

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 27 August 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 County Councillor Mike Baldock, Mr Bob Jackson (Pavilion Caretaker) and two members of the public.

Cllr Mould welcomed everyone to the meeting.

1. COUNCILLOR VACANCIES

Cllr Mould informed Members that Ray Cuffley has resigned from the Council and thanked him for his service as a Councillor.

ACTION: Clerk to write letter of thanks.

It was **AGREED UNANIMOUSLY** to co-opt Mrs Barbara Weight to the Council. It was agreed that Mrs Weight could sign her Acceptance of Office at the next meeting.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Michale Barlow (work), and from Cllr Chris Palmer and Cllr Richard Palmer: apologies accepted.

3. DECLARATIONS OF INTEREST

Cllr Brown declared a Pecuniary Interest in item 15 Street Lighting, as her husband works for a lighting company, and signed the Members' Interests Book.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 30 JULY 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 30 July as a true record; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**.

ii. Matters arising from the minutes

Cllr Mould reported that the Pavilion socket has been repaired. The War Grave has been reported to the War Graves Commission for cleaning.

5. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time

A resident raised concern about the erosion of the rights of pedestrians and cyclists travelling through Newington. Over the past few months many Public Right of Ways (PROW) have been closed due to crops and overgrown vegetation; many PROW have been degraded by landowners not leaving the statutory 1 metre width. It is worse in the summer with overgrown vegetation and in the winter due to flooding.

Fernham Homes Boxted Lane/ Mill Hill- the road has prohibition to vehicles but management has prohibited pedestrians and cyclists, it is National Cycle Route no 1. This means a long diversion to get to the Cemetery. Complaints have been made to the company and also to

KCC Highways, occasionally there is access through but often it is closed. Pedestrians and cyclists are being turned away, it is only a prohibition for vehicles.

KCCllr said issues on PROWs must be reported and if nothing has happened after twenty-eight days, residents should contact him so he can chase the matter. With regards to the prohibition order, there is a role for Swale to Enforce planning conditions. It is not usual for there to be such a long closure and pedestrian access should be maintained.

The meeting was reconvened.

6. VISITORS

i. Borough Councillors

SBCllr Chris Palmer and SBCllr Richard Palmer reported that they have had a few complaints about fly tipping and parking issues. Most of the issues reported have been about construction traffic in Church Lane and School Lane. Information is being collated as well as being passed onto Swale Planning Enforcement. Residents are being advised to log vehicle details, time and date and to take a picture if possible, as well as to report to Planning Enforcement.

ii. County Councillor

KCCllr Baldock reported that he had been dealing with highways and PROW issues; there have also been a lot of school appeals including some from Newington.

The next swale West Parishes Group is on 26 October in Bobbing Village Hall, there will be a talk on social isolation. Parishes are in a good position to help and chat benches could be part of recreation grounds. The meeting will also look at mental health.

Swale Borough Council- there is a problem with the Local Plan. The new government has increased Swale's housing target by twenty-one per annum. The current Swale administration has a favoured option of tilting the balance more equally and increase the allocation at the Faversham end of the borough. Officers are suggesting development in the west of the borough, including another four hundred in Newington, three hundred in Upchurch and five hundred in Iwade: the problem is the area cannot sustain this. Consideration is also being given to the potential of good quality park homes for people over fifty-five enabling people to stay in their village.

Cllr Harvey said with regards to social isolation, were the Community Wardens debriefed when they were made redundant? They had a lot of local knowledge. Park homes- people need quality bungalows to leave their nice 3/4/5 bed roomed houses so they can stay in the village and free up housing stock.

KCCllr Baldock said the previous allocation split was agreed by Members. Officers recommend sites for development but it is up to Members to agree. There is no agreed combination which will enable Swale to meet its new target. Members want more housing in Sittingbourne but no work has been done yet to find sites.

Cllr Harvey said that at the last call for sites there were officers who knew the area but they aren't there anymore.

KCCllr Baldock said there are a lot of new staff. Older staff members had a set way of working, we have told officers that, going forward, they must find a new way of working. The problem with bungalows is that a restriction cannot be made to prevent them from being made into two-storey buildings.

Cllr Mould thanked KCCllr Baldock for attending and for his report.

iii. Police

PC Jex Chittim reported:

Drop-in surgery Saturday 21 September 4-8pm, Holywell Primary School Upchurch

Good work story

Attended Cornerstone Café coffee morning on 15 August and gave out crime prevention materials and advice.

Incidents of note

Overnight, Saturday 17 August to Sunday 18 August a car was stolen from Pear Tree Walk. The owner retained both sets of keys to this vehicle; please take measures to further secure your vehicle such as a crook lock and a

faraday pouch for your car keys to prevent them from being cloned. I have a small number of faraday pouches I can supply to those that can't obtain one themselves. Please contact me via *My Community Voice* or the Parish Council and I'll arrange for you to have one.

Either I or colleagues will be assisting Newington Primary School at the start of term with traffic management as it is anticipated with the road closure that there will be some congestion back on Church Lane. The school is proactively trying to make a difficult situation they are faced with as smooth as they can for residents, however I would recommend trying to avoid travelling at school drop of and pick up times where possible if you are a resident on Church Lane. Any longstanding issues with traffic should be directed to Swale Borough Council and anything deemed dangerous in that moment to the Police.

7. PLANNING

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.

Awaiting decision

Application: 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

Application: 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

Application refused Wednesday 7 August 2024

Application: 24/502249/FULL The Wharry, Keycol Hill, Bobbing ME9 8NE

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

Application permitted Wednesday 21 August 2024

Application: 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.

Awaiting decision – paused while appeal in progress 16/508699/FULL (text as above)

Application: 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.

Application approved Thursday 22 August 2024

Application: 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

Application: 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

Application: 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

KCC S178 notification Monday 1 July 2024

'Due to works planned to be undertaken by **ADH Groundworks Ltd**, it will be necessary to close School Lane, Boxted Lane & Bricklands, Newington from 22nd July 2024, with estimated completion by 29th September 2024.'

Application: 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.

Application: 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 Friday 10 May 2024

PINS reference APP/V2255/W/24/3344926

Awaiting decision.

Application: 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.

Application refused: Tuesday 14 November 2023

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

Awaiting decision.

Not in Newington

Application: 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

Application: 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

Awaiting decision.

Cllr Mould thanked Cllr Harvey for his report.

8. AMENITIES

i. To receive an update

Cllr Jackson reported that photos of the Christmas trees have been taken and will be sent to the lighting company. There has been an issue with the Pavilion fire door being open and thanked Cllr Mould for attending and securing the door. A quotation for a door alarm has been requested. Local handymen have been contacted as may be a maintenance issue.

ACTION: Clerk to contact the alarm company to look at the existing wiring and also contact maintenance contractor.

Cllr Jackson said the issue with weeds on path behind Orchard Drive houses has been reported to Southern Housing and chased; someone has been out and cleared the weeds

Councillors agreed the coat hooks for pavilion

Cllr Jackson reported that the Parish Room socket has been repaired. Councillors are assessing the “no golf” sign on pavilion. Fernham Homes works issue has been reported to Swale Enforcement. Cemetery post padlock damage- a regular visitor had not noticed any damage to the lock but will keep an eye out in the future.

ii. To consider quotation for track maintenance

Cllr Jackson **PROPOSED** to accept the quotation of £434 from Maylow Construction for the track maintenance; **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

iii. To consider installation of a basketball practise hoop

It was agreed to get quotations to install a practise hoop with shooting markings on the ground. Grants will be sought.

9. SWALE BOROUGH COUNCIL LAND

Cllr Mould reported that the Council is waiting for a response from Swale’s solicitor.

10. VILLAGE VOICE AND MEDIA

Cllr Mould informed Members that the next edition will be a paper version; articles will include 2025 Fete, police report, PROW and reporting, Newington History Group Calendar, Remembrance Sunday and the litter pick. It was agreed that the litter pick will be on 28 September. It was agreed to add the village group list insert.

11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Reason	Amount
Lauren Bolt <i>Paid out of meeting</i>	Deposit refund (Outdoor Explorers)	£50.00
J Norris Electrical <i>Paid out of meeting</i>	Pavilion socket repair	£96.00
DCK Accounting	Payroll fees – Aug	£36.00
Mrs W Licence	Gopak table fold tool and padlock	£156.96
Watson Electrical Services Ltd	Installation of hand dryer at Pavilion	£720.00
Mr R Malone	Litter Picking Recreation Ground - Aug Litter Picking	
	Total	£543.20
Mr MJ Marshall	Cemetery and Churchyard maintenance - Aug	£625.00
Mr R Burrows	Track gate keeper- Aug	£100.00

Administration	Expenses	£33.45
KALC	training	£84.00
Adam Carrington t/a Lowkee Security	Garage deadlock	£120.00
SLCC	Subscription fee	£298.00

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 27 August 2024

Bank accounts

NatWest:- 31.07.24 £47,457.76

Nationwide:- 31.03.24 £46,923.62

Unity Trust:- 31.07.24 £47,533.98

Payments

16.07.24	DRAX	Electricity- Pavilion and lighting	£ 1,100.06
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Receipts

01.07.24	VS Whittley	Fete stall	£20.00
01.07.24	S Ulyatt	Fete stall	£20.00
02.07.24	Kellys Ices	Fete stall	£20.00
04.07.24	M Barnes	Fete stall	£50.00
04.07.24	A Marchant	Fete stall	£20.00
08.07.24	W McIntyre-Davies	Fete stall	£20.00
09.07.24	MA Morrison	Fete stall	£20.00
10.07.24	S Verbiest	Fete stall	£20.00
11.07.24	L Palmer	Fete stall	£10.00
11.07.24	C Collins	Fete stall	£20.00
22.07.25	N Roots	Parish Room hire	£30.00
29.07.24	Cash	BBQ/ dog show/ coconut stalls	£427.50
30.07.24	Swans Fitness Group	Community Sports Room hire	£25.00
31.07.24	L Bolt (Outdoor Explorers)	Parish Room hire	£30.00

12. REPORTS FROM MEMBERS

There were no reports.

13. CORRESPONDENCE

- 30.07.24- SBC: JKC Policy Round-Up
- 31.07.24- Kent County Playing Fields Association: AGM
- 31.07.24- KALC Training Bulletin
- 31.07.24- KALC Weekly Bulletin
- 31.07.24- SBC: Scheme of Delegation review in relation to Planning Committee
- 01.08.24- NALC CEO bulletin
- 01.08.24- Highways England: M2 junction 4 -5 coastbound overnight closures

8. 05.08.24- SBC: JKC Policy Round-Up
9. 07.08.24- KALC Training Bulletin
10. 07.08.24- KCC Highways: Emergency Road Closure - Bricklands, Newington - 6th August 2024
11. 08.08.24- NALC CEO Bulletin
12. 09.08.24- KALC Newsletter
13. 12.08.24- SBC: JKC Policy Round-Up
14. 12.08.24- Swale Western Area Committee details - Thursday 5 September 2024
15. 13.08.24- Kent Police: Rural Matters and the Rural Task Force Newsletter
16. 13.08.24- Cllr M Baldock: invitation to Swale West Parish Group Meeting 28 September
17. 15.08.24- KCC Highways: Temporary Road Closures - Various Roads, Lower Halstow, Bobbing, Upchurch, Hartlip, Iwade & Newington - 23rd September 2024
18. 15.08.24- NALC CEO bulletin
19. 16.08.24- National Highways: M2 bridge repairs between junction 5 - 7
20. 16.08.24- National Highways: work in your area for the week ahead
21. 19.08.24- SBC: policy round up
22. 19.08.24- KALC Weekly Bulletin
23. 21.08.24- KALC: slides and link for the recording from the Planning Briefing
24. 21.08.24- KALC Weekly Training Bulletin
25. 22.08.24- NALC CEO bulletin
26. 22.08.24- SBC: Disposals and Community Asset Transfer Policies Consultation
27. 22.08.24- Fasthosts: domain management changes-
Fasthosts is no longer providing support for .gov.uk domains
ACTION: Clerk to discuss with other Clerks.
28. 22.08.24- National Highways work for the week ahead

14. HIGHWAYS

To consider requesting KCC Highways to change the zig-zag lines outside the school to double yellow lines

Councillors considered the request and noted that KCC Highways, if permitting the request, would charge for any change to the road markings. It was also noted that the zig-zag lines do not allow stopping whereas stopping on double yellow lines would cause further congestion at school drop off and collection times.

15. STREET LIGHTS

i. To receive an update

No issues had been reported

ii. To consider quotations for column replacement

Cllr Brown left the room for the consideration of this item and did not take part in the discussion or decision

Councillors considered the quotations.

Cllr Harvey **PROPOSED** to accept the quotation from Equans to replace two columns for £2776.87: **SECONDED** by Cllr Mould: **AGREED UNANIMOUSLY**.

Cllr Brown returned to the meeting

16. ANY OTHER BUSINESS

Cllr Mould reported that the 2025 fete will be held on Saturday 12 July. The toilets have been booked.

ACTION 1: Clerk to book Mrs Back-to-Front; the Dog Show judge and order two gazebos, one with sides.

ACTION 2: Cllr Jackson to book Magic Man.

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 24 September 2024 at 7pm

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

Signed as a true record of the meeting

Chairman
Date: 24 September 2024