

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 17 December 2024
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, PC Jex Chittim, Mr Bob Jackson (Pavilion Caretaker) and one member of the public.

Cllr Mould welcomed everyone to the meeting.

1. COUNCILLOR VACANCIES

No applications received yet

2. APOLOGIES FOR ABSENCE

All Members were present.

3. DECLARATIONS OF INTEREST AND LOBBYING

Cllr Brown declared a pecuniary interest in item 15, as her husband is employed by a lighting contractor.

4. MINUTES AND CONFIDENTIAL MINUTES OF THE PARISH COUNCIL MEETING HELD ON 26 NOVEMBER 2024

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

Cllr Layer **PROPOSED** to accept the minutes and confidential minutes of the meeting held on 26 November 2024; **SECONDED** by Cllr R Palmer: **AGREED UNANIMOUSLY**.

Cllr Mould duly signed the minutes as a true record.

ii. Matters arising from the minutes

Cllr Mould reported that the Application for membership to the Institute of Cemetery and Crematorium Management has been submitted.

5. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time

A resident informed Councillors that a petition regarding the impact on Bull Lane following the change of traffic regulations has been conducted with houses affected by the scheme. Two hundred and twenty-three properties are affected and 64% had been canvassed with 84% signing the petition. While the scheme might not be reversed it is significant for the people living there, traffic speeds up Bull Lane. Can the petition be submitted to KCC Highways? Traffic calming would be welcomed although not speed humps.

Cllr Harvey said the Parish Council has regular meetings with KCC Highways and this can be added to the next agenda. KCC Highways did review the scheme and found it to be sound. The Parish Council has requested an Automatic Number Plate Recognition camera (ANPR) and this will detect and deter violators.

PC Chittim said he will conduct Speed Watch sessions in Calloways Lane.

Cllr Jackson asked the Clerk if the Speed Watch results are on the website.
The Clerk reported that she had put the documents on that had been given to her.

The meeting was reconvened

6. VISITORS

i. Borough Councillors

SBCllr C Palmer reported that the waste scrutiny survey has been finished, a draft report is being drawn up and will be released at the Full Council meeting in January. This will help with planning the service in the future. Following a Working Group meeting with Suez, the contractor took on board what went wrong. There have been no complaints received regarding bin collections in Newington.

Cllr Mould thanked Cllr C Palmer for her report.

ii. County Councillor

KCCllr Baldock reported that Kent County Council is looking to stop the 2025 election following the Government's announcement in the changes in Local Authorities. It is anticipated that there will be an elected Mayor by 2026 and three or four Unitary Authorities by 2027. Unitary Authorities have one Councillor covering an area for County and Borough. Parish Council are important.

Cllr Harvey asked that this be an agenda item for February.

Cllr Mould thanked KCCllr Baldock for his report.

7. PLANNING

i. To receive an update

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: 22/505579/PNQCLA The Pheasantry, Wardwell Lane ME9 7ER

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

Cllr Harvey said questions were asked of the Officer.

ACTION: Clerk to request details from the Officer.

Ref: 24/502295/FULL 4 Church View Cottages, Boxted Lane, Newington ME9 7LD

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.

Application refused.

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

Appeal in progress.

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

Appeal in progress.

Ref: 23/503792/FULL Moat View, Church Lane, Newington ME9 7JX

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

Appeal in progress.

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

'The Planning Inspectorate/Secretary of State has decided that this does not offer an opportunity for interested parties to comment further at the appeal stage.

ii. Ref: 24/504196/FULL

Address: Oak Hill House Iwade Road Newington Kent 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. Councillors considered the application and had no comment to make save that any comments from neighbours be taken into consideration.

iii. Ref: 24/501988/FULL

Address: Tenby House Keycol Hill Bobbing Sittingbourne Kent

Proposal: Conversion of outbuilding to form annexe accommodation for habitable living (ancillary use) including part demolition, erection of chimney, rise in eaves height and alterations to fenestration.

Amended description noted.

iv. Ref: 24/504732/FULL

Address: The Old Tractor Shed Bull Lane Newington Kent 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.

Concern was expressed regarding the lack of details, Councillors agreed this be raised with the Planning Officer.

v. Ref: 4/504843/FULL

Address: 37 London Road Newington Kent 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.

Councillors regretted the fact that this is a retrospective application and trusted that all the necessary consultations with KCC Highways regarding access onto an A-road have been carried out. **AGREED UNANIMOUSLY.**

vi. Ref: 24/505057/LAWPRO

Address: The Wheatsheaf 19 High Street Newington Kent 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.

Councillors considered the application and had no objections but would request the Conservation Area Officer be involved to decide what signage will be permitted. **AGREED UNANIMOUSLY.**

Cllr Mould thanked Cllr Harvey for his report.

8. CEMETERY

Councillors considered the application for a memorial bench.

Cllr R Palmer said the young people had raised the money for the bench to be at the Cemetery.

Cllr Mould **PROPOSED** to support the application: **SECONDED** by Cllr R Palmer: **AGREED UNANIMOUSLY.**

Cllr Jackson said the Council should contact the school the lead fund raiser had transferred to as there might be safeguarding issues.

9. SWALE BOROUGH COUNCIL LAND

Cllr Harvey **PROPOSED** to accept the land transfer in Orchard Drive from Swale Borough Council; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY.**

10. VILLAGE VOICE AND MEDIA

Cllr Mould said the next edition will be online.

11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
Newington Village Hall	Room hire	£207.25
Spy Alarms Ltd	Annual maintenance contract	£237.60
DCK Accounting	Payroll fees – Dec	£36.00
Mr R Malone	Litter Picking Recreation Ground - Dec Litter Picking	£543.20
Mr MJ Marshall	Cemetery and Churchyard maintenance - Dec	£625.00
Mr R Burrows	Track gate keeper- Dec	£100.00
Spy Alarms Ltd	Installation of CCTV camera	£766.80
Mr R Jackson	Honorarium	£330.10

Administration	Expenses	£73.95
Institute of Cemetery & Crematorium Management.	Subscription	£26.00
Spy Alarms Ltd	Fire door contacts	£156.00

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

ii. Finance report

No comments were raised.

Cllr Mould reported that the Finance Working Group had met to consider the budget and precept.

iii. To agree budget 2025-26

Cllr Harvey **PROPOSED** to accept the accounts and set a budget of £111,569; **SECONDED** by Cllr R Palmer: **AGREED UNANIMOUSLY**.

iv. To set precept 2025-26

Cllr Mould said the Finance Working Group proposes a precept of £61,671 which is a 3% increase and will add £1.68pa (3p per week) to a Band D property. The Council will receive an extra £2,618 in precept.

Cllr Harvey **PROPOSED** to set the precept at £61,671; **SECONDED** by Cllr R Palmer: **AGREED UNANIMOUSLY**.

Cllr Jackson said that if the Council spends as planned it will draw on reserves rather than increase the burden on Council Tax payers.

v. To consider membership of CPRE

Cllr Harvey **PROPOSED** the subscription not be renewed as there was no response to the letter sent a year ago: **AGREED UNANIMOUSLY**.

vi. Any other finance matter received by 17 December 2024

Bank Accounts

NatWest:- 30.11.24 £47,778.62

Nationwide:- 31.03.24 £46,923.62

Unity Trust:- 31.11.24 £45,966.71

Direct Debit Payments

20.11.24	DRAX	Pavilion and street lighting	£385.50
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Receipts

26.11.24	Swans Fitness Group	Community Sports Room hire	£20.00
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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

Deferred to next meeting

13. REPORTS FROM MEMBERS

Cllr Harvey said the draft KALC Swale Area Committee minutes record someone castigating the 20mph scheme in Newington, this will be discussed at the next Highways Improvement Plan meeting.

Cllr Mould reported that the Ofsted inspection has been published and makes good reading.

Cllr R Palmer reported that Father Christmas will visit Newington on Thursday.

PC Chittim reported that there was criminal damage to a car. The lock cut off the height barrier will be reimbursed; the search for a missing person is being scaled down.

Cllr Barlow reported that vehicles are parking on the Playstoll Road roundabout.

PC Chittim said he will look into this and also the abandoned car in School Lane.

Cllr Mould thanked PC Chittim for attending and for his report.

14. CORRESPONDENCE

1. 28.11.24- NALC CEO bulletin
2. 28.11.24- Swale Borough Council draft budget consultation
3. .02.12.24- SBC: JKC Policy round-up
4. 05.12.24- NALC: CEO Bulletin
5. 05.12.24- SBC: KCC power to enforce traffic violations
6. 06.12.24- KALC: newsletter
7. 07.12.24- Cllr R Palmer: consultation on remote meetings and proxy voting consultation
8. 09.12.24- SBC: JKC Policy round-up
9. 11.12.24- KALC Bulletin for the Week Ended 13th December 2024
10. 12.12.24- KALC Training Bulletin- if you would like to attend a course, please let me know and I will book you on. The Council has a budget for training.
11. 12.12.24- Cllr J Tutt: NPPF
12. 12.12.24- NALC CEO bulletin
13. 16.12.24- SBC: JKC Policy Round-Up

15. STREET LIGHTS

The Asset Owners Agreement has been completed.

16. ANY OTHER BUSINESS

Cllr R Palmer requested that a development plan be put on the next agenda.

Cllr Barlow asked if a ladder could be purchased to help put up the Christmas lights.

Date of next meeting: Tuesday 28 January 2024 at 7pm

There being no further business, the meeting closed at 7.35pm

Signed as a true record of the meeting

Chairman

Date: 28 January 2025