

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 28 October 2025 in the Newington Room, Newington Village Hall

Present: Cllr Stephen Harvey (Chairman), Cllr Elaine Jackson (Vice Chairman), Cllr Michael Barlow, Cllr Ruth Brown, 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

No applications had been received.

2. APOLOGIES FOR ABSENCE

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

3. DECLARATIONS OF INTERESTS OR LOBBYING

Cllr Brown declared a pecuniary interest in streetlights as her husband is employed by a lighting contractor.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 30 SEPTEMBER 2025

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

Cllr Layer **PROPOSED** to accept the minutes of the meeting of 30 September as a true record:
SECONDED by Cllr Jackson: **AGREE UNANIMOUSLY**.

Cllr Harvey duly signed the minutes as a true record.

ii. Clerk's report

The Clerk reported that:

Southern Water is still being chasing for compensation of the extra cost incurred due to the signage remaining after the works had been completed. Another response had been received prior to the meeting that South Water is liaising with its contractors. The matter has been ongoing for five months.

DRAX invoices – the invoices have been re-issued and a credit of £235.26 and £50 compensation for administrative time have been applied to the account.

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

Website calendar- Cllr Barlow reported that he has looked into this and it might be possible to create a new calendar so the public can only see when the Pavilion is available.

Notice board- still waiting for further advice from the Planning Officer.

ACTION: Clerk to forward correspondence Cllr Harvey.

Car Park track- Dandara has agreed to cut back the vegetation along the track and have been informed as to the extent of the work required.

Village sign- the post and collar are currently being fabricated and the contractor will inform the Council when he is ready to install the sign.

ACTION: Clerk to endeavour to obtain a timescale for this.

Pavilion external tap and socket installation- no response from contractor regarding when this will be completed.

Land registry- Cllr Godmon had looked into this, ID needs to be verified by a solicitor. The quotations from Ives & Co for £500 plus disbursements has been accepted.

Bank mandates- information is being gathered for Unity Trust Bank. NatWest will only talk to signatories.

ACTION: Cllr Mould to contact NatWest for a mandate

Revision of Standing Orders and Finance Regulations- will be on next month's agenda.

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

Woodchippings- dates have been given to the contractor, to be confirmed.

Woodland work- the trees have been marked.

Spring bulb planting- this has been discussed with the contractor who may be able to do this when the trees are cut depending on the amount of work needed.

Pavilion clock- this has been ordered.

Batteries for Christmas lights- these have been ordered.

Cemetery- there will be an interment on 10 November.

Swale land at track- no further update.

A VAT reclaim has been submitted.

iii. Matters arising from the minutes

Cllr Harvey reported that the abandoned cars at the top of Orchard drive have been removed.

Ref: 25/500761/FULL Land West Of Church Lane, Newington

Proposal: Erection of 90 no. residential dwellings, together with associated access, open space, landscaping, drainage, infrastructure works and earthworks, and the provision of car parking spaces for existing residents.

Cllr Harvey said that following legal advice, it was decided not to proceed with a Judicial Review.

5. PUBLIC QUESTION TIME

No Matters were raised.

6. VISITORS

SBCllr R Palmer and SBCllr C Palmer were unable to attend and reported that the main areas affecting Newington are residents' issues which are being dealt with by other partnerships.

Cllr Harvey informed Members that PC Jake Boosey was unwell and unable to attend the meeting; he had been unable to attend the Cornerstone Café.

7. PLANNING

i. Ref: 25/504015/FULL

Address: 5 Eden Meadow Newington Kent 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.

Councillors considered the application and **AGREED UNANIMOUSLY** that there was no comment save that we request that neighbours' comments be taken into account.

ii. To receive an update

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.

Awaiting decision

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: 25/503473/TCA 37 Church Lane, Newington ME9 7JT

Proposal: Conservation area notification to remove one Elder.

Decision 'No objections' Tuesday 30 September 2025

25/502844/PNMA 43A High Street, Newington ME9 7JR

Proposal: Prior notification for the change of use of ground floor from Commercial, Business and Service (Use Class E) to 1no. dwellinghouse (Use Class C3).

Decision – Prior approval not required, Wednesday 3 September 2025

Ref: 25/502702/FULL 90 Bull Lane, Newington ME9 7NA

Proposal: 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.

Application permitted

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: 25/501080/FULL 35-37 High Street, Newington ME9 7JR

Proposal: Demolition of existing bake room and store, and erection of a single storey rear extension with flat roof.

Application permitted

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

Ref: 25/501085/PNQCLA The Old Tractor Shed, Bull Lane, Newington ME9 7SJ

Proposal: Prior notification for the change of use of a building and any land within its curtilage from agricultural to 2no. dwellinghouses and associated operational development. For its prior approval to: - Transport and Highways impacts of the development

Decision: Prior Approval Refused Monday 29 September 2025

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

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

8. AMENITIES

i. To receive the minutes of the meeting of the Amenities Committee held on 21 October 2025 and consider the recommendations

Cllr Jackson reported that Mr Jackson had spotted teenagers on the roof of the garage and alerted them that there is CCTV recordings.

Cllr Harvey **PROPOSED** to accept the minutes of the meeting of 21 October as a true record:

SECONDED by Cllr Barlow: **AGREE UNANIMOUSLY.**

Cllr Jackson duly signed the minutes as a true record.

Cllr Layer reported that the Allotments has received a delivery of manure. Plot holders have been requested to remove plastic grass from the allotments as it breaks down and is carcinogenic.

Mr Jackson said the garage needs to be tidied.

ACTION: Councillors to help on Sunday 2 November at 11am.

ii. To consider quotations for a tree survey

Councillors considered the quotations and requested further information.

Cllr Harvey **PROPOSED** that if a cheaper quote is obtained, the Clerk accept it; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

ACTION: Clerk.

iii. To consider installing solar panels

The Clerk reported that she is waiting to hear back on two grant applications.

iv. To consider quotations to inspect the electrics

Councillors considered the quotations.

Cllr Jackson **PROPOSED** to accept the quotation of £850 from J Norris; **SECONDED** by Cllr Layer **AGREED UNANIMOUSLY**.

v. Christmas lights- to consider

Cllr Jackson reported that the existing lights work. There could be an area in Church Lane which would be suitable for further lights.

It was **AGREED UNANIMOUSLY** to see if there is a spare set of lights, if not to order another set.

Cllr Mould said the Sittingbourne Christmas Lights and sleigh usually visit the village, the Council could publicise this in the Village Voice.

ACTION: Cllr Mould to ascertain date.

9. SWALE BOROUGH COUNCIL LAND

Cllr Harvey reported that he and Cllr Mould have to signed the Land registry document. There is no update on the land by the track.

ACTION: Clerk to chase.

10. VILLAGE VOICE AND MEDIA

Cllr Brown reported that some articles have been received; the draft Village Voice will be sent to Cllr Barlow to help with formatting.

11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
Business Stream	Cemetery water	£26.08
Kent County Playing Fields Association	Subscription	£20.00
DCK Accounting	payroll fees	£37.80
Commercial Services	Grounds maintenance	£1500.24
Mr R Malone	Litter Picking: Street and Recreation Ground - October	£566.30
Mr MJ Marshall	Cemetery and Churchyard maintenance - October	£625.00

Mr R Burrows	Track gate keeper- October	£100.00
Administration	Expenses	£41.75
KALC	Councillor training	£60.00
Mrs E Jackson	Councillor expenses	£36.25

Cllr Jackson **PROPOSED** to make the payments; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY.**

ii. Finance report

Cllr Jackson asked for clarification on the wayleave payment.

ACTION: Clerk to report on previous wayleave payment.

iii. Any other finance matter received by 28 October 2025

Bank accounts

NatWest:- 30.09.25 £48,399.44

Nationwide:- 31.03.25 £47,934.02

Unity Trust:- 30.09.25 £59,039.83

Receipts

02.09.25	Resident	Spring bulbs sponsorship	£10.00
03.09.25	D Stanley	Cemetery fees	£75.00
26.09.25	Swale Borough Council	Precept- 2 nd instalment	£30,835.50
30.09.25	Swans Fitness Group	Community Sports Room hire	£25.00

Payments

01.09.25	HugoFox	Website	£23.99
16.09.25	DRAX	Footway lighting	£247.52
16.09.25	DRAX	Pavilion electricity	£140.12
29.09.25	NatWest	Credit card	£196.27

12. REPORTS FROM MEMBERS

Cllr Jackson reported that she and Cllr Harvey had met with Kevin Mackenna MP at Parliament. The meeting was attended by other Chairmen and Vice Chairmen from the constituency; planning was a major issue with the amount of building and the cumulative effect. The MP is keen to meet with parishes.

ACTION: Cllr Harvey to contact the MP's office.

13. CORRESPONDENCE

1. 29.09.25- SBC: Policy round-up
2. 30.09.25- KALC: Training bulletin
3. 02.10.25- NALC: CEO bulletin
4. 02.10.25- KCC Highways: Temporary Road Closure Bricklands, Newington 27 October 2025
5. 03.10.25- Kent Resilience Team: Free preparedness training sessions for communities
6. 03.10.25- KALC Newsletter
7. 06.10.25- Policy roundup
8. 06.10.25- KCC Highways- Parish seminar
9. 07.10.25- FOCAS newsletter
10. 09.10.25- NALC CEO newsletter
11. 13.10.25- Swale Borough Council: JKC Policy Round-Up
12. 13.10.25- SBCllr Mike Whiting: Community Governance Review letter

13. 13.10.25- Kent Highways Road Safety & Active Travel Group newsletter
14. 13.10.25- Rural and Community Housing Enabling: Guide to affordable homes
15. 15.10.25- Kent Highways: Openreach - Temporary Road Closure - Bull Lane, Newington - 10th December 2025
16. 15.10.25- Kent Highways: Temporary Road Closure - A2 London Road, Newington (Service Road) - 1st December 2025
17. 16.10.25- NALC CEO bulletin
18. 16.10.25- Unity Trust Bank: Change in Terms and Conditions
19. 16.10.25- KALC: bulletin
20. 16.10.25- Kent Police Rural Task Force newsletter
21. 20.10.25- Swale Borough Council: JKC Policy Round-Up
22. 20.10.25- Kent Resilience Team: Resilience webinars
23. 20.10.25- Letter to KALC Swale Area Committee
24. 24.10.25- Kent Highways Road Safety & Active Travel Group: request for information for walking and cycling routes
25. 23.10.25- NALC CEO bulletin
26. 24.10.25- Annual Police Survey

14. CHRISTMAS RECEPTION

Cllr Harvey said that in 2024 there was a reception after the December meeting to thank those who had helped the Council, a list of invitees will be circulated for consideration.

It was **AGREED UNANIMOUSLY** to start the Parish Council meeting at 6.30pm and the reception at 8pm.

It was resolved that 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 be excluded from the meeting.

15. STAFFING MATTERS

i) Report from HR Working Group

Cllr Brown said there was nothing to report.

ii) Appraisal 2025

There was nothing to report.

16. ANY OTHER BUSINESS

No other matter was raised.

DATE OF NEXT MEETING: Tuesday 25 November 2025 at 7pm

There being no further business, the meeting closed at 8.26pm

Signed as a true record of the meeting:

Chairman

Date: 25 November 2025