

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 25 June 2024 in the Newington Room, Newington Village Hall

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

Also present were PC Jez Chittim and one member of the public.

Cllr Mould welcomed everyone to the meeting.

1. COUNCILLOR VACANCIES

Cllr Mould reported that there is interest in joining the Council but they could not make the meeting; a letter of application will be submitted.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Michael Barlow (work); Cllr Ray Cuffley (personal); and Cllr Ruth Brown (work); apologies accepted.

Apologies had also been received from County Councillor Mike Baldock (at another meeting) apology accepted.

3. DECLARATIONS OF INTEREST

Cllr Mould declared a pecuniary interest in item 7v.

4. MINUTES OF THE ANNUAL PARISH COUNCIL MEETING HELD ON 28 May 2024

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

Cllr Harvey **PROPOSED** to accept the minutes as a true record of the meeting; **SECONDED** by Cllr R Palmer: **AGREED UNANIMOUSLY**. Cllr Mould duly signed the minutes as a true record.

ii. Matters arising from the minutes

All matters on agenda.

5. PUBLIC QUESTION TIME

The meeting was adjourned for the public time

Does anyone know where the diversions are going?

Cllr Jackson said there is concern that the diversion is going down Church Lane and there might be problems with the bridge height.

ACTION: Clerk to check.

The meeting was reconvened

6. VISITORS

i. Police

PC Jez Chittim said there had been an increase in calls regarding neighbour disputes and that he is working with agencies for a solution. There was an abandoned Porsche in Bull Lane, checks found it had been dumped and was removed by Swale Borough Council. There was

some anti-social behaviour and criminal damage and this was dealt with through justice resolution. There is a good relationship with the school which helped identify children who had stolen a petrol can and started a fire, one pupil had a burnt hand. Intel has been submitted regarding a matter at the allotments. Police surgeries have been held at Cornerstone, there will be occasional surgeries at Holywell School for residents of Upchurch, Newington and Hartlip on a weekend. Off road bikes are a nuisance and residents are urged to report incidents.

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

ii. Borough Councillors

SBCllr R Palmer reported that the main issues have been with bin collections and fly tipping. The settling-in period for the new contractor is 24 June and if problems persist Swale Borough Council can impose penalties, residents must report missed bin collections online or by calling the contact centre. Officers have been out with the supervisors.

SBCllr C Palmer reported that she starts as Governor at Medway Hospital on 1 July and has completed the induction and DBS checks. There are four meetings per annum.

Cllr Mould thanked the Ward Members for their reports.

7. PLANNING

i. To receive an update

Ref: 24/501707/TCA 14 Church Lane, Newington ME9 7JT

Proposal: Conservation area notification: T1 Conifer - Dismantle to ground level. T2 Ash - Dismantle to ground level.

Application permitted.

Ref: 24/501287/FULL: Newington Court Nursing Home, Keycol Hill, Bobbing ME9 7LG

Proposal: Erection of a 2.5 storey rear extension to care home with associated alterations to car park and erection of a timber bin store.

Application permitted.

Ref: 24/500761/REM 128 High Street, Newington ME9 7JH

Approval of reserved matters (Appearance, Layout, Scale and Landscaping sought) for erection of 46no. residential dwellings, with access from A2 High Street, pursuant to 21/505722/OUT.

Awaiting decision

Ref: 24/500313/SUB 128 High Street, Newington ME9 7JH

Proposal: Submission of details to discharge condition 6 - Design Code, Subject to 21/505722/OUT

Awaiting decision

Ref: 24/500781/FULL Snakesbury Cottage, Iwade Road, Newington ME9 7JY

Proposal: Conversion of existing barn to holiday accommodation with car port and cycle store.
Awaiting decision

Ref: 24/500900/FULL Land At School Lane, Newington ME9 7JU

Proposal: Section 73 - Application for minor material amendment to approved plans condition 2 (to allow changes to the layout and fenestration of plots 13, 20 and 21) pursuant to 21/504028/FULL for - Erection of 25no. residential dwellings 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.

Application permitted.

Ref: 24/500172/SUB Land To The South West School Lane Newington ME9 7JU
Submission of details to discharge condition 3 - Construction Environmental Management Plan, Subject to 21/504028/FULL
Application refused.

Ref: 23/505335/SUB Land At School Lane Newington ME9 7JU
Submission of details to discharge condition 4 - Archaeological Evaluation, Subject to 21/504028/FULL (Determined at appeal, ref: APP/V2255/W/22/3312284). | Land At School Lane Newington Kent ME9 7JU
Application permitted.

Ref: 24/500610/FULL 14 Wickham Close, Newington ME9 7NT
Proposal: Removal of existing conservatory and erection of single storey rear extension with insertion of 2no. rooflights.
Application permitted.

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.
Application refused.

Ref: 23/504879/FULL 61 Playstool Road, Newington ME9 7NL
Proposal: Erection of a first floor rear extension, roof alterations to extend existing loft extension, including alterations to front and side of roof.
Application permitted.

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.

Ref: 23/504502/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington ME9 7HY
Proposal: Erection of a permanent agricultural dwelling with associated parking (Resubmission 21/504388/FULL)
Application approved: SBC Planning Committee Thursday 23 May 2024

Not in Newington

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.
Status: Awaiting decision

Ref: 23/505420/REM Land At Wises Lane, Borden ME10 1GD
Proposal: Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale sought) for creation of the eastern spine road (Phase 2D), pursuant to 17/505711/HYBRID.
Amended plans and additional information received 23/02/2024

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.

Cllr Harvey informed Members that the application has gone to appeal and will be determined on the basis of Written Representations. The Parish Council has commented extensively and no further comments are needed.

ii. Ref: 24/502206/FULL

Address: Fir View, 111 London Road, Newington ME9 7RH

Proposal: Section 73 - Application for removal of condition 6 (fence and trellis to boundary with no. 109 London Road) pursuant to 16/508699/FULL for - Change of use of land to a private gypsy and traveller caravan site consisting of 2 no. pitches each containing 1 no. mobile home and 1 no. touring caravan, car parking and associated development.

Cllr Harvey informed Members that there is a condition that there has to be an internal fence as well.

iii. Address: Land At School Lane Church Lane Kent ME9 7JU

Ref: 24/502356/SUB Submission of details to discharge condition 11 (sustainable drainage scheme) of planning application 24/500900/FULL.

Ref: 24/502357/SUB

Submission of details to discharge condition 8 (ecological mitigation and enhancement strategy) of planning application 24/500900/FULL

Cllr Harvey reported that the environmental management plan had been refused. The Church has agreed that the developers can use their car park. The developer wants to build a car park off Denham Road, if this were permitted there needs to be a strong s106 for the car park to be removed.

iv. Ref: 24/500761/REM 128 High Street, Newington ME9 7JH

Approval of reserved matters (Appearance, Layout, Scale and Landscaping sought) for erection of 46no. residential dwellings, with access from A2 High Street, pursuant to 21/505722/OUT.

Cllr Harvey said only access was meant to be from the High Street, where there is no pavement, and then go through The Tracies; the line goes through the house fence. The parameters plan has pedestrian access to The Tracies and also that bikes would go there, you cannot have bikes on footpaths. This materially changes the outline planning application. SBCllr R Palmer said that all points Ward Members raised concerning access and egress were ignored.

v. Ref: 24/502342/FULL

Address: Dromore, Callaways Lane, Newington ME9 7LX

Proposal: Replacement pitched roof double garage & workshop building. (Demolition of existing flat roofed garage & car port buildings).

Councillors considered the application and had no objections to the proposal on the understanding that the proposed workshop be for personal and hobby use only. If it is for commercial, there should be a separate planning application. Neighbours' comments must be taken into consideration.

vi. Ref: 24/502425/FULL

Address: Cherrymere Keycol Hill Bobbing Kent ME9 7LG

Proposal: Bungalow loft conversion to include insertion of dormers and rear gabled roof. Demolition of existing garage and construction of new garage

Councillors considered the application and had no objections to the proposal and requests that neighbours' comments be taken into account.

vii. Ref: 24/502249/FULL

Address: The Wharry, Keycol Hill, Bobbing ME9 8NE

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

Cllr Mould left the room and did not take part in the discussion or decision of this matter.

Councillors considered the application and had no objections to the proposal and requests that neighbours' comments be taken into account.

Cllr Mould returned to the meeting.

viii. Engagement with street naming and numbering

Cllr Harvey said the developer has asked the Council for road names.

It was agreed to put forward: Watercross Way, Chestnut, Cherry and Hawthorn.

ix. Proposed TRO for new double yellow lines and speed limit changes

It was agreed to support the extension of the yellow lines and 20mph zone to cover the new development.

Cllr Harvey reported that Jennie Watson, KCC Highways Community Engagement Team Leader, has agreed that an additional roundel in Church Lane outside 110/112 will be installed but not at other locations requested; Playstool Road was considered but as there are already traffic calming measures in place, they would not look at installing roundels. We also checked the average speeds and they are well within the compliance levels.

The roundel just before Playstool Road (from Rainham) will be refreshed, as will the STOP sign at the top of Church Lane and NO ENTRY sign to Bull Lane; and the pedestrian crossing markings. There will be two repeater signs on the A2 near Wickham Close and in the High Street. An incorrect junction sign in the High Street will be removed. They will request that overhanging private vegetation be cut back. Roundel markings will be laid outside 110/112 Church Lane.

Councillors expressed their thanks to Jennie Watson for all her help.

ACTION: Cllr Harvey to write letter of thanks.

8. AMENITIES

Cllr Jackson said there had been complaints about the track hedge.

The Clerk reports that she had already requested the agents, now Bidwells, to cut back the hedge.

Cllr Jackson said the garage lock needs replacing, a locksmith has quoted £150 to replace the lock and this will be done on 26 June.

Cllr Jackson **PROPOSED** to accept the minutes of the meeting of the Amenities Committee held on 18 June 2024 as a true record; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**. Cllr Jackson duly signed the minutes as a true record.

CLERK ACTIONS:

- *Per Richards email 8th May to provide info on relevant companies for lighting maintenance contracts and to bring this to Full Council.*

The Clerk requested this be resent as she did not have the email.

- *As per previous Amenities meeting, details on window cleaner quote for Bus Shelter*
- Details of a window cleaner were given

- *Clerk to get hedge on track cut back and ask for this to be a regular occurrence scheduled in so that we do not have to repeatedly chase.*

The Clerk informed Councillors that this had been done prior to the Amenities meeting.

- *Clerk to email Allotment Association regarding incident- draft of email supplied by SH.*
- Completed

- *Clerk to ensure PC Chittim aware of issue and to thank him for his work with the restorative justice matter on Rec.*

The Clerk informed Councillors that this had been reported prior to the Amenities meeting, on 22 June, as requested.

- *Clerk to advise re new date for cable survey for new light*

The first date given was not convenient for the caretaker; this was rescheduled for 27 June.

- *Clerk to arrange purchase of litter picking hoops.*

The Clerk requested details of the chosen hoops. It was agreed to purchase twelve hoops at £11.99.

- *Clerk to ascertain where the bench would go in the cemetery and if a plaque is needed and relative wording.*

This information had been sent to all Councillors on 13 June with the summons.

- *Declarations of Disclosable Pecuniary Interests.*

The Clerk said information had been obtained from KALC and circulated to all Councillors. Advice from the Monitoring Officer was circulated to the Councillor and Chairs and Vice Chairs and the Monitoring contacts details were given to the Councillor if she needed further clarification. The Independent Internal Auditor concurred with advice from KALC and the Monitoring Officer.

The Clerk asked if the Committee had discussed the litter picker's schedule and had made a decision.

Cllr Jackson said the Committee would like the bus shelters to be litter picked twice a week and for this to be done in the contractor's existing hours if possible.

9. SWALE BOROUGH COUNCIL LAND

Cllr Mould reported that the legal document for the transfer of the land at the top of Orchard Drive is being drafted.

10. VILLAGE VOICE AND MEDIA

Cllr Mould said the next edition will be an online version. The deliverers will be consulted regarding the proposal to have bi-monthly paper editions, there have been two volunteers come forward to help with delivery. Items for inclusion were suggested and a draft will be circulated for comments.

11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
KALC	Subscription VAT	£171.10
DCK Accounting	Payroll fees – June	£36.00
Mr L Robbins	Independent Internal Auditor	£175.00
Mr A Mould	Fete expenses	£307.74
Mr R Malone	Litter Picking Recreation Ground - June Litter Picking	
	Total	£543.20
Mr MJ Marshall	Cemetery and Churchyard maintenance - June	£625.00
Mr R Burrows	Track gate keeper- June	£100.00
Mr R Jackson	Honorarium	£330.10
Administration	Expenses	£42.20
Mr A Mould	Cartridge	£40.40
Kent County Council	Streetlight repair	£128.29

Newington Village Hall	Room Hire	£90.00
Business Stream	Pavilion/ Recreation Ground water	£26.51
Mr C Sherwood, Stone Works	Over-cut inscriptions on memorials in bus stop	£343.75

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

ii. External Auditor's report and Certificate 2022-23

Councillors thanked Mazars for their report and for their comments which we noted.

iii. Annual Governance Statement- To agree the statement

Councillors considered and agreed the Annual Governance Statement. The statement was duly signed by Cllr Mould and the Clerk

iv. Annual Return for Year End 31 March 2024- To receive and to consider the adoption of end of year return

Councillors considered the Accounting Statement end of year return 2023-24 and **AGREED UNANIMOUSLY** to accept it. The statement was duly signed by Cllr Mould and the Clerk.

v. Independent Internal Auditor's report

Councillors noted the Internal Auditor's report and thanked him for his assistance.

vi. To consider quotations for electricity supplier

Cllr Mould reported that not all companies will quote on the street lighting and some are yet to respond.

Cllr Mould **PROPOSED** to accept the quotation for a three-year contract with DRAX; **SECONDED** by Cllr Palmer **AGREED UNANIMOUSLY**.

vii. Review of bank accounts

Cllr Mould said the Finance Working Group is looking into options for a better return, a new account will need to be covered by the Financial Services Compensation Scheme.

viii. Any other finance matter received by 25 June 2024

Bank accounts:

NatWest:- 31.05.24 £46,911.68

Nationwide:- 31.03.24 £46,923.62

Unity Trust:- 31.05.24 £52,875.45

Payments

08.05.24	DRAX	Electricity- Pavilion and lighting	£ 4,739.69
09.05.24	NEST	Pension	£235.08
09.05.24	HMRC	VAT reclaim	£655.14
17.05.24	ICO	Data Protection fee	£35.00

Receipts

01.05.24	H Day	Parish Room Hire	£60.00
02.05.24	D Marsh	Parish Room Hire/ deposit	£80.00
08.05.24	H Day	Parish Room deposit	£50.00
30.04.24	N Gillham	Fete stall	£20.00
14.05.24	Vernon Games	Fete stall	£40.00

15.05.24	L Bolt	Parish Room Hire	£60.00
15.05.24	L Bolt	Parish Room deposit	£50.00
17.05.24	DRAX	Electricity- Pavilion and lighting refund	£4,250.48
28.05.24	Swans	Community Sports Room hire	£25.00

Cllr Mould reported that the Queen Borough Fisheries Trust has agreed a grant of £5,000 towards youth provision in the village.

It was **AGREED UNANIMOUSLY** to adopt the Finance Working Group Terms of Reference.

12. REVIEW OF POLICIES

i. Code of Conduct

Deferred to July meeting.

ii. Planning Committee Terms of Reference

Deferred to July meeting.

iii. Amenities Committee Terms of Reference

It was **AGREED UNANIMOUSLY** to adopt the Amenities Committee Terms of Reference.

13. REPORTS FROM MEMBERS

Cllr R Palmer said there has not been a meeting of the Village Hall Management Committee.

Cllr Mould informed Members that the next Full Governors meeting will be on 26 June.

14. FETE 13 JULY

Cllr Mould said the next Working Group meeting will be on 28 June at 2pm.

Cllr R Palmer said he is waiting to hear back from the Army and Sea Cadets; also from St John's and First Responders. The RSPCA have been invited to offer microchipping.

Cllr C Palmer said the Guide Dogs will be in attendance.

15. CORRESPONDENCE

1. 28.05.24: SBC: JKC policy round up
2. 30.05.31- NALC CEO bulletin
3. 30.05.24- concerns regarding Cemetery
4. 30.05.24- concerns regarding Cemetery
5. 03.06.24- KCC Highways: Temporary Road Closure - School Lane, Boxted Lane & Bricklands, Newington - 22nd July 2024
6. 03.06.24- SBC: JKC Policy round up
7. 04.06.24- KALC Training Bulletin
8. 04.06.24- KALC newsletter
9. 06.06.24- Friends of Citizens Advice Swale newsletter
10. 06.06.24- NALC CEO bulletin
11. 06.06.24- KALC: Active Kent & Medway Workshop
12. 06.06.24- KALC: Weekly Bulletin Week
13. 07.06.24- NALC Star Councils Awards
14. 07.06.24- KCC: Local Nature Recovery Strategy
15. 10.06.24- KCC Highways: Urgent Road Closure - Boxted Lane, Newington - 13th June 2024
16. 12.06.24- National Highways: M2J5 road closures
17. 12.06.24- KCC: request for contribution to KCC officer's retirement gift
18. 13.06.24- NALC CEO bulletin
19. 14.06.24- KALC bulletin
20. 17.06.24- SBC: policy round-up and Refer Kent Newsletter

21. 18.06.24- SBC: KCC Highway Works Programme Swale report
22. 20.06.24- NALC CEO bulletin
23. 20.06.24- KALC training bulletin.
24. 20.06.24- Swale JTB: Progress Update report for information
25. 21.06.24- KALC: bulletin

Cllr Jackson asked, item 14, the Local Nature Recovery Strategy survey should be completed. Cllr Harvey said the local ecologist could do this.

16. STREET LIGHTS MAINTENANCE

Councillors discussed whether a maintenance contract was needed as the lights are fairly new

17. ANY OTHER BUSINESS

Cllr Jackson reported that there is a sign on a lamp post for service repairs. Cllr Harvey said the column belongs to Kent County Council.

Date of next meeting: Tuesday 30 July 2024 at 7pm

There being no further business, the meeting closed at 8.55pm

Signed as a true record of the meeting

Chairman

Date: 30 July 2024