

# NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 30 July 2024  
in the Newington Room, Newington Village Hall

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

Also present were Mr Bob Jackson (Pavilion Caretaker), Mr Antony Iren (Director Aile Homes) and six members of the public.

Cllr Mould welcomed everyone to the meeting.

## 1. COUNCILLOR VACANCIES

Cllr Mould reported that an application has been received and Councillors will have an informal meeting with the applicant.

## 2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Chris Palmer and Cllr Richard Palmer (holiday); and from Cllr Ray Cuffley (unwell): apologies accepted.

Apologies had also been received from County Councillor Mike Baldock (holiday): apologies noted.

## 3. DECLARATIONS OF INTEREST

Cllr Brown declared a Pecuniary Interest in item 17 Street Lighting as her husband works for a lighting company.

## 4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 25 JUNE 2024

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

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

ii. Matters arising from the minutes

Cllr Mould reported that KCC Highways had responded to the road diversion query and this has been circulated.

## 5. PUBLIC QUESTION TIME

No matters were raised.

## 6. VISITORS

PC Jez Chittim was unable to attend and sent the following report:

**Summer Fair** I would just like to thank Newington Parish Council for inviting me along to their summer fair. I had lots of positive engagement with families and the local community.

### Incidents of Note

- There have been more reports of off-road bikes in Newington. Colleagues have had some joy in neighbouring Wards and I hope these may be some of the same people. Please encourage residents to continue reporting and recording registration plates if safe and possible to do so.
- Newington Primary School have asked for assistance for the first few days back to school in September owing to the road closures and the construction work. I am unable to assist, however will organise a colleague for this.

- There have recently been a few reports of ASB in Playstool Road/Orchard Drive regarding both children and adults. I have focussed more of my time there in recent weeks and will be requesting general patrol officers default there between answering calls.
- Over the past 2/3 months there has been an increase in cold callers in Newington. This is frustrating for many owing to it being a 'No cold-calling zone'. Please encourage residents to not open their doors to these people and if in doubt and worried someone is trying to scam you; please call 999 if it is happening at that time or 101 if it is a general concern, you wish the police to be aware of.

## 7. PLANNING

i. Ref: 24/500761/REM

Address: 128 High Street Newington Kent ME9 7JH

Proposal: 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/OU

Amended Plans

*The meeting was adjourned for members of the public to speak*

Cllr Harvey introduced Mr Iren, Director of Aile Homes, and gave an update on the application. The Parish Council had concerns about access from A2 and had engaged a transport consultant; there is concern that there is nothing to prevent someone building a wall which would affect sight lines; the development is outside the built-up area. There is concern about the demolition of 128 High Street and the effect on the adjoining house as the wall would not be owned by the home owner; it cannot be maintained; it may have an adverse impact on insurance and mortgage conditions. Outline planning permission has been approved for the site although concern has been raised regarding the safety of pedestrians accessing and egressing the development. The applicant's Traffic Plan mentions cycle access but you cannot have a footpath for pedestrians and bikes; there is no footpath when you come out onto the A2 and this raises safety concerns.

Mr Iren said that the company has built smaller schemes up to twenty homes and is now looking to grow its business; the company has partnered with Esquires. The site has outline consent and the current application is for landscape and layout. SBCllr R Palmer had raised concern that cyclists cannot use footpaths. The access has been approved by KCC Highways and the company has bought the house to keep the visibility splays. The Public Right of Way is outside the boundary of the site and not the responsibility of Aile Homes. The footpath from the development has been moved to The Tracies to provide a linkway through to town and alleviate issues. A DDA kissing gate will be installed to stop cyclists. It will be a private estate and there will be a management company. The KCC Public Right of Way Officer has approved the footpath.

Demolition of 128 High Street, the concerns of the resident are also the concerns of the company; Aile Homes has a duty of care to the resident. There is a Party Wall Agreement with the owner of 126 High Street and 128 High Street will be demolished brick by brick, it will not be bull-dozed; it will be soft stripped first and an internal wall will be built. Trial pits have been dug and columns will be installed for support.

Cllr Harvey asked how long the neighbour would be indemnified for.

Mr Iren said he was not sure.

Cllr Harvey said the developer has stated that they want to build from Eden Meadow through to The Tracies. The Council still has concerns and the splay only works if there is sufficient visibility.

Mr Iren said the visibility splay is taken from five metres back. The kissing gate is DDA approved although SBCllr R Palmer had raised concern that locally kissing gates are being removed. Aile Homes will work with the Council for the best option.

Cllr Harvey said the Public Right of Way will be an unlit muddy and overgrown footpath to the farm.

Mr Iren said that he was unable to comment on things outside the site.

*Q- where will the footpath go? We own the land.*

Mr Iren said it will go further down as it is not owned by a third party; it will be a link road into town.

*Q- will it go through The Tracies?*

Mr Iren said it was not his decision. The Public Right of Way is existing and as part of the outline consent there is permission to connect to it.

*Q- the Public Right of Way has been re-routed. You will be sending hundreds of people through our estate.*

Cllr Layer said that this was a major concern because people will not use the footpath if it is muddy, they will use the A2 which is not a viable option. The footpaths across Kent are for ramblers, they are not for general use. Children and adults will try to cross the A2 which is difficult because of the volume and speed of traffic.

Cllr Harvey said the Council is concerned; it is a dark muddy footpath which comes out onto Callaways Lane which has no footpath.

Mr Iren said the footpath is not perfect but it is as per the planning consent, Aile Homes can only do what it has permission for. The footpath is outside the boundary and it is not in the company's power to change the footpath or to pave it.

Cllr Mould said the issue is that there will be a super footpath on your land which will be well lit and then pedestrians have to use a footpath that is not fit for purpose. You are saying you are providing a footpath to this area and it is not your concern. The plans are not fit for purpose.

Mr Iren said that the KCC Public Right of Way Officer has approved it; the Council needs to raise this with KCC Public Right of Way or Swale Borough Council.

Cllr Harvey said that Swale Planning Committee Members only let this through because of safe vehicular entry and safe pedestrian access. There is great concern regarding children going to school.

Cllr Jackson said that the Council's main concern is safety.

Mr Iren said that if the Council has another option to let him know. Lighting can be added to the boundary but Aile Homes cannot put in a footpath or lighting there.

*Q- I am concerned about parking in The Tracies, people will park there and go through to the development.*

*Q- I was told that works would only take place between 9am- 5pm; on Saturday they started at 7.30am, they demolished metal sheds.*

Mr Iren apologised for the disruption. Plastic has been put in to catch the reptiles there, ecologists are helping with this. The next stage is a disruptive search.

*Q- A worker with a strimmer was out at 8am and he damaged my fence.*

Cllr Harvey said this should be reported to Swale Enforcement.

Mr Iren said that currently there has only been vegetation clearance and removal of rubbish. The trees will remain until the end of the bird nesting season. The work is being carried out in consultation with an ecologist; there will be no disruption to wildlife. Work should not start that early on Saturday. The building programme is eighteen months.

Cllr Harvey requested that this be fed back to contractors.

Cllr Mould said the application is not fit for purpose; planning permission was based on suitable footpath access from the development.

Cllr Harvey thanked everyone for coming.

*The meeting was reconvened.*

#### ii. To receive an update

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

Awaiting decision

Ref: 24/502342/FULL Dromore, Callaways Lane, Newington ME9 7LX  
Proposal: Replacement pitched roof double garage & workshop building. (Demolition of existing flat roofed garage & car port buildings).  
Application permitted with conditions on Monday 22 July 2024

Ref: 24/502249/FULL The Wharry, Keycol Hill, Bobbing ME9 8NE  
Proposal: Erection of a single storey rear and side extension.  
Awaiting decision

Ref: 24/502206/FULL 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.  
Status: awaiting decision – paused while appeal (below) in progress  
16/508699/FULL (text as above)

#### 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; deadline for comments 21 August 2024

Councillors **AGREED UNANIMOUSLY** to respond:

*Whilst Newington Parish Council regrets that the owner has sought to place a third caravan on the second part of the site without planning permission and whilst we are surprised at the emergence of a third family member, we maintain our objection to this retrospective planning application.*

*However, if the Planning Inspector is minded to grant retrospective planning permission, we request conditions that the three caravans be only for immediate family members namely grandparents, parents and children; and that any sale, letting or subletting be strictly forbidden.*

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  
The appeal will be determined on the basis of Written Representations; deadline for comments 21 August 2024  
Councillors **AGREED UNANIMOUSLY** to repeat the objections.

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.  
PINS reference: APP/V2255/W/24/3337218

The appeal will be determined on the basis of Written Representations; deadline for comments 25 July 2024.

Councillors **AGREED UNANIMOUSLY** to repeat the objections and to request that if the appeal is permitted, that there be a condition that the annex be tied to the original property and not to be separate accommodation

*Previously discussed: for information*

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 approved Tuesday 4 June 2024

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 Monday 10 June 2024  
Planning Enforcement notified of breach of condition 2 July 2024 Instruction to 'cease all work' Tuesday 16 July 2024  
Cllr Harvey reported that the construction environmental management plan had been turned down because there was no plan for a car park. KCC Highways was contacted to issue a s178 stop notice. There is concern that pedestrian access had been stopped. The Clerk raised concerns regarding the access to the cemetery being blocked.

*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.  
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  
Application will be dealt with at Swale Planning Committee on 6 August 2024.

iii. Ref: 24/502295/FULL  
Address: 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.  
Councillors considered the application and had no comment to make.

iv. Ref: 24/501988/FULL  
Address: 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  
Councillors considered the application and raised strong concerns. It was **AGREED UNANIMOUSLY** to request that if the Officer were minded to recommend approval that conditions would be:  
1- the new accommodation should only be for close family members who live far away

2- at no time in the future it can be sold separately but remain ancillary to the house.

v. Ref: 23/505840/FULL Appeal Ref: APP/V2255/W/24/3344926

Address: 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.

Councillors considered the appeal and agreed to resubmit original objection.

Cllr Mould thanked Cllr Harvey for his report.

## **8. AMENITIES**

### i. To receive the minutes of the meeting of the Amenities Committee held on 23 July 2024 and consider the recommendations

Cllr Jackson reported that the surveyor has attended and given an estimate for the CCTV camera and new wiring, this has been accepted by the Committee. The company will also be requested to give a quote for an alarm for the fire door. There is a socket which has come away from the wall, this is a safety concern.

The Clerk reported that there had been no response from the contractor.

*ACTION: Clerk to contact another contractor.*

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

Cllr Harvey said there will be a Fete debriefing meeting on 2 August. There were a huge number of stalls and thanked the Clerk for her work on this.

Cllr Layer thanked the Clerk and her husband for their help with the barbecue.

Cllr Layer said the War Grave needs cleaning.

*ACTION: Clerk to contact the War Graves Commission.*

### ii. To consider quotation for various jobs around the village

It was **AGREED UNANIMOUSLY** to accept the quotation from Maylow Construction, as recommended by the Amenities Committee:

Pavilion- Install 16 no coat hooks, Resecure hinges to door into hall - £324

Notice board, High St, lightly sand and varnish timber: £85

Green bus shelter- clean frame and Perspex: £266

2 x brick bus shelters- clean walls, apply white masonry paint throughout: £667.00

The contractor has been requested to quote for installation of basket swing seat.

### iii. To consider quotations for basketball hoop

Waiting for quotations

### iv. To consider quotations for basket swing

Waiting for quotations

### v. To consider quotation for track maintenance

Waiting for quotation

Mr Jackson reported there had been a successful birthday party for one-year olds at the Pavilion; the parents asked if baby changing facilities could be provided.

*ACTION: Item for Amenities Committee*

## **9. SWALE BOROUGH COUNCIL LAND**

Cllr Mould reported that Swale Borough Council had published a notice of intention to dispose of the land, comments accepted up to 26 July.

The Clerk said a decision is expected soon. A Faversham resident had contacted the Clerk concerned that the land would be used for housing, assurance that this was not the case was sent.

## 10. VILLAGE VOICE AND MEDIA

Cllr Mould reported the draft is waiting for photos from the Fete. There will also be an article on planning and cold callers.

## 11. FINANCE

### i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
D Marsh <i>Paid out of meeting</i>	Deposit refund	<b>£50.00</b>
Adam Carrington t/a Lowkee Security <i>Paid out of meeting</i>	Garage lock replacement	<b>£145.00</b>
Spy Alarms	Pavilion Alarm	<b>£384.00</b>
Smiths Fun Fair	Deposit refund	<b>£400.00</b>
Mrs DL Pettitt	Fete- Mrs Back to Front	<b>£350.00</b>
Swale Borough Council	Village Voice and Fete leaflet printing	<b>£204.00</b>
Helene Dixon (A Piece of Cake)	Fete stall refund	<b>£20.00</b>
Stephen Carter (Whizzbang)	Fete - face painter	<b>£190.00</b>
Mrs E Jackson	Fete expenses	<b>£383.12</b>
Mr A Mould	Fete expenses	<b>£90.17</b>
Mrs W Licence	Fete expenses	<b>£14.00</b>
DCK Accounting	Payroll fees – July	<b>£36.00</b>
Business Stream	Cemetery water	<b>£26.65</b>
Mr R Malone	Litter Picking Recreation Ground - July Litter Picking	<b>£543.20</b>
Mr MJ Marshall	Cemetery and Churchyard maintenance - July	<b>£625.00</b>
Mr R Burrows	Track gate keeper- July	<b>£100.00</b>
Administration	Expenses	<b>£66.70</b>
KALC	Introduction to Planning: training	<b>£60.00</b>
Business Stream	Pavilion and Recreation Ground water	<b>£158.68</b>
Nicole Roots	Pavilion deposit refund	<b>£50.00</b>
Glasdon UK	Memorial bench (paid for by private subscription)	<b>£841.69</b>

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

ii. Finance report

No matters were raised from the report.

Councillors considered the bank reconciliation and it **AGREED UNANIMOUSLY** to accept it. It was duly signed by Cllr Mould.

iii. Any other finance matter received by 30 July 2024

Bank Accounts:

NatWest:- 30.06.24 £46,969.31

Nationwide:- 31.03.24 £46,923.62

Unity Trust:- 30.06.24 £55,687.82

**Payments**

24.06.24	DRAX	Electricity- Pavilion and lighting	£ 1,172.84
30.06.24	Unity Trust Bank	Bank charges	£18.00

**Receipts**

04.06.24	L Bolt	Outdoor Explorers	£30.08
06.06.24	H Love	Memorial bench	£1,191.41
10.06.24	Overburys	Fete sponsorship	£250.00
12.06.24	Smith Malhotra	Fete sponsorship	£50.00
13.06.24	S Gumble	Fete stall	£20.00
17.06.24	Commonwealth War Graves Commission	Contribution	£6.00
20.06.24	Nisa Local	Fete sponsorship	£130.00
20.06.24	N Rootes	Parish Room deposit	£50.00
24.06.24	H Dixon	Fete stall	£20.00
26.06.24	Swans	Community Sports Room hire	£20.00
27.06.24	H North	Fete stall	£20.00
28.06.24	Queenborough Fisheries Trust	Grant for youth service	£5,000

**12. REVIEW OF POLICIES**

i. Code of Conduct

It was **AGREED UNANIMOUSLY** to adopt the Code of Conduct.

ii. Planning Committee Terms of Reference

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

iii. Cemetery & Graveyard Health & Safety Policy

It was **AGREED UNANIMOUSLY** to adopt the Cemetery & Graveyard Health & Safety Policy

iv. Cemetery and Graveyard Risk Assessment

It was **AGREED UNANIMOUSLY** to adopt the Cemetery and Graveyard Risk Assessment

v. Memorial Bench Policy

It was **AGREED UNANIMOUSLY** to adopt the Memorial Bench Policy

**13. DECEMBER MEETING DATE**

It was agreed for the December meeting to be brought forward to 17 December.

**14. REPORTS FROM MEMBERS**

There were no reports of meetings attended.

Speed Watch data had been received.



## 15. FETE 13 JULY

There will be debriefing meeting on Friday 2 August

## 16. CORRESPONDENCE

1. 24.06.24- SBC: JKC Policy Round-Up
2. 24.06.24- Network Rail- Kings Ferry Bridge closure
3. 26.06.24- KALC bulletin
4. 26.06.24- KALC training bulletin
5. 27.06.24- NALC CEO bulletin
6. 28.06.24- SBC: Consultation on Draft Statement of Principles for Gambling 2022-2025 - Gambling Act 2005
7. 03.07.24- KALC newsletter
8. 03.07.24- KALC training bulletin
9. 04.07.24- NALC CEO bulletin
10. 09.7.24- KALC training bulletin
11. 11.07.24- NALC CEO bulletin
12. 11.07.24- resident email concerning the replacement tree in school lane
13. 11.07.24- KCC Highways: Temporary road closure- Callaways Lane
14. 16.07.24- KCC Highways: Road Safety & Active Travel Team Newsletter *yes I did receive this on 16 July*
15. 19.07.24- SBC: JKC Policy Round-Up16.
16. 23.07.24- KALC Finance Conference *if you would like to attend please let me know and I will book you in. The Council has a budget for training*
17. 23.07.24- KALC: Post Election Planning Briefing *NB this event booked very quickly and there is no availability- I have raised this with Kent SLCC. KALC will be releasing the recording of the briefing.*
18. 23.07.24- KALC training bulletin
19. 25.07.24- NALC CEO bulletin
20. 25.07.24- KCC consultation on its draft Local Transport Plan
21. 29.07.24- resident concern regarding overgrown vegetation at the Cemetery entrance

Councillors noted that the contractor was reluctant to cut the area as it is inhabited by slow worms.

PC Jez Chittim wants to hold an event on fraud and cyber-crime at the Cornerstone Café, this needs to be checked with the church.

Cllr Mould said the October Village Voice will be delivered so the event can be publicised in that.

## 17. STREET LIGHTS

### i. To receive an update

There was nothing to report.

### ii. To consider quotations for column replacement

*Cllr Brown left the room for this item and did not take part in the discussion*

Item deferred to next meeting.

## 18. ANY OTHER BUSINESS

No other business was raised.

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 consideration of the insurance claim

**Date of next meeting: Tuesday 27 August 2024 at 7pm**

There being no further business, the meeting closed at 8.25pm

Signed as a true record of the meeting

Chairman

Date: 27 August 2024