

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 20 December 2022 in Newington Village Hall

Present: Cllr Richard Palmer (Chairman), Cllr Tony Mould (Vice Chairman), Cllr Michael Barlow, Cllr Steve Godmon, Cllr Stephen Harvey, and Cllr Eric Layer.

Also present were Ward Member Alan Horton and one member of the public.

Minutes - Cllr Godmon

Cllr Palmer welcomed everyone to the meeting

1. COUNCILLOR VACANCIES

Cllr Palmer informed Members that there have been no applications for the councillor vacancies.

2. APOLOGIES FOR ABSENCE

Apologies have been received from Cllr Ruth Brown (unwell), Elaine Jackson (personal), Mrs Wendy Licence (Clerk) (unwell); apologies accepted.

3. DECLARATIONS OF INTEREST

None were declared.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD 30 NOVEMBER 2022

Cllr Harvey requested clarification on Item 15 regarding KCC 20mph banners. It was thought that these were available for free. Item states that six are to be purchased.

Cllr Layer **PROPOSED** to accept the minutes as a true record; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY.**

Cllr Palmer duly signed the minutes as a true record of the meeting.

5. MATTERS ARISING FROM THE MINUTES

Community Warden handover

Cllr Palmer reported that Clerk had emailed KCCllr Baldock regarding a replacement for Ms Springall and there has been no response.

A response from Matthew Scott regarding the future of the PCSO has been circulated.

6. PUBLIC QUESTION TIME

No matters were raised.

7. VISITORS

SBCllr Horton informed the Council that there had been nothing specific to Newington. He advised that preliminary 2023/24 budget discussions had been taking place at Swale Borough Council and he thinks it will have an effect on parishes. They are looking to halve the Parish Council lighting grant and Swale Borough Councillors are likely to get £1k grant funds instead of current £2.5k. Swale Borough Council is due to grant new waste contract. Swale Borough Council's reserves are likely to drop in 2024 to a third of what they are at start of 2022 financial year.

Cllr Palmer thanked SBCllr Horton for his report and for attending.

SBCllr Palmer said that parishes should look to attend the KALC Swale Area Committee meeting on 10th Jan to give the Parish Council view on what he considers to be “double taxation” regarding street lighting. He advised that Swale Borough Council is still holding a public consultation, which he encourages people to respond to.

Other issues raised this month include the lack of gritting of roads and pathways. Primary and bus routes were gritted. Several potholes have appeared since the freezing weather.

8. PLANNING

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

Proposal: Outline application (all matters reserved except for access) for a mixed used development comprising up to 2,500 dwellings, a 4.99ha commercial employment zone including doctors surgery, a 4.2ha sports hub, 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.

Cllr Harvey reported that he had spoken with the Chairman of planning at Bobbing Parish Council (“BPC”). Cllr Harvey suggested that BPC may benefit from seeking assistance from neighbouring parishes in seeking professional air quality and transport reports. Parishes could contribute towards costs for reports that include specific items relevant to them.

Cllr Harvey **PROPOSED** that Newington Parish Council would object to the proposal; **SECONDED** by Cllr Godmon: **AGREED UNANIMOUSLY**

ii. Ref: 22/504818/FULL

Address: Warehouse Chesley Storage Chesley Farm Bull Lane Newington Kent ME9 7SJ

Proposal: Change of use of land for the storage of shipping containers for storage use, together with associated landscaping and ecology enhancements (part retrospective)

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

iii. Ref: 22/504579/FULL

Address: 47 Bull Lane Newington Sittingbourne Kent ME9 7LT

Proposal: Creation of new driveway, insertion of crossed over and dropped Kerb

Status: awaiting decision

iv. Ref: 22/505272/FULL

Address: Red Brick House London Road Newington Sittingbourne Kent ME9 7TW

Proposal: Installation of 2 metre high close-boarded fence to southern and western boundaries. (Retrospective)

Councillors considered the application and had no objections save that neighbours’ views be taken into account. Cllr Palmer indicated that SBC would be minded to approve.

v. Ref: 20/505059/FULL

Address: Willow Trees 111 High Street Newington Sittingbourne Kent

Proposal: Retention of existing chalet bungalow with amended residential curtilage and erection of 10 dwellings (7 x three bedrooms and 3 x four bedrooms) with associated access, parking, amenity, and landscaping

Councillors considered the revised details and noted that the original application was to build twenty houses and demolish the bungalow. The proposal is an urban infill design in a rural area with three-storey buildings; there will be thirty-three bedrooms with only twenty-three parking spaces; the revised scheme gives six visitor spaces but this will result in overflow parking spilling on to the A2; feedback from a recent consultation on parking in Station Road,

raised that residents are concerned about parking in the village, also people in these houses would drive to the station.

Swale Planning Committee had concerns over the developer payment of £500 per property towards an electric bike and this has been increased to £1,000.

For decision SBC Planning Committee 10 November 2022 Officer recommendation to approve the application; discussed and deferred for amendments.

23 November 2022 Revised details; intention for decision at 8 December SBC Planning Committee

Reply to Officer sent 1 December 2022:

Thank you for your 22 November email.

Newington Parish Council acknowledges that the revised application has an increased electric bicycle voucher offer and three additional parking spaces as requested at the 10 November SBC Planning Committee meeting. We now withdraw our formal objection to this planning application.

However, some concerns about the overall parking provision for the development remain: For 10 dwellings, total 33 bedrooms there would be 23 parking spaces (some tandem), not all visible from the house (contrary to Kent Police advice) with 6 visitor spaces. We believe it likely that visitor spaces will be filled permanently by residents, but acknowledge that the additional spaces will help reduce parking overspill onto the A2. This proposed development is outside the built-up area of the Village and not within easy reach of public transport (Kent Design Guide recommends no more than 400 metres from a bus stop), residents will need cars and sufficient parking is important. We ask members to note these concerns when considering their decision on the application.

vi. Ref: 22/504968/FULL

Address: Moat View Church Lane Newington Sittingbourne Kent ME9 7JX

Proposal: Erection of a detached dwelling for a disabled person with associated parking and minor landscaping works.

Councillors agreed to submit an objection.

vii. Ref: 22/505579/PNQCLA The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER

Proposal: Prior notification for the change of use of agricultural building to 1no. dwellinghouse and associated operation 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.

Status: awaiting decision.

vii. Ref: 22/504243/FULL Bobbing Solar Farm, ME9 8NN

Proposal: Addition of 40 CCTV cameras and poles at Bobbing Solar Farm.

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

ix. Ref: 22/501005/FULL 77 High Street, Newington ME9 7JJ

Proposal: Erection of 10 no. detached C3 dwellinghouses with repositioned vehicular access from public highway.

Cllr Harvey reported that a decision is yet to be made. Newington Parish Councillors to hold Zoom Meeting with Swale Borough Council Officer, Emma Gove, before she leaves role.

x. Ref: 22/500275/OUT Land South Of London Road, Newington

Proposal: Outline planning application for up to 135 dwellings with the retention of existing farm buildings, new public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (Access being Sought).

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

xii. Ref: 21/505722/OUT 128 High Street, Newington ME9 7JH

Proposal: Outline application for demolition of existing residential dwelling and erection of up to 46 residential dwellings, including affordable housing, with access from A2 High Street (Access only being sought).

Cllr Harvey informed Members that there is no update.

Appeal to the Planning Inspectorate

Ref: 21/501791/PIP Land At 164 Bull Lane, Newington ME9 7NB

Proposal: Permission in Principle for the erection of a detached two storey sustainable self-build or custom building dwelling with new access onto Bull Lane.

Cllr Harvey reported that a decision is yet to be made by the Planning Inspector.

Ref: 19/502206 61 Playstool Road, Newington ME9 7NL

Proposal: Retrospective application for the erection of a first floor rear extension, loft extension and lean to roof at front and side of dwelling (resubmission of 18/502531/FULL).

PINS reference: APP/V2255/D/19/3240474

Cllr Harvey said the Appeal against refusal to grant planning permission was dismissed.

PINS Reference: APP/V2255/C/21/3287191

Cllr Harvey informed Members that Swale Planning Committee agreed to take enforcement action and an appeal against the Enforcement Notice has been lodged.

Ref: 22/500130/REF 77 Playstool Road Newington Sittingbourne Kent ME9 7NL

Proposal: Retrospective application for erection or rear conservatory

Cllr Harvey reported that this is an appeal against refusal of application due to height of conservatory.

This month's applications:

Application: 22/505618/FULL Erection of 25no. residential dwellings with enhanced renewable energy features and the provision of a 20 space staff car park and 20 space pupil pick-up/drop-off area for Newington C of E Primary School, together with associated access, landscaping, drainage and infrastructure works (Resubmission of 21/504028/FULL).

Cllr Harvey reported that the developer is planning to appeal for damages and have submitted a revised planning application. Clerk has emailed Swale Borough Council for an extension to allow time to respond with an updated highways report.

Cllr Harvey informed meeting that as the this is a new application previous comments from neighbours will have to be resubmitted.

i. Application: 22/505517/FULL Moat Cottage, Iwade Road, Newington ME9 7JY

Proposal: Erection of extension to existing garage

Councillors considered the application and objected to the proposal.

- The proposed site is outside the established built-up area of the village and would be an unwelcome intrusion into the countryside.
- The proposed site is within the Newington Church Conservation Area and the setting of St Mary the Virgin Parish Church (Grade I listed)
- The proposed building would spoil views of the Church and surrounding countryside from Church Lane/Iwade Road.
- The proposed building is described as an annexe but, from the submitted plans, appears to be a separate dwelling
- The location is totally unsuitable for 'disabled access' due to lack of consistent pavements and the rural lane.

ii. Application: 22/505555/FULL Trevean, Keycol Hill, Bobbing ME9 8NA
Proposal: Erection of single storey rear extension
 Councillors considered the application and has no comment to make save a request that the views expressed by any neighbours be taken into consideration

iii. Application: 22/505624/FULL 28 Wickham Close, Newington
Proposal: Proposed conversion of garage into part utility/store and extension to front elevation to create porch
 Councillors considered the application and has no comment to make save a request that the views expressed by any neighbours be taken into consideration

Cllr Palmer thanked Cllr Harvey for his report

9. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 05 December 2022 and consider the recommendations

Cllr Layer reported that quotes had been received for both repair and replacement of the Sputnik roundabout equipment in the playground.

Cllr Harvey indicated that it may be possible that S106 funds from 111 High Street could be utilised to pay for the replacement of the item and noted that the equipment quoted for by Wicksteed looks smaller than the existing Sputnik and may be aimed at younger children. Cllr Palmer agreed NPC should look to replace with a similar item.

Cllr Palmer **PROPOSED** that to accept quote from Maylow Construction to repair the existing Sputnik for £1,883.00: **5-FOR; 1- ABSTENTION: MOTION CARRIED**

It was agreed that the adult exercise equipment should be decided by Amenities Committee and that a meeting should be held in the near future.

10. SWALE BOROUGH COUNCIL LAND

Cllr Palmer said this is now being dealt with by a different officer and the Council is awaiting a response. Plans of the area have been requested by the officer.

11. ALLOTMENTS

No matters raised.

12. VILLAGE VOICE AND MEDIA

Cllr Mould said that there will be an electronic version this month, with an article on planning to be produced by Cllr Harvey and a budget article.

Cllr Palmer thanked Cllr Mould.

13. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount	Amount
Fasthosts	Domain name	61.00	£73.20
		VAT 12.20	
		Total	
Mr R Jackson	Pavilion expenses		£16.06
Glasdon Ltd	Bench	585.00	£702.00
		VAT 117.00	
		Total	
DCK Accounting	Payroll fees – December	30.00	

	VAT	6.00	
		Total	£36.00
Mr R Jackson	Honorarium		£300.00
Staff	Salary		£783.93
HMRC	PAYE & NI		£123.17
Administration	Expenses		£73.04
Mr R Malone	Litter Picking Recreation Ground - December Litter Picking		
		Total	£527.00
Mr MJ Marshall	Cemetery and Churchyard maintenance - December		£625.00
Mr R Burrows	Track gate keeper- December		100.00
Mrs W Licence	Reimbursement of Christmas lights and batteries	238.92	
	Festive lights – second order	93.28	
		Total	£332.20
Mr Lee Goldfinch	Work on trees in community woodland		£1,350.00

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

ii. Finance report

iii. Budget / Precept 2023-24

Cllr Palmer **PROPOSED** to set a budget of £63,157; **SECONDED** by Cllr Godmon: **AGREED UNANIMOUSLY**.

Cllr Palmer presented options provided by Clerk of outcomes created by amending precept for 2023/24. The Finance Working Group had recommended not increasing the precept due to the current cost of living issues.

Cllr Harvey said he would like to see a small increase in the precept of 2%.

Cllr Layer agreed and suggested 1% increase.

Cllr Palmer **PROPOSED** a Precept of £57,926 being no increase for Band D property; **SECONDED** by Cllr Godmon: **3 FOR 3 AGAINST**. Cllr Palmer used his casting vote for the Precept to be £57,926. **MOTION CARRIED**.

iv. Any other finance matter received by 20 December 2022

Bank accounts

NatWest:- 31.10.22 £42,905.35

Nationwide:- 31.03.22 £45,774.68

Unity Trust:- 30.11.22 £69,888.46

Payments

18.11.22	Drax Energy	Street lighting and Pavilion	£154.91
24.11.22	NEST	Pension	£149.20

Receipts

02.11.22	Vibe	Parish Room hire	£20.00
14.11.22	Eastling Parish Council	Share Local Council Administration	£27.83
15.11.22	Set in Stone	Memorial application	£68.00
18.11.22	Doddington Parish Council	Share Local Council Administration	£27.83

21.11.22	Bredhurst Junior Football Club	Football fees	£1,450.00
23.11.22	HMRC	VAT refund	£1,204.95

14. CHURCHYARD AND CEMETERY

i. To receive an update

Cllr Layer **PROPOSED** to accept quote from Maylow Construction (£260) for fixing bench into the gravel area of the cemetery. **AGREED UNANIMOUSLY.**

Cllr Layer sought confirmation £5,000 ringfenced for church wall. Confirmed by Chairman.

15. HIGHWAYS

The offer from GRAHAM, the M2 junction 5 contractors is genuine, Cllr Jackson will liaise with the contractor.

16. STREET LIGHTING

i. To receive an update

Cllr Harvey said the light in the alleyway to the car park (previously reported to Swale Borough Council) had still not been fixed.

ii. Streetlight in Playstool Close

ACTION: Councilors to check if LED.

17. REPORTS FROM MEMBERS

There were no reports.

18. CORRESPONDENCE

1. 30.11.22- NALC CEO bulletin
2. 30.11.22- NALC newsletter
3. 30.11.22- South East Water: hosepipe ban lifted
4. 01.12.22- Cllr Jeff Tutt (KALC SAC Chairman): grants
5. 02.12.22- KALC Newsletter
6. 06.12.22- NALC CEO bulletin
7. 09.12.22- National Highways Update
8. 14.12.22 NALC Legal Update – December 2022
9. 15.12.22- NALC newsletter

19. ANY OTHER BUSINESS

No matters raised.

Date of next meeting: Tuesday 31 January 2022

There being no further business, the meeting closed at 9.10pm

Signed as a true record of the meeting

Chairman

Date: 31 January 2023