

## NEWINGTON PARISH COUNCIL

Minutes of the Meeting of Newington Parish Council held on Tuesday 28 February 2017 in the Newington Room, Newington Village Hall.

Present: Cllr Debbie Haigh (Chair), Cllr Dean Coles, Cllr Steve Godmon, Cllr Mel Harris, Cllr Stephen Harvey, Cllr Elaine Jackson, Cllr Eric Layer, Cllr Richard Palmer and Cllr Helen Walker; and Mrs Wendy Licence (Clerk).

Also present were KCCllr Mike Baldock, SBCllr Gerry Lewin, SBCllr John Wright and Mr Mike Whiting, representative for Gordon Henderson MP, Community Warden Georgina Springall and six members of the public.

### 1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Tony Mould (unwell) and Cllr Sue Brewster (personal); apologies accepted.

### 2. DECLARATIONS OF INTEREST

Cllr Walker declared an interest in item 8 Planning, Parsonage Farm and signed the Declaration of Members' Interests Book.

Cllr Haigh declared an interest in item 9ii Pavilion Refurbishment Quote as she knows one of the contractors and signed the Declaration of Members' Interests Book.

Cllr Coles declared an interest in item 9ii Pavilion Refurbishment Quote as he knows one of the contractors and signed the Declaration of Members' Interests Book.

### 3. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 31 JANUARY 2017

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

### 4. MATTERS ARISING FROM THE MINUTES

There were no matters arising.

### 5. PUBLIC QUESTION TIME

*The meeting was adjourned for the Public Question Time*

Cllr Harvey informed the meeting that Gladman has filed for Judicial Review in relation to Pond Farm, they are questioning the legal process behind the decision and that they were unable to put forward mitigation in respect of air quality management. The Judicial Review is between Swale Borough Council and Gladman.

*# I am concerned as to whether Swale Borough Council will make adequate legal representation.*

Mr Whiting said the Borough Council will employ a barrister with expertise in this field.

SBCllr Lewin said Gladman's challenge is specific to the air quality management and also in relation to the landscape character assessment. If the Judicial Review is upheld regarding the air quality management, it will be referred to the Planning Inspector to review the case and to decide whether to accept the challenge or dismiss it. This would leave the appeal resting on the landscape character assessment.

*#2- Are you aware of research into air quality reported in The Lancet? There has been major research in Canada and the outcome is there is more toxic emissions from cars than previously thought due to car brakes. There is a connection between toxic emissions and Alzheimer's disease, Parkinson's disease and depression.*

Cllr Harvey said there is the potential for fines from the EU. The Newington AQMA Steering Group met yesterday and Mr Richard Knox-Johnston (CPRE) has already been asked to help with the issue of air quality on the Persimmon application.

## 7. VISITORS

### i. Borough Councillors

SBCllr Lewin reported there has been problems in Church Lane at Parsonage Farm. as the conditions relating to the trees were not being adhered to. Further problems occurred when the road was closed without notice, KCC had accepted a Road Closure during half term, contractors were asked to deliver notices but they did not. There was another issue concerning work on the Highway which KCC dealt with. There have been failings in the process.

SBCllr Wright reported he had heard that Weinerberger has submitted alterations on the brickearth extraction at Paradise Farm, there is a reduction of hours to 7am- 6pm; they are looking at air quality problems; and they have conceded that the quality of life for residents in Pear Tree Walk would be affected so have removed phases 17 and 18 so extraction would not be so close to the houses. He has requested clarification of some points and have raised the issue of air quality through Newington. The Newington AQMA Steering Group has met and he have requested the equipment be upgraded. The assessment will take about a year to complete.

### ii. County Councillor

KCCllr Baldock reported he is still working on having double yellow lines installed under the bridge in Church Lane, firstly there was a car parked there so they could not be done and then there were puddles on the road. He has raised concern about this matter and it has been agreed the Council will not have to contribute to this now.

There has been cycle training in the village, last year KCCllr Baldock gave £1100 towards this but KCC has withdrawn funding. It is a good way to make children safe on the road.

*ACTION: Clerk to write a letter of support for cycle training programme.*

KCCllr Baldock said he reported the broken sewerage pipe in the former working men's club and has also been involved in the issues at Parsonage Farm.

KCCllr Baldock said that although Weinerberger may have removed phases 17 and 18 from their application it might be put back in at a later stage after permission for extraction has been granted.

The AQMA Steering Group meeting had been good and it is hoped to get the village involved, perhaps a public meeting would be beneficial. KCCllr Baldock said he was concerned that the air quality management area had been extended around Faversham, it should be extended around Newington.

*ACTION 1: Copy of Parish Council's response to be sent to KCCllr Baldock.*

*ACTION 2: Copy of Parish Council's response to be sent to all County Councillors.*

Mr Whiting reported that Gordon Henderson MP has been dealing issues at the former working men's club. Swale Borough Council has imposed a fine on the owner and contractor for failing to comply with the Environmental Protection Act 1990 regarding the removal of soil from the site. The Environment Agency is investigating the alleged site the spoil was dumped. The site of the former club is now safe and tests have revealed no asbestos. The Health & Safety Executive have confirmed that they have no proof of any other asbestos on site other than the 'asbestos cement' roof. This is a lowest risk asbestos and the Environment Agency have advised that it does not need a special consignment note for disposal.

Community Warden Georgina Springall said she would like to repeat the anti-dog fouling campaign and requested spray paint.

*ACTION: Cllr Haigh to purchase the paint.*

## 8. PLANNING

### i. Application: 17/500525/FULL

Address: Cromac (Cromas), Callaways Lane, Newington Kent ME9 7LX

Proposal: Construction of a single residential dwelling

Councillors considered the application and raised concern that the planning statement says the site is in an area of other semi-detached houses which it is not and there are detached

houses on either side of the property. The proposal is not in keeping with the surrounding area. It was noted that work has begun on the existing building.

Cllr Harvey said he has spoken to planning officers who say the work is to tidy the building.

ii. Linked Appeal against Planning Decision 16/506942/FULL and Enforcement Notice – Without planning permission, the material change of use of the Land from agriculture to use as a residential traveller site (caravan site) comprising of eight pitches with associated hardstanding, together with an access road, at Land at Spade Lane, Hartlip ME9 7TT  
Councillors noted the appeal.

iii. Application 16/505861/OUT Land West to Ellens Place, Boyces Hill, Newington.  
Cllr Harvey informed Members that an appeal was lodged on 20 January 2017 as Swale Borough Council had not decided the application within the statutory period. The appeal will to be determined on the basis of written representations and further comments from the Parish Council have been submitted.

iv. Application: 16/506230/FULL 9 London Road, Newington  
Cllr Harvey reported to Councillors that an appeal was lodged on 23 January 2017 against Council's decision to refuse permission. The appeal will to be determined on the basis of written representations and further comments from the Parish Council have been submitted. The application has rear access to The Willows and concern has been raised that residents of The Willows were not notified of the application.

v. Application: 16/501266/FULL 99 High Street and Land to the North of High Street Newington Kent ME9 7JJ  
Original Proposal: Hybrid application for demolition of 99 High Street and erection on the site of 99 and land to the north of the High Street of 113 No. two storey 2, 3, and 4 bedroom dwellings with a new access road from the High Street, formal and informal areas of open space and landscaping, car parking and amenity space, and outline planning permission (access and layout) for the erection of a single storey building for any use within Use Class D1, together with car parking.

Cllr Harvey reported the application had been expected to go to Swale Planning Committee on 2 March 2017 but details concerning air quality mitigation are being drawn up by the developer.

vi. To receive an update on planning matters  
Cllr Harvey informed members that several planning applications have gone to appeal. 15/500671/OUT and 15/510595/OUT London Road, Newington, Kent ME9 7NL  
Cllr Harvey said that following Public Planning Inquiry November 2016 both applications were refused and have now gone to Judicial Review.

Application 15/509664/OUT Land to East of St Marys View Newington Kent ME9 7JW  
Cllr Harvey reported that on 2 December 2016 notification of appeal was lodged with the Planning Inspectorate against Council's decision to refuse permission. This is to be determined by written representations, a further response has been sent and there should be a site meeting.

Application: 14/501847/FULL 43 Church Lane Newington Kent ME9 7JT (Appeal information pending  
Cllr Harvey said there is an appeal pending on this application for retrospective permission for a conservatory, letters have just been sent out. This follows a retrospective application for a loft conversion. It is in the conservation area and the conservatory blocks the right of way for neighbours.

Bearing Fruits 2031: Swale Borough Local Plan Proposed Main Modifications.  
Cllr Harvey said the Inspector's decision is awaited.

Application: 16/506166/FULL Newington Working Mens Club, High Street ME9 7JL  
Proposal: Retrospective demolition of former Working Men's Club. Erection of 9 no. dwelling houses and 1 no. maisonette together with car ports for garaging.  
Cllr Harvey said a decision is expected by the end of the month.

Application 15/508683/OUT Land at The Tracies, Newington, Kent ME9 7TQ  
Proposal Outline application (details of landscaping reserved) for the erection of 4 four detached houses with associated works.  
Cllr Harvey said there was nothing to report on this application.

Application: 16/507594/COUNTY Paradise Farm, Lower Hartlip Road, Hartlip ME9 7SU  
Proposal: County Matter - phased extraction of brickearth, advance planting, access improvements, restoration and replanting back to agricultural use.  
Cllr Harvey said supplementary supporting statements for Paradise Farm have been submitted.

16/507425/FULL Land Rear Of Kaine Farm House Breach Lane, Upchurch, ME9 7PH  
Proposal: Demolition of 7 farm buildings and erection of 6 detached houses and garages, associated SUDS ponds, landscaping and wildlife planting.  
Cllr Harvey said the application is going to SBC Planning Committee 2 March 2017.

Application: 16/506159/FULL Chesley Oast, Bull Lane, Newington ME9.7SJ  
Proposal: Retrospective application for change of use from holiday lets  
Cllr Harvey informed Members the owner has indicated he will be appealing the decision.

Application: 16/506954/SUB Parsonage Farm, School Lane, Newington ME9.7LB  
Proposal: Submission of Details to discharge Condition 35 (external joinery); Condition 36 (bin store) and Condition 37 ( roof eaves and verge, dormer window, canopies, chimneys and brick arches) subject to SW/14/0486.  
Cllr Harvey said there is currently a Stop Notice on the development.

Application: 16/506064/LDCEX Lodge Farm, Old House Lane, Hartlip, Kent ME9 7SN  
Proposal: Lawful Development Certificate (Existing) for the use of the dwelling at Lodge Farm as a single dwelling-house by persons not solely or mainly employed, or last employed locally in agriculture (in non-compliance with condition 2 of the approved planning application SW/98/796; an Agricultural Occupancy Condition)  
Cllr Harvey said the application is awaiting a decision.

Cllr Haigh thanked Cllr Harvey for his excellent report.

## **9. AMENITIES**

i. To receive the minutes of the Amenities Committee meeting held on 21 February 2017 and consider the recommendations

It was **PROPOSED** by Cllr Harvey to accept the minutes if the Amenities Committee meeting as a true record; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**. Cllr Jackson duly signed the minutes as a true record.

Cllr Jackson said the Fun Fair has booked to come again and plans for the Festival are progressing well.

Cllr Harris said the Fun Fair receipt is in the budget and cannot be ringfenced as recommended by the Committee.

Cllr Haigh said there is the possibility in double letting the playing field to another football team for practise sessions.

Cllr Coles said it is a junior side and it could help draw local youngsters into the game.

Cllr Harris raised the issue of the complaint from an allotment holder about bad language from the football club. He has been at the allotments on numerous Sundays and has not noticed

any bad language. He suggested it needed to be established if it was coming from on or off the pitch.

Cllr Coles said the only people on the allotment side of the pitch would be coaches and substitutes. The club has a very clear code of conduct which parents as well as players have to abide by.

Cllr Layer said there are vans parking on the bridge.

Cllr Palmer said the police were going to remove the vans and when they went to the bridge the vans had moved to the farmer's bridge which is private property. Advertising is being sold.

KCCllr Baldock said it is a bridleway.

*ACTION 1: send details to KCCllr Baldock to report to PROW.*

*ACTION 2: contact Bobbing and Borden Parish Councils about the problem.*

*ACTION 3: thank KCCllr Baldock for installing double yellow lines on the golf course bridge.*

## ii. Pavilion refurbishment

Cllr Jackson informed Members that the contractors had been interviewed and the quotation from RJ Barnes & Sons has been accepted. The specification for the work will be slightly adjusted in consultation with the contractor following advice from an independent expert.

The next meeting of the Pavilion Working Group will be on Tuesday 7 March at 6.30pm in the Pavilion.

## **10. VILLAGE VOICE AND MEDIA**

Draft copies of the Village Voice were circulated to Members for consideration.

Cllr Haigh said the Parish Council website has been migrated to Wordpress.

## **11. FINANCE**

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

<b>Payee</b>	<b>Expenditure</b>	<b>Amount</b>	<b>£</b>	<b>Cheque No.</b>
Newington Parish Council	To open new account cheque agreed 31.01.17 and signed 15.02.17 out of meeting	<b>£45,000.00</b>		2580
Mrs P Rowe	Litter Picking Recreation Ground and sight checking equipment Feb 2017	<b>£111.05</b>		2581
Mr M Marshall	Cemetery and Churchyard cutting Feb 2017	<b>£490.00</b>		2582
Mrs W Licence	Salary and Expenses	<b>£546.69</b>		2583
HMRC	PAYE	<b>£21.00</b>		2584
Newington Village Hall	Room Hire May- December 2016	<b>£316.50</b>		2585
Mrs S Brewster	Festival expenses	<b>£16.06</b>		2586
Ms L Wright	A Heavey Litter picking 30.01.17- 26.02.17	<b>£255.00</b>		2587

Councillors considered the cheques raised and Cllr Haigh **PROPOSED** the signing of the cheques, **SECONDED** by Cllr Godmon: **AGREED UNANIMOUSLY**.

### BACS PAYMENTS

01.02.17: £179.00 Haven Power Ltd

03.02.17: £563.00 Haven Power Ltd

## RECEIPTS

24.01.17: £11601.20 -Bobbing Solar Community benefit payment

27.02.17: £200.00 -SBC Cllr Wright member's grant

16.02.17: £250.00 - Dignity FS interment

24.02.17: £15.00 - M Marden - Festival stall

24.02.17: £50.00 - Set in Stone memorial application

### ii. Update on reserve account

Cllr Harris said that at the last meeting it was agreed to set up another account to replace the Scottish Widows account.

Cllr Godmon said he has investigated many accounts and the Skipton Building Society fitted the Council's needs.

Councillors **AGREED UNANIMOUSLY** that Cllrs Haigh, Cllr Mould, Cllr Harris and Cllr Godmon be signatories.

### iii. Any other finance matter received by 28 February 2017

No other matter had been received.

## **12. CHURCHYARD AND CEMETERY**

Councillors approved the memorial application from Mr Milgate.

Cllr Haigh said SBCllr Wright had given £200 from his Member's Grant for trees and shrub in the cemetery. The Cemetery Working Group have agreed to dig out the memorial garden and establish an ashes area. Councillors **AGREED UNANIMOUSLY** to spend up to £150.00 to purchase posts for larger saplings, Mypex and pegs and shingle.

Cllr Walker volunteered to help with the project.

## **13. HIGHWAYS**

Cllr Haigh said the Highways Steward is aware of the dip in the pavement by the former working men's club but no action will be taken until after development of site.

There will be closure of the A2 at some point to repair potholes.

Cllr Harris said, after recent road closure in Church Lane, it is essential KCC needs to be asked to notify the Council of further closures in the proximity of the church and cemetery.

Cllr Haigh said the fencing around the former working men's club blew down in recent high wind.

*ACTION: Clerk to write to SBC to ask for more secure temporary fencing around the site.*

## **14. REPORTS FROM MEMBERS**

Cllr Palmer said he attended the KALC Swale Area committee meeting, the speakers included a tree specialist and another about resilience and what happens if something goes wrong with the computer.

Cllr Haigh said the Council has a monthly back-up system.

Cllr Palmer said the committee are arranging for training on public speaking particularly in relation to planning applications.

KCCllr Baldock said the Police and Crime Commissioner will be at the meeting on June.

Cllr Harris said there is a Village Hall Committee meeting on Monday.

## **15. CORRESPONDENCE**

1. 03.02.17: UpARA newsletter- *uploaded to website*

2. 14.02.17: Dr Adigwe- letter concerning opening a branch surgery in Newington- *circulated*  
Cllr Haigh said this had been circulated for information until there is information from NHS England.

3. 19.02.17: Resident- copy email re building works in School Lane- *circulated*

4. 19.02.17: Resident- complaint about bad language from football club -*circulated*

5. 20.02.17- SBC Parish Allowances- *circulated*

6. 23.02.17- KALC parish news - *circulated*

**16. ANY OTHER BUSINESS**

Cllr Haigh reminded Members that if circumstances change, Councillors must inform the Monitoring Officer.

Cllr Haigh said there have been issues with ADT and the alarm system at the Village Hall. There is a maintenance contract and the cost is shared between the Parish Council and the Village Hall. At a routine service of the equipment, ADT replaced the monitor and a representative of the Village Hall signed for it.

Cllr Harvey said he had negotiated a reduction in the contract charge. There has been a problem previously when ADT tried to charge for a broken camera.

*ACTION: Cllr Harvey to investigate his correspondence on the matter.*

Cllr Harris said there is a committee meeting on Monday and he has been in contact with a Village Hall representative.

*ACTION: Clerk to request a work report.*

Cllr Haigh reported there has been another dead foal found in Mill Hill.

There being no further business, the meeting closed at 8.49pm.

**Date of next meeting: Tuesday 28 March 2017**

Signed as a true record of the proceedings:

Chair

Dated: 28 March 2017