

NEWINGTON PARISH COUNCIL

Minutes of the **Meeting** of the **Parish Council** held on **25 July 2017** in the Newington Room, Newington Village Hall.

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

There were no members of the public.

1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Sue Brewster (illness); apology accepted.

Apologies had also been received from SBCllr Gerry Lewin, SBCllr John Wright and KCCllr Mike Whiting (at other meeting); apologies noted.

2. DECLARATIONS OF INTEREST

Cllr Harris declared a pecuniary interest in The Tracies, item 7 Planning, and signed the Declaration of Members' Book.

3. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 27 JUNE 2017

The minutes of the Parish Council meeting held on 27 June 2017 were considered. It was **PROPOSED** by Cllr Haigh to accept the minutes as a true record of the meeting: **SECONDED** by Cllr Harris: **AGREED UNANIMOUSLY**. Cllr Haigh duly signed the minutes as a true record

4. MATTERS ARISING FROM THE MINUTES

- The water leak has been repaired, and the contractor has taken photographs of the pipe showing it had been damaged when the telegraph pole had been installed. Cllr Haigh **PROPOSED** to write to BT to reclaim cost of repairs and water leakage.

ACTION: Clerk to contact BT

- A date is needed for the street light consultation.

ACTION: Clerk to liaise with Councillors and contractor to arrange a suitable date in September.

- The provision of a dog bin at Mill Hill is progressing.
- Cllr Harris said the issue of speeding traffic in Church Lane could be resolved by installing a speed table near the railings at the alleyway. Residents could be consulted. There should also be a twenty mile per hour speed restriction.

Cllr Palmer said an environmental group has recently taken the Government to court over air quality issues and the Government has been told to reduce air pollution, a cause of road pollution is speed humps and they are being removed.

Cllr Haigh said the traffic needs to be slowed down for the sake of the children and there should be a twenty mile per hour limit on the A2 in the High Street.

5. PUBLIC QUESTION TIME

There were no members of the public present.

6. VISITORS

i. Borough Councillors

ii. County Councillor

KCCllr Whiting had sent a written report

TRAFFIC CALMING CHURCH LANE

I am investigating whether there is a consensus among residents in Church Lane for some form of speed restriction. Speed bumps near the railway line are one suggestion put to me by residents.

Ditch maintenance, Boxted Lane

I am awaiting a reply to enquiries I have made about maintenance of the ditch near the cemetery in Boxted Lane.

FLOODING, BOXTED LANE

I am awaiting a reply to enquiries I have made regarding flooding caused by a blocked culvert at Boxted Lane, outside Libbitwell Cottages.

DOCTOR'S SURGERY

Members will be aware that I have been working since last year with a doctor to provide a GP surgery in Newington. I understand a lease has now been signed and a planning application for change of use is expected to be submitted as the next step.

OTHER MATTERS

I have been working with parents to secure school places for their children next September and with highways to improve speed limit signage at Key Street to improve safety.

Proposals to build 124 homes on land to the north of the A2 at Newington have been approved by Swale Borough Council. As your KCC councillor I am not a member of the planning committee and do not have a vote, however, I had submitted my objection in writing which was available to planning committee members before they voted. That letter can be seen on the planning portal.

Finally, I would like to congratulate everyone involved in the Newington Festival. My wife and I, and our baby granddaughter, had a wonderful visit. Well done all concerned.

7. PLANNING

i. Ref: 17/503093/LDCEX

Address: 17 High Street Newington Sittingbourne Kent ME9 7JR

Proposal: Lawful Development Certificate (Existing) for use as residential property

Councillors considered the application and had no objections to the proposal and can corroborate everything in the planning statement.

ii. Ref: 17/503155/REM

Address: Land West to Ellens Place Boyces Hill Newington Kent ME9 7JH

Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to permission 16/505861/OUT for Outline Application with access being sought for erection of 9 dwellings with access, garaging, parking provision and other associated works

Councillors considered the application and had no comment to make.

iii. Ref: 17/503467/LAWPRO

Address: 24 Allsworth Close Newington Sittingbourne Kent ME9 7NW Proposal: Lawful Development Certificate (Proposed) for rear box dormer forming loft conversion and insertion of rooflights to front elevation

Councillors considered the application and had no comment to make.

iv. Ref: 17/503349/FULL

Address: 9 London Road Newington

Proposal: Erection of chalet type dwelling with detached garage (Resubmission of 16/506230/FULL)

Councillors have considered the application and object to the proposal as there are no significant changes to the original application no 16/506230/FULL.

Councillors agree with the reason for refusal to the original application given by Swale Borough Council that 'Due to the limited separation distance between the proposed property and No.9 London Road the proposal would create an unacceptable level of mutual overlooking and significant loss of privacy leading to an unacceptable impact upon the residential amenities of both the existing and future occupiers of these dwellings. As a result the application would be contrary to policies E1 and E19 of the Swale Borough Local Plan.' This view was confirmed in the dismissal of the subsequent appeal to the Planning Inspectorate

Whilst the address is for the main property on London Road, access to the proposed house would be via The Willows. This road already experiences problems with resident parking, resulting in complaints and requests for parking restrictions to the Parish Council; the proposal would reduce parking still further.

We note that KCC Highways have made their standard response to proposed developments of this scale. Give the concerns of additional access/egress onto the Willows we request that KCC Highways be asked to make a site visit and that this should be either in the evening or at a weekend when parking problems are severe.

The proposed property does not fit the design of houses in The Willows

v. Ref: 17/503419/FULL

Address: 94 Church Lane Newington ME9 7JU

Proposal: Conversion of garage into habitable space with external alterations

Cllr Harris said there must be two parking spaces on the driveway.

Councillors considered the application and had no comment to make.

vi. Application: 17/503287/FULL/ The Bungalow Breach Farm Breach Lane Upchurch

Proposal: Part retrospective use of land as residential curtilage and creation of a vehicular access.

Councillors considered the application and had no comment to make.

vii. To receive an update on planning matters

The minutes of the Planning Committee meeting held on 26 June 2017 were considered. It was **PROPOSED** by Cllr Harvey to accept the minutes as a true record of the meeting: **SECONDED** by Cllr Godmon: **AGREED UNANIMOUSLY**. Cllr Harvey duly signed the minutes as a true record.

Application: 16/508699/FULL Land Between 109 & 111 London Road Newington ME9 7RH

Proposal: 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 a decision is yet to be made.

Application: 17/502952/FULL 1 Playstool Close, Newington ME9.7NJ

Proposal: Two storey rear extension

Cllr Harvey informed Members that a decision is yet to be made.

Application: 17/502179/FULL 164 Bull Lane, Newington ME9 7NB

Proposal: Erection of a part first floor, part two storey rear extension, demolition of existing garage and erection of a new garage

Cllr Harvey informed Members that a decision is yet to be made.

Application: 17/502838/FULL 1 Red Robin cottages, Callaways Lane, Newington ME9 7L*

Proposal: Proposed single storey rear infill extension, , re-location of bathroom and addition of small front porch with alterations to fenestration

Cllr Harvey informed Members that a decision is yet to be made.

Application: 17/503011/FULL 37 London Road Newington ME9 7NS

Proposal: Demolition of existing side conservatory, erection of replacement two storey side extension with front Juliet Balcony, erection of double garage with study in roof space and creation of new access and drop kerb onto London Road.

Cllr Harvey informed Members that a decision is yet to be made.

Application 15/508683/OUT Land at The Tracies, Newington, ME9 7TQ

Proposal Outline application (details of landscaping reserved) for the erection of 4 four detached houses with associated works.

Cllr Harvey said the Officer has not yet made his recommendation and that the application will be considered at the Swale Committee meeting on 17 August.

Application: 17/501702/FULL Land At Callaways Lane Newington Kent ME9 7LU
Proposal: Construction of a four bedroom detached dwelling with detached double garage/store and associated parking, access and landscaping works on the land to the south
Cllr Harvey informed Members that the application has been approved.

Application: 17/501072/LBC Wardwell Farm, Wardwell Lane, Lower Halstow ME9 7ER
Proposal Listed Building Consent for replacement of existing timber casement windows and 1 no. door
Cllr Harvey informed Councillors that the application has been approved.

Application: 17/500946/FULL Land Rear Of 148 High Street Newington ME9 7JH
Proposal: Demolition of existing garage, erection of 2 replacement garages for 146 and 148, erection of 3 dwellings to include new access with associated parking and landscaping
Cllr Harvey informed Members that a decision is yet to be made.

Appeals to the Planning Inspectorate

Application 16/502418/LDCEX Chesley Oast, Bull Lane, Newington
Planning Inspectorate reference: APP/V2255/W/17/3175169
Cllr Harvey reported there has been no decision to date.

Application: 14/501847/FULL 43 Church Lane Newington Kent ME9 7JT
To be determined on the basis of written representations.
Planning Inspectorate ref: APP/V2255/C/16/3158379
Cllr Harvey informed Members that the Planning appeal in progress

Bearing Fruits 2031: Swale Borough Local Plan Proposed Main Modifications.
Examination in Public 31 January; 1,2,8 February 2017
Cllr Harvey informed Members that the Local Plan is due to be adopted at the Swale Full Council meeting on 26 July.
Cllr Palmer said residents have written to Alok Sharma MP to express their concern about the Local Plan and are asking for it to be called in by the Housing Minister.

15/500671/OUT and 15/510595/OUT London Road, Newington, Kent ME9 7NL
Following Public Planning Inquiry November 2016 both applications refused
28 February 2017 confirmed that Gladman have applied to the High Court seeking a judicial review of the Pond Farm appeal decisions.
Cllr Harvey informed Councillors that the Judicial Review will be heard at the High Court in September 2017

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 said the application was approved at the Swale Planning Committee on 20 July.
Cllr Palmer **PROPOSED** the Parish Council should write to Alok Sharma MP and asked for the decision to be called in due to the traffic and air quality issues; **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY.**
ACTIOB: Clerk to write to Alok Sharma MP.

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 informed Councillors that he had contacted Swale Borough Council as there was work being carried out on the site and it transpired they were shoring up the barriers. No development can take place until a traffic survey, air quality survey and drainage survey have been carried out.

Cllr Haigh thanked Cllr Harvey for his planning report.

8. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 20 June 2017 and consider the recommendations

The minutes of the Amenities Committee meeting held on 20 June 2017 were considered. It was **PROPOSED** by Cllr Coles to accept the minutes as a true record of the meeting: **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**. Cllr Jackson duly signed the minutes as a true record.

Councillors **AGREED UNANIMOUSLY** to the Committee recommendation to accept the quotation of £46 (+VAT) for two Cold Calling Controlled Zone signs and clips and to request a grant from the County Councillor to pay for the sign.

ACTION: Clerk to request grant.

Cllr Jackson informed Members that PCSO John Cork has attended the meeting and he gave a detailed report to Councillors about the issues within the parish and the measures the police are taking to tackle the problems.

Cllr Haigh said the Pavilion has a disabled toilet but no ramp outside for access to the pavilion.

Cllr Jackson said the refurbishment of the Pavilion is being carried out in stages. The terms and conditions for use were also discussed but the priority is to get the Parish Room emptied.

Cllr Mould informed Members that not all the figures for the Festival had been received and it is anticipated the figures will be similar to last year.

Cllr Jackson said there had been trouble at the end of the Festival and the bar was closed fifteen minutes early and there was a distressing incident. The issue had been raised with the Police and Crime Commissioner but there had been no support.

Cllr Harvey said the Inspector of the Community Support Unit has offered to meet with Councillors. He is aware of the incident and will look at rosters next year.

Cllr Jackson said that photos were taken at the Festival and these will be sent to the Police to identify the trouble makers.

Cllr Haigh congratulated all those who organised the Festival which had been another resounding success.

Cllr Jackson said there is a possibility that a chicane will be installed in the Bull Lane/ Playstool Close alleyway to prevent nuisance bikers using the route.

Cllr Harvey said KCC have established ownership of the land in front of Eventide, it is partly owned by Swale Borough Council and partly Highways England. It might be possible for there to be a grant to install a dropped kerb for access.

Cllr Harris asked who is opening the track gate to the car park by the woods and allotments.

Cllr Jackson said a plot holder had been opening the gate early and neighbours lock it in the evening. Sadly, the plot holder who was opening the gate passed away last year and it is now unclear who is opening the gates. The Allotments do have a key to the gate for their use.

Cllr Haigh said the allotment association could be told that they can have an extra key for early risers if they so wish.

Cllr Haigh thanked Cllr Jackson for her report of the Amenities Committee meeting.

9. VILLAGE VOICE AND MEDIA

Cllr Mould circulated a draft of the Village Voice. Further articles will be included.

Cllr Haigh thanked Cllr Mould for his work on the Village Voice.

10. FINANCE

Cheque list: to consider invoices for payment

Payee	Expenditure	Amount	£	Cheque No.
Triple A Paid out of meeting	Festival staging	£1500.00		2647
M Belsom & Son Ltd	Playing Field gate	£582.00		2648
Profile Business Supplies	Village Voice	£60.00		2649
Mrs P Rowe	Litter Picking Recreation Ground and sight checking equipment July 2017	£111.05		2650
Mr M Marshall	Cemetery and Churchyard maintenance July 2017	£490.00		2651
Mrs W Licence	Salary and expenses	£543.56		2652
Cancelled				2653
HMRC	PAYE	£4.00		2654
KALC	Councillor conference	£72.00		2655
Mrs W Licence	Playing field padlock and chain	£163.87		2656
Grasstex Ltd	Playing Field maintenance	£259.20		2657
Mr E Layer	Tap for cemetery	£6.70		2658
KCPFA	Subscription	£20.00		2659
Mrs S Brewster	Festival expenses	£39.40		2660
Mr A Mould	Festival expenses	£123.10		2661
Mr O Field	Festival Compere	£50.00		2662
Cancelled				2663
Rebecca Kent Kent School of Dance	Festival travel expenses	£50.00		2664

Mr R Thompstone	Festival expenses	£12.98	2665
Tom Kellett	Festival Circus workshop	£50.00	2666
Solopress.com	Festival Flyers	£27.00	2667
Brandon Hire Ltd	Festival generator and line marker	£62.56	2668
Cancelled			2669
Mrs E Jackson	Festival expenses	£34.05	2770
Four Jays	Festival toilets	£462.60	2671
Mr G Dudley	Festival BBQ expenses	£510.71	2672
DCK Accounting Solutions Ltd	Payroll	£30.00	2673
Les Langley	Chain saw festival entertainment	£80.00	2674
EMUS	Festival parking and first aid	£100.00	2675
Cancelled			2676
Mrs Dolly Mixture	Festival entertainment	£100.00	2677
Star Protection Services	Festival security	£420.00	2678

BACS PAYMENTS

13.06.17: £262.35 NEST, initial payment

03.07.17: £179.00 Haven Power Ltd

05.07.17: £563.00 Haven Power Ltd

RECEIPTS

£15.00 Control Tech (Festival)

£100.00 Medi Aid (Festival)

£100.00 Mr NJ Maso (Festival)

£32.32 Stackhouse Poland

£50.00 William Whitmey (Festival)

£100.00 Hyundai (Festival)

£800.00 William Whitmey, burial plot and interment

£3944.33 Festival Day

11. ADT

There was nothing to report.

12. CHURCHYARD AND CEMETERY

Cllr Haigh said there is a policy for the cemetery with a schedule of fees for interment, however, there is no fee for scattering of ashes. Swale charge £95 for residents and double for non-residents. Cllr Haigh **PROPOSED** to charge residents £50 to scatter ashes in the Cemetery and £150.00 for non-residents, plaques and plants to be charged at cost: **AGREED UNANIMOUSLY**. The Parish Council will keep records even though it is not legally obliged to do so.

Cllr Harris said that Cllr Layer has very kindly replaced the tap at the Cemetery. The new path has been measured to the boundary and the number of plots will be checked.

Cllr Haigh thanked Cllr Layer for replacing the tap.

It was **AGREED UNANIMOUSLY** to permit the memorial for the late Mr Dobbs.

13. HIGHWAYS

The High Street works will now take place on the nights on Wednesday 23rd August and Thursday 24th August between 20.00 and 05.00 and the A2 closed.

14. STREET LIGHTING

This item has been covered earlier in the agenda.

15. REPORTS FROM MEMBERS

Cllr Palmer said a letter from the PCC has been circulated. Following recent issues with an illegal traveler encampment incurred by a neighbouring parish, the Borough Councillors need to raise the matter with Swale and a procedure be put in place.

ACTION: Clerk to contact Borough Councillors.

Cllr Harvey **PROPOSED** that another padlock be purchased to secure the other gate at the Recreation Ground; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

16. CORRESPONDENCE

1. 01.07.17- UpARA Newsletter- *circulated and added to website*
2. 06.07.17- email from resident concerning Church Lane- *attached*
3. 09.07.17- email from resident concerning Church Lane- *attached*
4. 11.07.17- KCC Streetworks Road Closure – Wardwell Lane, Newington– 27 July 2017- *circulated and added to website*
5. 15.06.17: PCC annual survey *circulated*

17. ANY OTHER BUSINESS

Cllr Haigh said the Parish Council intended to adopt the General Power of Competence when the Clerk obtained CiLCA. Unfortunately, there are insufficient elected Councillors for the Council to adopt the status.

Cllr Haigh **PROPOSED** to write to Savid Javid MP to ask the criteria to adopt General Power of Competence be reviewed; **SECONDED** by Cllr Jackson.

ACTION: Clerk to write to the minister.

Cllr Haigh said the Clerk's salary will be reviewed at the next meeting in line with her contract.

There being no further business, the meeting closed at 8.50pm.

Date of next meeting: Tuesday 29 August 2017

Signed as a true record of the proceedings:

Chair Dated: 29 August 2017