike Whiting; apology accepted.

2. DECLARATIONS OF INTEREST

None were declared.

3. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 26 NOVEMBER 2019

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

4. MATTERS ARISING FROM THE MINUTES

Cllr Haigh said the Data Audit forms have been completed.

Cllr Haigh thanked SBCllr Horton for details of Upchurch Parish Council's Parish Highways Improvement Plan.

Cllr Haigh said the Council has received £500 from the Festive Grant Fund.

Cllr Jackson said Councillors had researched decorations, wreaths were considered unsuitable because of safety implications. The grant will have to be paid back.

Cllr Haigh said the Council has been awarded £250 from the Swale Environment Grant Fund for bulbs. A map needs to be sent to KCC Highways so they can ensure the grass is not cut before the daffodils die back.

Cllr Jackson said the bulbs could be planted at the bus stop by Playstool Close, the bus stop in the High Street and on the verge by the Village Hall.

Cllr Harvey said that at the recent KALC Swale Area Committee meeting, there was someone available to conduct an assessment of community woodland and bulbs could be planted there. Some bulbs could be planted now and some in March for the Autumn.

Cllr Mould said bulbs could be planted at the Cemetery.

Cllr Jackson **PROPOSED** to purchase £100 on bulbs immediately and £150 for the woodland in March; **SECONDED** by Cllr Haigh: **AGREED UNANIMOUSLY**.

5. PUBLIC QUESTION TIME

The meeting was adjourned for the public time.

A resident said he had been contacted by Aprille Hall, KCC Highways Steward, who has said that the footpath and highway at The Tracies is being monitored.

The meeting was reconvened.

6. VISITORS

Borough Councillors

SBCllr Horton said that there were no issues to report and thanked Councillors for their support.

SBCllr Palmer said that he has now been informed that KCC Highways, contrary to what had been advised, had actually removed the illuminated sign in January as they could not get the parts to repair it and it would cost £6,000 to replace. KCC Highways have said there is no crash evidence at the site and the Parish Council can purchase a new sign.

Cllr Harvey said that if there was a need for the sign originally there is still a need.

SBCllr Palmer said the fact there are no accidents at the site shows the sign worked.

Cllr Coles said there was a fatality outside the Co-op.

Cllr Layer said there needs to be signage warning that the road narrows.

Cllr Haigh said if the Parish Council decides to have a Parish Highways Improvement Plan, the ideas could be captured in January.

7. PLANNING

i. To receive an update

Ref: 19/505301/FULL Address: Co-op Supermarket, 37 High Street, ME9 7J

Proposal: Installation of new external coldrooms on concrete base at the side of the property, including erection of a timber frame canopy over and clear polycarbonate roof covering. Creation of a new plant area at the rear using palisade fence and reconfiguration of existing loading bay and steps. Existing high level plant to be removed.

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

Ref: 19/505596/FULL Address: Land Rear Of 148 High Street High Street, ME9 7JH

Proposal: Conversion of former agricultural barn and associated lightweight structure to a dwelling house with furniture restoration workshop and home office, associated storage, car parking and access driveway (Resubmission of 19/504153/FULL).

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

Ref: 19/505566/FULL Address: 15 Wickham Close, Newington ME9 7NT

Proposal: Proposed front porch and utility room extension

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

Ref: 19/504827/FULL Address: 77 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for erection of a timber framed shed for a snooker table.

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

Ref: 19/503528/FULL Address: The Vicarage, Church Lane, Newington, ME9 7JU

Proposal: Demolition of existing garage, outbuilding and boundary wall. Erection of 3no. detached, three bedroom dwellings with associated landscaping, parking and access.

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

Ref: 19/503737/SUB Address: Land Adjacent To 5 The Tracies Newington ME9 7TQ

Proposal: Submission of Details to Discharge Condition 4, 5, 6,7,10,15

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

*(18 June Swale Design Review Panel meeting: Proposed residential development – Land at Ellen’s Place, Newington. Followed by Community Consultation Mail-out)
15 July – Design Review Panel confidential report
18 November conversation with Andy Wilford, Head of Planning, Esquire Developments
14 January NPC Planning Committee Meeting to hear draft proposals*

Ref: 19/500029/FULL Address: Land Rear Of 132 High Street, Newington ME9 7JH
Proposal: Erection of a 4 bedroom detached dwelling and associated carport/garage.
Cllr Harvey informed Members that the application has been refused..

Ref: SW/16/507594/RVAR (KCC/SW/0526/2018) Paradise Farm, Lower Hartlip Road, Hartlip,
Cllr Harvey reported that Wienerberger is currently installing the initial part of the access road behind Newington Industrial Estate in order to implement the planning permission and that other than occasional HGV deliveries of supplies to facilitate this work there should be no major impact or overlap of HGVs with the SGN works. This initial work is planned to be completed by the end of December 2019. Wienerberger intends to install the rest of the internal haul road to the extraction areas during Spring / Summer 2020 and that no brickearth extraction is planned until Spring / Summer 2021.

Ref: 18/500767/FULL Address: Newington Working Mens Club, High Street, ME9 7JL
Proposal: Variation of Condition 2 and removal of Condition 11 of application 17/504342/FULL (Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised scheme). (Vary Condition 2 to include reference to 'Titan-Sonair' ventilation system to bedrooms and dining room fronting the High Street.)
Cllr Harvey reported that he had requested updates from Planning Officer and Enforcement officer on 22 October 2019 and 5 December 2019

Ref: 17/505711/HYBRID Address: Land at Wises Lane Borden Kent ME10 1GD
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 up to 560sqm GIA of "flexible use" floorspace that can be used for one or more of the following uses - A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (non-residential institutions); 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 the proposal is the subject of a Public Inquiry.

Ref: 19/504657/FULL: Address: Car Showroom, London Road, Upchurch ME9 7PD
Proposal: Change of use of auto showroom and workshop (Sui Generis) to a banqueting hall, including food processing and distribution (Class D2 and B2), including the creation of a mezzanine floor and alterations to fenestration.
Re-submission of 19/503293/FULL
Cllr Harvey informed Members that a decision is yet to be made.

Ref: 18/505060/ADJ (Alternative reference: 18/504836/EIOUT) Address: 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: 19/505848/FULL

Address: 3 Red Robin Cottages Callaways Lane Newington Sittingbourne Kent

Proposal: Erection of single storey front extension. Part demolition of existing single storey rear and erection of part two storey, part single storey rear extension, loft conversion including roof alterations and rear dormer

Councillors considered the application and had no comments save that neighbours' concerns be taken into account.

iii. Address: 53-57 High Street Newington Sittingbourne Kent ME9 7JJ

Ref: 19/505786/FULL

Proposal: Conversion of existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side and rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade and associated internal alterations.

Ref: 19/505787/LBC

Proposal: Listed Building Consent for internal alterations to existing ground floor restaurant and first floor accommodation to create 5no. flats, together with two storey side/rear extension, demolition of existing rear porch, new fenestration, roof alterations and installation of glazed balustrade.

Councillors considered the application. The building is listed and of significant architectural value and the Council would be guided by the Conservation Officer. This part of the village is blighted and if the Conservation Officer agrees, the proposal could put the building back into use. As the village grows, a restaurant would be supported, Swale could demand a business plan.

It was **AGREED** to respond that it is hoped there would be more information from the Conservation Officer.

iv. Ref: 19/505891/FULL

Address: Newington Recreation Ground Orchard Drive Newington Kent ME9 7NH

Proposal: Retrospective application for 2.4m green mesh fencing approximately 13m long at end of ball court, to protect users of children's play area from stray balls

There were no objections to the proposal.

Cllr Haigh thanked Cllr Harvey for his report.

SBCllr Horton left the meeting.

Cllr Harvey said a small working group has been working with the Mid Kent Environmental Team looking at relocating the air quality monitoring station.

Councillors agreed that the best site would be by the doctors' surgery.

Cllr Mould asked when the three-week closure in Newington for further gas main works will happen.

ACTION: Cllr Harvey to contact Southern Gas Works for an update.

Cllr Jackson reported that a lorry with turf for the Persimmon site had been turned away from the site. Persimmon are deliberately using large HGVs to be cost effective.

ACTION: Cllr Harvey to contact KCCllr Whiting and Simon Jones, KCC Highways.

8. CHANGES TO NEWINGTON BUS SERVICE

Cllr Palmer reported that Chalkwell want to reduce the 326/7 bus services between 9am- 5pm and this is subject to a consultation. It will not affect the pupils attending schools in Sittingbourne but there is no guarantee for pupils of Rainham schools. The gas main replacement work has meant the bus company cannot keep to its timetable. The Spirit of Sittingbourne scheme put on extra buses so the company could keep to its schedule but SGN will not help.

Cllr Condon said the change to the school buses is in the morning.

Cllr Haigh said Chalkwell are seeking a subsidy to continue with the service as they are being penalised by the traffic inspector. The consultation is for everyone.

Cllr Harvey said the service is for people in the village and the young people, KCCllr Whiting could urge colleagues to put pressure on SGN to manage a temporary problem.

Cllr Palmer said this affects the elderly and young people who are reliant on the service.

9. FINANCE

i. Cheque list: to consider invoices for payment

Cheque No	Payee	Expenditure	Amount £
3063	CANCELLED		
3064	Mr R Malone	Recreation Ground and street litter picking	£459.00
3065	Mr MJ Marshall	Cemetery and Churchyard maintenance December 2019	£550.00
3066	DCK Accounting Solutions	Payroll fees December	£30.00
3067	Staff	Salary and expenses	£737.15
3068	HMRC	PAYE & NI	£54.88
3069	Streetlights	Shield for 66 Bull Lane	£30.60
3070	Master Alarms	Additional CCTV camera for Pavilion and alarm service	£378.00
3071	Profile Business Supplies	Village Voice- December 2019	£63.00
3072	Mrs E Jackson	Christmas reception expenses	£46.12

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

Payments

Payee	Reason	
Haven Power	Streetlighting	£820.55

Receipts

Payee	Reason	
Swans Fitness Club	Community Gym Room Hire	£20.00
Upchurch Parish Council	Share of Clerks' Conference	£10.00
Mr R Jackson	Hire of Parish Room	£30.00
Doddington Parish Council	Share of Clerks' Conference	£10.00
Brogdale CIC	Hire of Parish Room and key deposit	£150.00
Grasstex	Non- return of key	£100.00
Swale Borough Council	Festive Grant	£500.00
HMRC	VAT reclaim	£12,793.86

ii. Budget 2020-21

Cllr Godmon reported the Finance Committee had met to scrutinize the Council's expenditure and forecast for the remainder of the financial year. It is forecast that the year end balance will be £70, 058. 27% of reserves will have been spent and this leaves the Council well within expected reserves. The budget for 2020-21 is £69, 313.

Cllr Haigh said the Council needs to decide if it will use more money from reserves or to raise the precept. Parish Councils are not capped at present.

Cllr Mould said an increase of 4% would be acceptable, it is prudent to have one-year's expenditure in reserves.

Cllr Mould **PROPOSED** to set a precept of £60,033.84; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

10. RECREATION GROUND

i. To receive an update

Cllr Harvey said the safety inspection is booked for 16 December and Cllr Layer will meet the inspector. Consideration will need to be given to an additional dog waste bin.

Cllr Jackson reported there is graffiti on the pavilion and the Council has installed a CCTV camera. It is unclear whether the Pavilion was in use when the offence happened.

ACTION: Item for Amenities Committee.

ii. To consider additional litter bin for the Play Area

Cllr Haigh said the Friends of Newington Recreation Ground have been awarded a Swale Environment grant for £373 towards a bin and "no dog" signs. They want a yellow bin which will cost £231.42 to supply and install by Swale Borough Council. Swale have agreed they will empty it if it is in the play area and will charge £142.86pa for the service.

It was **AGREED UNANIMOUSLY** to have the yellow bin in the play area.

Cllr Harvey reported the signs have been ordered, there is an issue regarding the fixings.

Cllr Layer said that he will make something to fix the signs with.

iii. To consider tender process and specification for play area

Cllr Harvey said the Friends of Newington Recreation Ground have spoken to manufacturers to get ideas for the play area. Drawings and costings will be sent to the Parish Council.

Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media were excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

The tender process and specification for play area

Cllr Haigh said advice is being sought from KALC regarding Standing Orders and Finance Regulations.

Cllr Haigh **PROPOSED** that, as the conditions of the Procurement Regulations 2015 have been met in ESPO, to use ESPO for the tendering process and may have to run a mini competition; **SECONDED** by Cllr Palmer; **AGREED UNANIMOUSLY**.

11. CHURCHYARD AND CEMETERY

Cllr Haigh said the Cemetery regulations are being reviewed by the Committee and will be considered and adopted in the January meeting

12. HIGHWAYS

There was no further update.

13. REPORTS FROM MEMBERS

There were no reports from Members.

14. CORRESPONDENCE

1. 29.11.19- KALC Newsletter
2. 29.11.19- UpARA Newsletter- *added to website*
3. 29.11.19- Request to support local electricity bill
4. 04.12.19 Briefing note to County Councillors concerning the bus service consultation and timetable
5. 6.12.19- resident email concerning the planning application at 53-57 High Street

15. STREET LIGHTING

Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media were excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

To consider the elapsed maintenance contract

Cllr Haigh said the contractor will draft a new contract for the Council for January. An initial report for 2019 has been received and this has repeated a number of issues from the 2018 report which were not prioritised, for example, the contractor said the doors are a Health & Safety issue but not highlighted as such in the 2018 report. Now the contractor has said that if it had been a Health & Safety issue it would have been resolved straight away but is it not a high priority problem.

Cllr Coles said that some lights have not been upgraded.

Cllr Haigh said the columns are being replaced and UKPN have a licence to do this in January.

Cllr Palmer reported that the shield on column 70 have not been installed.

The Clerk said the contractor has been instructed to do this.

ACTION: Clerk to chase.

16. ANY OTHER BUSINESS

Cllr Haigh said a resident is interested in arranging a works team litter pick.

It was agreed to ask that the litter pick is in other roads to the schedule for the paid contractors.

Cllr Coles reported the bus stop at the end of Playstool Road only has one panel left.
ACTION: Councillors to inform Clerk what is needed to obtain quotations.

Cllr Palmer said Jeff Kitson, Swale Parking Services Manager, has agreed to install a crash barrier in the car park where the wooden one is.

Cllr Mould said he has been tasked to look at the 1953 records regarding the land at the bus stop.

Cllr Coles said the land was given to the village.

ACTION: Clerk to carry out land registry search.

Date of next meeting: Tuesday 28 January 2020

There being no further business, the meeting closed at 21.13pm

Signed as a true record of the meeting:

Chair

Date: 28 January 2020