

# NEWINGTON PARISH COUNCIL

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

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

Also present were County Councillor Mike Baldock and Mr Bob Jackson (Pavilion Caretaker)

Cllr Mould welcomed everyone to the meeting.

## 1. COUNCILLOR VACANCIES

Cllr Mould informed Members that no applications have been received yet.

## 2. APOLOGIES FOR ABSENCE

All Members were present.

## 3. DECLARATIONS OF INTEREST AND LOBBYING

Cllr Brown declared a pecuniary interest in item 14, as her husband is employed by a lighting contractor.

## 4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 17 DECEMBER 2024

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

Cllr R Palmer **PROPOSED** to accept the minutes of the meeting held on 17 December 2024 as a true record; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.  
Cllr Mould duly signed the minutes.

### ii. Matters arising from the minutes (except those issues appearing under specific headings)

Cllr Mould reported that the membership to the Institute of Cemetery and Crematorium Management is to 31 March 2025.

Cllr Harvey **PROPOSED** that the membership be renewed from April; **SECONDED** by Cllr Brown: **AGREED UNANIMOUSLY**.

Cllr Mould said Fulston Manor had been contacted regarding safeguarding issues.

Cllr Mould reported the Christmas thankyou was well received by the attendees.

## 5. PUBLIC QUESTION TIME

No matters were raised.

## 6. VISITORS

### i. Borough Councillors

SBCllr R Palmer reported that there had been some reports of fly tipping and a few bins in Pear Tree Walk have been missed. Swale is trying to get some yellow lines on the junctions to enable the refuse vehicles to access the road easier.

Cllr C Palmer reported that she had attended Parish Council and hospital meetings. At Parish Council meetings she had raised that Councils must not be complacent about the proposed Highsted Valley development because it will affect the whole of the borough and will impact on GP surgeries, the hospital, education, roads and more.

Cllr Mould thanked SBCllr Chris Palmer and SBCllr R Palmer for their reports.

## ii. County Councillor

County Councillor Baldock reported that Kent County Council is coming up to budget time and is in the ludicrous situation that, even though there is no confirmation regarding the creation of the unitary authority, the Council still has to draft a long-term plan. The devolution for Kent is set to be fast tracked and the Council is waiting to see if the Government will allow the cancelling of the election, a decision is expected by the end of the week.

There are no discussions at Swale Borough Council as to what the Councillors see for their future. The Boundary Commission is reviewing boundaries for the next election; this still has to be done even though it is doubted that it will happen. The proposed Highsted park development has put a lot of pressure on Swale Borough Council; when the applications were called in a lot of the evidence had not been submitted by the applicant to give the Council a positive decision. If the Inspector passes this scheme, in future, developers will not go through the Local Council but call it in and not do the necessary work. If permission is granted, it has implications across the country, potentially to set a precedent and rip up planning.

Cllr Mould thanked KCCllr Baldock for his report.

## iii. Police

PC Chittim was unable to attend the meeting and had submitted the following report:

Incidents of note (Since the last Parish Council meeting 17/12/2024)

Nuisance vehicle reports all consisting of quad bikes and off-road motor bikes. On 22/12/24 it was reported that five bikes were being ridden by teenagers who were riding on the pavement along Boyces Hill and some riders without crash helmets. On 12/01/25 it was reported that there were five bikes being ridden in the fields by Newington Primary School. And I also received an email reporting numerous incidents of quad bikes and off-road bikes being ridden along the footpath to Cranbrook Wood throughout this month. Police attended two calls and, on both occasions, they could not get close to the riders owing to them being spotted from afar and the riders able to travel across fields and squeeze through gaps the Police cars unfortunately cannot. I thank those reporting these incidents as it helps me target certain areas and request extra resources. However, to stop this I will need the names of those involved. If you know who these people are, you can contact me in confidence and I will deal with this. Please email any detail to me.

Vehicle Theft. There was a report of an attempted theft of a motor vehicle on 20/12/24 from the driveway of an address in The Willows. Thankfully vehicle owner was able to shout at the two males dressed all in black and they ran off before being able to break into the car or steal the vehicle itself. The on 17/01/25 a Range Rover was stolen from Station Road between 12:00 hours and 22:00 hours. This is an ongoing investigation and if anyone has any information regarding this incident, please call 101 and quote Kent Police investigation 46/9950/25.

Burglary. Between 20:00 hours on 25.01.25 and 10:00 hours on 26/01/25 an address on the High Street, Newington was broken into via smashed windows to the rear of the property. This is an ongoing investigation and should anyone have any information they feel would assist the Police, please call 101 and quote Kent Police incident KP=20250126-0367.

## **7. PLANNING**

### i. To receive an update

Ref: 24/504843/FULL 37 London Road, Newington ME9 7NS

Proposal: Retrospective application for creation of a vehicular access, including installation of new gates and fences and creation of new permeable tarmac hardstanding for parking and turning 2no. vehicles.

Application permitted.

Ref: 24/504732/FULL The Old Tractor Shed, Bull Lane, Newington ME9 7SJ

Proposal: Section 73 - Application for removal of condition 8 (to enable family members to reside for unrestricted periods within units 2 and 3) pursuant to 15/504706/FULL for - Variation of condition 11 of SW/12/1540 (Conversion and enlargement of redundant farm building to 3

no: self-contained units for use as holiday accommodation with associated on-site parking, turning and amenity space along with diversion of public footpath. Erection of barn and provision of pond.) - to allow unit 1 to be used fully for permanent residential use.  
Awaiting decision

Ref: 24/504196/FULL Oak Hill House, Iwade Road, Newington ME9 7HY  
Proposal: Erection of a replacement front porch and new detached garage building. Minor changes to fenestration and addition of a glazed canopy roof to rear facade of existing house. Relocation of existing ancillary buildings and oil tank and changes to existing landscaping, including reinstatement of a retaining wall and balustrade to the south west side of the house.  
Awaiting decision

Ref: 24/505057/LAWPRO The Wheatsheaf, 19 High Street, Newington ME9 7JR  
Proposal: Lawful Development Certificate for proposed change of use from a commercial office with car parking to a car sales office with forecourt.  
Application validated: Friday 6 December 2024  
Awaiting decision

Ref: 24/504613/FULL The Pheasantry, Wardwell Lane, Lower Halstow ME9 7ER  
Proposal: Change of use of agricultural land to 2no. Gypsy/Traveller pitches each with 1no. mobile home and a touring caravan including a shared day room and 6no. parking spaces.  
Awaiting decision

Ref: 24/501988/FULL Tenby House, Keycol Hill, Bobbing ME9 7LG  
Proposal: Conversion of outbuilding to form annexe accommodation for habitable living (ancillary use) including part demolition, erection of chimney and alterations to fenestration  
Awaiting decision

Ref: 23/505365/OUT Land To The Rear Of Eden Meadow, Newington ME9 7JH  
Proposal: Outline planning application for up to 25no. residential dwellings (all matters reserved except for access)  
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  
Awaiting decision.

Ref: 23/505840/FULL Digswell, Lower Hartlip Road, Hartlip ME9 7SX  
Proposal: Demolition of 2no. commercial premises (Use Class E) and erection of 4no. dwellings together with associated parking, refuse and cycle stores, and landscaping.  
PINS reference APP/V2255/W/24/3344926  
Awaiting decision.

Ref: 24/502425/FULL Cherrymere Keycol Hill Bobbing ME9 7LG  
Proposal: Bungalow loft conversion to include insertion of dormers and rear gabled roof.  
Demolition of existing garage and construction of new garage  
PINS reference: APP/V2255/D/24/3354053  
Appeal dismissed.

ii. Appeal ref: APP/V2255/W/24/3357550 Ref: 24/502295/FULL

Address: 4 Church View Cottages Boxted Lane Newington

Proposal: Erection of a timber framed and wood clad building with a concrete base and a tin roof for storage of forestry and agricultural equipment and animal feed.

Cllr Harvey said the appeal deadline for further comments is 11 February, the Parish Council has already objected and the Planning Officer has a view on this.

iii. Appeal ref: APP/V2255/W/24/3337218 Ref: 23/503792/FULL

Address: Moat View Church Lane Newington

Proposal: Erection of a detached dwelling for a disabled person with associated parking and minor landscaping works (Resubmission 22/504968/FULL).

Cllr Harvey said the appeal deadline for further comments is 4 February, this is a second appeal and that he could not see any difference.

Cllr Harvey said an application is expected for the development of the land off Denham Close and there may need to be a Planning Committee meeting. Expert advice might be needed.

Cllr Harvey reported that there had been a Highways Improvement Plan meeting. The Bull Lane appeal from Calloways Lane was presented, KCC Highways provided data which showed there were no issues. KCC Highways has undertaken to replace the bollard on the A2/ Church Lane junction and the Keep Clear markings will be installed when the weather is better. 20mph repeater signs will be installed on lamp posts.

Cllr Mould reported that the speed limit on the A2 was discussed as it does not make sense to have different speeds.

Cllr Harvey said a buffer zone from Rainham was suggested but part of the developer's plan is to have a roundabout so this would not be possible.

iv. To consider a Neighbourhood Plan

Cllr R Palmer asked if the Council should consider having a Neighbourhood Plan as this might help protect the village.

KCCllr Baldock said Neighbourhood Plans do not stop development and they allow the Council to put forward land for development which has not been previously considered. It enables the Council to specify a design of housing. They are a lot of effort but offer little protection and take a long time to complete

## **8. AMENITIES**

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

Cllr Jackson said she had given the Clerk some suggested amendments prior to the meeting. The woodland work has been completed. The fixings will be replaced on the basket swing. Notes have been written on the draft regulations for the Clerk to type up. There was a leak at the Pavilion above the Community Gym Room, this was fixed quickly and did not stain the ceiling. There is a date for the Youth Provision Working Group meeting.

*ACTION: Clerk to chase for costings.*

Cllr Jackson said the defibrillator cabinet on the High Street needs replacing, the Committee had approved the purchase of one from the Defib Warehouse for £430 and it has been delivered.

Cllr Layer reported there had been a water leak at the Cemetery and the water had been turned off.

Cllr Jackson said the Cemetery administration fees will be looked into. The Committee has approved the estimate of £365 to repair the village sign and £125 for collection, from Signs of the Times, the manufacturer. There had been a good response to maintain the planters, the

Allotments Association has agreed to maintain the ones by the bus stop. Further help will be sought for the other planters.

Cllr Mould reported that he had looked at the area in Bull Lane where there is a dark spot, the problem is caused by the foliage and if this is cut back it might resolve the issue.

*ACTION: Clerk to report.*

Cllr Jackson reported that the notice board in the High Street is in a state of disrepair, quotations are being sought to install a new one by the bus stop of the tree near where the toilets had been.

Cllr Harvey said Cllr Weight had raised concern over the foliage by the phone box.

*ACTION: Clerk to report.*

ii. To consider quotation to replace basket swing

Not discussed

iii. To consider quotation for play area inspection

Cllr Jackson **PROPOSED** to accept the quotation of £205.00 for an accompanied inspection from The Play Inspection Company: **AGREED UNANIMOUSLY**.

## 9. SWALE BOROUGH COUNCIL LAND

Cllr Mould reported the documents have been signed and returned to Swale Borough Council.

## 10. VILLAGE VOICE AND MEDIA

Cllr Mould informed Members that the next edition would be online.

Cllr C Palmer asked that the Swale Western Area Committee meeting on 13 February be included.

Cllr Mould said the March edition is due to be a paper copy but there will be production issues meaning this will not be delivered until later in March and asked if this should be online as well.

Cllr Harvey said this could be reviewed next month.

## 11. FINANCE

i. Cheque list: to consider invoices for payment

<b>Payee</b>	<b>Reason</b>	<b>Amount</b>
Commercial Services Trading Ltd	Grounds maintenance	<b>£608.62</b>
Weightmans LLP	VAT	<b>£185.00</b>
Swale Borough Council	Printing	<b>£124.00</b>
Forvis Mazars	Limited Assurance Review	<b>£378.00</b>
Maylow Construction Ltd	Gate and fence repairs	<b>£933.60</b>
Business Stream	Cemetery water	<b>£19.00</b>
Liam Hill	Sign post removal	<b>£80.00</b>
Glasdon UK Ltd	Memorial bench	<b>£823.67</b>
DCK Accounting	Payroll fees – Jan	<b>£36.00</b>

Mr R Malone	Litter Picking Recreation Ground - Jan Litter Picking	<b>£543.20</b>
Mr MJ Marshall	Cemetery and Churchyard maintenance - Jan	<b>£625.00</b>
Mr R Burrows	Track gate keeper- Jan	<b>£100.00</b>
Administration	Expenses	<b>£34.65</b>
Goldfinch Tree Surgery	Woodland maintenance	<b>£1176.00</b>
Mr A Mould	Expenses	<b>£35.80</b>

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

ii. Finance report

No questions or comments had been raised.

iii. Review of Finance Regulations

Cllr R Palmer **PROPOSED** to accept the revised Finance Regulations; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

iv. To consider membership of the Kent Association of Local Councils

Councillors considered the benefits of membership of the Kent Association of Local Councils and the cost of the subscription.

Cllr R Palmer **PROPOSED** to continue with membership: **SECONDED** by Cllr Layer: **8-FOR, 1 ABSTENTION: MOTION CARRIED**.

Cllr Harvey asked if CPRE had responded.

The Clerk reported that they had asked if the Council wants to raise a formal complaint.

Cllr Harvey said yes, a complaint needs to be raised.

*ACTION: Clerk*

v. Any other finance matter received by 28 January 2025

Cllr Mould reported that a grant of £500 had been approved towards the basketball hoop by the Active Kent & Medway Small Grant Fund.

Bank accounts

NatWest:- 31.12.24 £47,261.97

Nationwide:- 31.03.24 £46,923.62

Unity Trust:- 31.12.24 £44,591.69

Receipts

11.12.24	Swans Fitness Group	Community Sports Room hire	£15.00
13.12.24	HMRC	VAT refund	£2,223.91

Payments

09.12.24	NEST	Pension	£209.16
23.12.24	DRAX	Pavilion and street lighting	£439.89
27.12.24	NEST	Pension	£253.60
30.12.24	NatWest	Credit card	£72.60

## 12. THE CIVILITY AND RESPECT PLEDGE

i. Review of Code of Conduct

ii. Review of Training Policy

iii. Review of Dignity at Work Policy

iv. To pass a resolution to sign up to the Civility and Respect Pledge

Cllr Mould **PROPOSED** that the item be deferred to next month: **AGREED UNANIMOUSLY**. Cllr Jackson raised concern that there was more than one policy on the agenda and said it was agreed to only consider one policy per meeting. In January, February and March there were no policies on the agenda; in April there was one policy and in May there were fifteen policies.

The Clerk said that under Standing Orders, all policies are reviewed at the Annual Parish Council meeting; last year it was agreed that the policies should be reviewed by the appropriate Committee and then brought back to Full Council. There was no resolution to review one policy at a time.

Cllr Mould said the Council must consider more than one policy per meeting and suggested three per meeting. We need to catch up on reviewing the policies.

Cllr Palmer said some policies might not need to be reviewed every year, Standing Orders need to be reviewed annually.

The Clerk said there is a dilemma as the current revision of the Finance Regulations clashed with Standing Orders.

## 13. CCTV

Cllr R Palmer asked if there would be merit in talking to KALC Swale Area Committee about having CCTV in the village; the CCTV is monitored by the control centre in Swale Borough Council. Costing could be obtained.

Cllr Mould said the feasibility of a scheme needs to be obtained.

## 14. STREET LIGHTS

*Cllr Brown left the meeting and did not take part in the discussion*

Cllr Mould reported that the Council is still waiting for waiting for the director of UKPN to sign off the Approved Asset Owners List so that the Station Road and Orchard Drive columns can be replaced.

*Cllr Brown returned to the meeting.*

## 15. REPORTS FROM MEMBERS

There were none.

## 16. CORRESPONDENCE

1. 18.12.24- KALC Bulletin

2. 19.12.24- NALC CEO bulletin

3. 20.12.24- SBC: JKC Policy Round-Up

4. 23.12.24- KCC Highways: Road Safety and Active Travel Group Newsletter

5. 06.01.25- SBC: Policy round-up

6. 06.01.25- SBC: Swale Area Committee meetings

7. 07.01.25- KALC: bulletin

8. 09.01.25- NALC CEO bulletin

9. 10.01.25- KALC: Sponsoring a Community Warden - details of free Online One Hour Workshop

10. 14.01.25- SBC: JKC Policy Round-Up

11. 14.01.25- KCC Highways: Southern Water - Temporary Road Closure - Boxted Lane, Newington - 12th March 2025

12. 14.1.25- KCC Highways: Openreach - Temporary Road Closures - Various Roads, Iwade, Newington & Lower Halstow - 10th March 2025
13. 15.01.25- SBC: Agenda Item Request Swale Joint Transportation Board (03.03.25)
14. 15.01.25- KALC: Weekly Bulletin
15. 15.01.25- KALC: Newsletter
16. 16.01.25- NALC CEO bulletin
17. 17.01.25- SBC: Policy Round-up
18. 21.01.25- KALC bulletin
19. 22.01.25- KALC devolution update
20. 23.01.25\_ NALC CEO bulletin
21. 24.01.25- KALC: Civility and Respect Pledge and Standards Consultation
22. 24.01.25- KALC: request to follow KALC on All its Social Media Platforms
23. 24.01.25- KCC PROW: ZR71 Order

### **17. ANY OTHER BUSINESS**

KCCllr Baldock said Swale Borough Council will be reviewing the Swale Heritage List and looking to add items this year.

Cllr Harvey said the review in Newington has just been wrapped up by Jhilmil Kishore, Heritage Officer Swale Borough Council. We spent a couple of days with Ms Kishore last summer.

Cllr Mould said Newington History Group was also involved in the review.

**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 were excluded from the meeting during the discussion of the insurance claim.**

The Clerk informed Members that the solicitor had requested further information from the claimant.

**Date of next meeting: Tuesday 25 February 2025 at 7pm**

There being no further business, the meeting closed at 8.29pm

Signed as a true record of the meeting

Chairman  
Date: 25 February 2025