

DODDINGTON PARISH COUNCIL

Minutes of the Parish Council Meeting held in Doddington Village Hall on
Monday 8 December 2025

Present: Cllr Steve Coates (Chairman), Cllr Kevin Attwood, Cllr Kirsty Clark,
Cllr Graham Cuthbert, Cllr Kevin Fraser, and Cllr Linda Lumsden;
and Mrs Wendy Licence (Clerk).

Also present was Cllr John Britt, Chairman of Lenham Parish Council

Cllr Coates welcomed everyone to the meeting

1. APOLOGIES

Apologies had been received from Cllr Colin Jones: apologies accepted.
Apologies had also been received from County Councillor Rich Lehmann: apologies noted.

2. DECLARATIONS OF INTEREST

None were declared.

3. TO DETERMINE WHETHER ANY ITEMS SHOULD BE DISCUSSED IN CLOSED SESSION

None were identified.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 10 NOVEMBER 2025

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

5. MATTERS ARISING

War Memorial

Cllr Coates reported that Newnham Parish Council is willing to share the costs of the War Memorial maintenance.

Cllr Cuthbert reported that he had informed the volunteers the Council has agreed to cover the cost of replacement materials. The purchase of a new hedge cutter will not be progressed at the moment and one is available for loan. The timber measurements will be sent to SBCllr Thompson.

6. PLANNING MATTERS

i. Heathlands Garden Settlement Draft Supplementary Planning Document Consultation

Cllr Coates informed Members that Maidstone Borough Council had invited the Parish Council to comment on the Heathlands Garden Settlement Draft Supplementary Planning Document. Further to the discussion about this at the last council meeting, Cllr Coates had invited Cllr John Britt, Chairman Lenham Parish Council, to the meeting so that he could provide us with more information about the development. Cllr Britt explained the background and its linkage to two other sites. Maidstone Borough Council had identified three garden communities in its Local Plan; Heathlands, up to 5,000 houses (about which we were being consulted) and two other sites. Cllr Britt provided background and identified some key concerns. 1)the actual available land for building is 100-hectares of the 360-hectare site; this would cause the density of housing to rise considerably. 2. There was a lack of clarity

about when the infrastructure will be delivered and issues with the railway station. 3. the transport assessment is flawed; and 4. the water treatment works are unlikely to be built until 2040-45; and it is therefore likely that sewage will need to be tankered away. This could be 80-120 tankers per day.

Cllr Coates **PROPOSED** that the Council supports Lenham Parish Council and submit comments to Maidstone Borough Council; **SECONDED** by Cllr Lumsden: **5- FOR, 1- AGAINST: MOTION CARRIED.**

Cllr Coates thanked Cllr Britt for attending the meeting.

Cllr Britt left the meeting.

ii. Ref: 25/504747/FULL

Address: Hillcott The Street Doddington Kent ME9 0BY

Proposal: Erection of a part two storey rear extension and part single storey side extension.

Councillors considered the application and had no objections to the proposal.

iii. Proposed Highsted Park

Ref: 21/503914/EIOUT Location: Land South And East Of Sittingbourne Kent

Ref: 21/503906/EIOUT Location: Land To The West Of Teynham London Road Teynham

Cllr Coates reported that some administrative matters were still being dealt with but otherwise the Inspectors report was awaited in 2026.

iv. Any other planning matter received by 8 December 2025

Ref: 25/504158/LBC

Address: Homestall Farm Homestall Road Doddington Kent ME9 0HF.

Listed Building Consent for internal alterations and alterations to well head/capping. (Works Started)

Awaiting decision

Ref: 25/503851/PNQCLA

Address: Orchard Barn Chequers Hill Doddington Kent ME9 0JW

Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. residential 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.

Awaiting decision

7. POLICE REPORT

PC James Tancock was unable to attend the meeting and submitted a report about hare coursing in Down Court Road. Cllr Coates reported that there had been some minor incidents of anti-social behaviour in the Newnham Churchyard and he had notified the church wardens in Doddington about this.

8. PUBLIC QUESTION TIME

No members of the public were present.

9. HIGHWAYS

Cllr Coates reported that the Clerk is chasing Swale Borough Council for a date for a road sweep of the Old Lenham Road. Cllr Jones has chased KCC Highways regarding the

Ringlestone Road flooding near the water works and blocked soakaway, to no avail so far but will persevere.

10. FINANCE

i. Councillors Expenses

There were none.

ii. Invoices for Payment

It was **AGREED UNANIMOUSLY** to pay the Village Hall £90 in respect of hall hire (cheque no 1428).

11. SPEED WATCH

Cllr Fraser reported that Speed Watch sessions continue with encouraging results. More volunteers are needed.

Cllr Coates thanked the volunteers for their sterling work

12. PLAYING FIELD

i. Cllr Fraser's monthly report

Cllr Fraser reported that the moss treatment has started. The bin collections were missed in the Playing Field and reported to Swale Borough Council who arranged for the bins to be emptied.

Cllr Coates said that the bin in the Church car park has also been reported.

Cllr Coates thanked Cllr Fraser for his excellent work.

ii. To consider quotations for maintenance

Councillors considered the quotations.

It was **AGREED UNANIMOUSLY** to accept the quotation of £695.50 + VAT from Landscape Services for thirteen cuts of playing field

It was **AGREED UNANIMOUSLY** to accept the quotation of £500 from Mr Nick Swatland for maintenance of the peripheral areas.

13. CORRESPONDENCE

1. 12.11.25- Kent Highways: Emergency Road Closure Doddington Lane, Doddington (Southeast Water) - 12 November 2025
2. 13.11.25- Southeast Water: Water supply issues in the Lenham, Pluckley, Egerton, Newnham, Teynham, Lynsted and Doddington areas
3. 14.11.25- Kent Ramblers: Invitation to meeting for Footpath Volunteers (27 November)
4. 14.11.25- Swale Borough Council: draft Voluntary and Community Sector Lettings Policy consultation
5. 17.11.25- Swale Borough Council: Policy Round-up
6. 17.11.25- Kent Highways: Urgent Road Closure Payden Street, Wichling (carriageway patching) – 20 November 2025
7. 17.11.25- Kent Highways: Urgent Road Closure Faversham Road, Wichling (carriageway patching) - 20 November 2025
8. 20.11.25- NALC: CEO bulletin
9. 25.11.25- Kent Highways: Emergency Road Closure Doddington Lane, Doddington (carriageway repairs) 28 November
10. 20.11.25- Heart of Kent Hospice: letter of thanks for donation
11. 28.11.25- Kent Highways: Emergency Road Closure (South East Water) - Faversham Road, Newnham - 27 November 2025
12. 28.11.25- Swale Borough Council: Joint Transportation Board agenda
13. 28.11.25- Kent County Council: Road Safety and Active Travel Group fact sheets

14. 02.12.25- Swale Borough Council: Policy Round-up
15. 02.12.25- Swale Borough Council: Loneliness in Swale: Resident Survey 2025 Report
16. 03.12.25- Kent Highways: Parish Seminar presentations
17. 03.12.25- KALC Newsletter

15. ANY OTHER BUSINESS

Cllr Coates said the KALC Community Awards Scheme 2026 decision will be agreed at the January meeting.

Rob Gibbs (Office Manager, Faversham Town Council) will be attending to give an update on the Community Bus.

Cllr Coates gave an update on the plans for Local Government Reorganisation following his attendance at the SBC liaison meeting on 2/12/2025

Defibrillator training proved difficult to coordinate with a provider earlier this year and he will try once again to arrange a session for the new year.

Cllr Lumsden said the white lines are worn away on road to Lenham from the village, particularly when it's foggy and makes driving along the road very unsafe.

Action: Clerk to report to KCC Highways.

Date of next Meeting:- Monday 12 January 2026

There being no further business, the meeting closed at 8.15pm

Signed as a true record of the meeting

Chairman
Date: 12 January 2026