

NEWINGTON PARISH COUNCIL

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

Present: Cllr Debbie Haigh (Chair), Cllr Sue Brewster, Cllr Dean Coles, Cllr Ray Cuffley, Cllr Steve Godmon, Cllr Mel Harris, Cllr Stephen Harvey, Cllr Eric Layer, Cllr Tony Mould and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk).

Also present were KCCllr Mike Whiting, SBCllr Gerry Lewin, SBCllr John Wright and seven members of the public.

1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Elaine Jackson (ill): apology accepted.

2. DECLARATIONS OF INTEREST

None were declared.

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

Councillors considered the minutes of 31 October 2017.

Cllr Harris said the response to the application for the doctors' surgery stated that "*...the applicant has referred to an arrangement with the current owner of The Bull PH*" (minute 8.i) and said it should say "*... currently the owner has an arrangement with The Bull PH*".

Cllr Harvey said the hairdressers had a verbal agreement with the staff of The Bull and that on the evening he believed it to be true.

Cllr Harris asked that 8.i in the minutes be amended to read "Councillors ~~considered~~ *discussed the advantages and disadvantages* of the application and were concerned about that there is no parking provision proposed: instead the applicant has referred to an arrangement with the current owner of The Bull PH; It was noted that some residents are keen to have a surgery in the village but *the majority of Councillors*"

Cllr Haigh **PROPOSED** to accept the minutes as amended 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

Cllr Haigh said the Rochester Bridge Trust has asked the tenant to cut back the hedge by the track to the allotments. The claim for damage to the water pipe is with BT. There has been no response from ADT regarding the disputed work. The Clerk is waiting to hear back from Swale Borough Council regarding having a Tree Preservation Order on two oak trees on Keycol Hill.

5. PUBLIC QUESTION TIME

The meeting was adjourned for the Public Question Time.

#1- The Parish Council should make a donation to CPRE for all the good work they have done for the village.

Cllr Haigh said the Parish Council does not make donations from the precept and only gives from the surplus from the Festival to the school, for use of the playing field, and to Demelza House as the partnership encourages companies to advertise in the brochure and to have a stall at the Festival. The Parish Council has extended its gratitude to Richard Knox-Johnson of CPRE. Residents can set up a JustGiving page online to make donations to CPRE.

#2- *In light of the Judicial Review on Pond Farm, is there any way an appeal can be lodged regarding the decision to approve the application at 99 High Street? The issue of fresh water and drainage has not been resolved.*

Cllr Harvey said he has spoke to Planning Officers at Swale Borough Council, a case would be against the Secretary of State as he employs the Planning Inspector. The Parish Council will consider which action is appropriate, we might write to the MP; it might be best to go back to the Swale Planning Committee; the decision could be challenged under the Town & Country Planning Act 1990 Section 97.

Cllr Palmer said that Section 97 of the Town & Country Planning Act 1990 gives the Borough Council the power to recall an application which has been approved. If Councillors had known the judgement regarding Pond Farm they would have voted differently.

Cllr Harvey said he thought that there was a condition that no work could begin until there has been an agreement with Southern Water regarding drainage.

ACTION: Cllr Harvey to check the planning conditions.

Cllr Haigh thanked everyone for attending.

The meeting was reconvened.

6. VISITORS

i. Borough Councillors

SBCllr Wright said Southern Water is required to supply fresh water and take away the effluent and the permission is granted with the condition that if the drain cannot cope the developer must pay to lay a larger drain

Cllr Haigh said the lack of enforcement at the former Working Men's Club gives little confidence this would be done.

SBCllr Wright said air pollution was at the crux of the High Court verdict and the developer has to prove the mitigation would address the problem. The air quality monitoring system in Newington has been upgraded. The Persimmon development at 99 High Street was granted subject to officers looking at the air quality in the High Street. Swale Planning and Environmental Officers have been liaising with KCC to consider measures to improve the air quality and this will start again following the High Court decision, this is waiting for funding.

Cllr Wright said he has been involved with Newington residents for other matters. A grant of £200 will be made for the pavilion work and a grant of £200 has been given to the Newington Allotments Association.

Cllr Haigh thanked SBCllr Wright for attending and for his report.

SBCllr Lewin reported he has agreed to give a grant of £200 towards the Pavilion work. The question asked of Swale Borough Council is a work in progress with officers taking advice as to the best way forward. The list of complaints attached to the question has been registered and it will be dealt with as a formal complaint. If the Parish Council is not satisfied with the response it could be taken further. There is no news on the Spade Lane appeal.

Cllr Haigh thanked Cllr Lewin for attending and for his report.

ii. County Councillor

KCCllr Whiting reported he has been contacted again regarding the parking issues in School Lane. The Chairman of the School Governors has agreed to consider a walking bus as a way of alleviating the congestion in the vicinity.

Cllr Palmer said that when this had previously been considered concern was raised that the children would have to cross the A2 causing the traffic to stop and increase air pollution.

KCCllr Whiting said there are air quality monitoring stations on the A2, the Borough Council has been briefed that tinkering with air quality per development does not work and consideration is being given to a low emissions zone to remove the most polluting vehicles from the road. This will need funding.

The Borough Council is now in discussions with KCC over the siting of a memorial bench along the A2. The Member grant of £400 has been signed off for the defibrillator, £1,000 has been

agreed for the Pavilion refurbishment and a grant has been agreed for Newington Allotment Association.

The issues with the KCC hosted Parish Council website has been raised, the technicians at KCC say that everything appears to be running well and they will contact the Clerk in a month's time to follow up the matter.

There are posts on social media that KCC are going to cut all rural buses. Routes 326 and 327 which service Newington are subsidised and may be cut. It will be decided in December whether there will be a consultation and if agreed it will go out to consultation in the New Year with a decision in May. The bus company has confirmed that cuts will not affect the Monday to Friday day time services but evening and weekend services would be cut. The school run will not be affected. KCC members need to be lobbied on this matter.

ACTION: An article will be included in the Village Voice with KCCllr Whiting's contact details.

Cllr Harris said that in the Summer there was a general agreement that a speed table in Church Lane would help the traffic problems and that residents would be consulted.

KCCllr Whiting said he would consult with residents to see if they feel there is a problem and find out their preferred solution.

Cllr Haigh thanked KCCllr Whiting for his report and thanked him and the Ward Members for their support of Newington.

SBCllr Wright said bus services are changing nationally with buses on demand being trialled. The subsidised bus services only account for 3% of bus journeys.

7. PLANNING

i. Application: 17/505430/FULL

Address: Oak Hill Farm, Iwade Road, Newington ME9 7HY

Proposal: Conversion and extensions of existing stable/outbuilding to create B1 office use with associated access and parking.

Councillors considered the application and had no objections to the proposal.

ii. Application: 17/505564/FULL

Address: 54 London Road, Newington ME9 7NR

Proposal: Replacement outbuilding (works started)

Councillors considered the application and had no objections to the proposal.

ii. Applications: 17/504734/FULL; 17/504735/FULL; 17/504736/FULL; 17/504737/FULL

Address: Amethyst Horticulture, London Road, Newington ME9 7NY

Proposal: Erection of a multi span polytunnel

Councillors considered the application and had no objections to the proposal.

iv. Application 17/504701/

Address: 47 Playstool Road, Newington Kent ME9 7NE

Proposal: Demolition of existing outbuildings and erection of a single storey side and rear extension. Revised details concerning this application.

Councillors considered the application and had no objections to the proposal.

v. Application: 16/508699/FULL

Address: 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. 16 November 2017 amended plan

Councillors considered the application and had no objections to the proposal.

vi. Application 17/504634/FULL

Address: Bog Farm (Riverview), Wardwell Lane, Lower Halstow ME9 7BP

Proposal: Change of use of land to natural burial ground

Newington Parish Council maintains the Churchyard and owns and operates the Newington cemetery. This is not 'for gain' and we do not consider there is any 'commercial interest' in our comments below:

Councillors considered the application and were concerned as Wardwell Lane is a very narrow lane creating access difficulties. 'Bog Farm' is an apt name for the site: The location is unsuitable and we understand that similar sites have grass car parks; a grass car park here would be unsuitable due to the marshy ground. Concern was raised about the environmental impact a natural burial ground would have given the area is boggy, draining into the old watercress beds and the Libbet stream. Councillors felt technically disadvantaged to know the consequences a natural burial ground would have; this would be a matter for Swale Planning Officers to consider. Councillors **AGREED UNANIMOUSLY** to object to the proposal as the site is unsuitable for a natural burial ground.

vii. To receive an update on planning matters

Application: 17/504062/FULL 43 High Street, Newington, ME9 7JR

Proposal: Change of use from A1 Retail to D1 Non-residential Institution,
Cllr Harvey informed Councillors a decision is yet to be made.

Application: 17/504342/FULL Newington Working Men's Club

Proposal: Retrospective demolition of former Working Men's Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars (Revised)
Cllr Harvey reported questions were sent to Swale Borough Council and this is being followed up.

Cllr Haigh thanked Cllr Harvey for raising the issues with Swale.

Application: 17/504813/FULL Car Wash, 67 High Street, Newington ME9 7JJ

Proposal: Part change of use from car wash to residential for one studio
Cllr Harvey informed Members a decision is yet to be made.

Application: 17/505328/LDEX Rift Valley Farm, Boxted Lane, Newington ME9 7LD

Proposal: Lawful Development Certificate (Existing) for the use of two building
Cllr Harvey informed Councillors a decision is yet to be made.

Application: 17/504445/FULL 1 High Street, Newington ME9 7JR

Proposal: Demolition of existing single storey pitched roof double garage and erection of a replacement single storey pitched roof garage.

Cllr Harvey informed Members the application has been approved.

Application: 17/504376/FULL High Oak Hill Works, Iwade Road, Newington ME9 7HY

Proposal: Demolition of existing buildings and erection of 6 detached, two storey dwellings with associated access, parking and landscaped areas

Cllr Harvey informed Councillors the application has been approved.

Application 17/504702/LAWPRO 47 Playstool Road, Newington ME9.7NE

Proposal: Lawful Development Certificate for loft conversion with hip to gable roof extension including a flat roof rear dormer and roof windows to the front.

Cllr Harvey informed Members the application has been approved.

Application 17/504678/FULL Pear Tree Cottage, Callaways Lane, Newington ME9.7LU

Proposal: Single storey rear extension

Cllr Harvey informed Members the application has been approved.

Application: 17/503349/FULL 9 London Road, Newington ME9.7NP
Proposal: Erection of chalet type dwelling with detached garage ((Resubmission of 16/506230/FULL))
Cllr Harvey informed Councillors a decision is yet to be made.

Appeals to the Planning Inspectorate

Application 17/500946/FULL Land rear of 148 High Street, Newington ME97JH
Proposal: Demolition of existing garage and erection of 3 dwellings to include new access with associated parking and landscaping, erection of 2 detached garages and a summer house/studio
Planning Inspectorate APP/V2255/W/17/3185369.
Councillors agreed to respond:

Newington Parish Council urges the Planning Inspectorate to reject this appeal. The original application caused considerable concern to local residents and to the wider village community. The proposed site lies outside the built up boundary of Newington and is open countryside – designated as such in the Local Plan; as such it would be contrary to Swale Borough Council policies.

Concern remains that access/egress would be opposite the entrance to the development of 124 dwellings (Persimmon), inevitably causing traffic problems.

The Parish Council acknowledges that this appeal concerns a small application, but is still concerned about the cumulative effect of air pollution in the air quality management area of the High Street Conservation Area. This was the subject of the 6 November High Court decision quashing the Gladman developer appeal 500m west, at the other end of the village high street.

The Parish Council would welcome the opportunity to be present at any site visit and requests that the Planning Inspectorate keeps it informed of the progress of this appeal.

Application: 14/501847/FULL 43 Church Lane Newington Kent ME9 7JT
Originally to be determined on the basis of written representations; now Planning Inquiry
Planning Inspectorate ref: APP/V2255/C/16/3158379
Cllr Harvey informed Members the Planning Inquiry has been rearranged to 23 January 2018.

15/500671/OUT and 15/510595/OUT London Road, Newington, Kent ME9 7NL
Cllr Harvey reported the Judicial Review was held in the High Court on 18-19 October 2017 and the developer appeal was quashed on 6 November 2017.

Town and Country Planning Act 1990 (As Amended) – Planning Appeal Householder
Application Location: Cranbrook Farm Callaways Lane Newington Kent ME9 7LU Proposal: Removal of a derelict boundary fence and erection of a new 1.8m high Brick boundary wall. Renovation of existing 340mm high brick garden retaining wall.
Appeal Reference Number(s): APP/V2255/D/17/3179719
Cllr Harvey informed Members that the Appeal has been dismissed.

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 informed Councillors a decision is yet to be made.

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 reported there was no further news regarding the brickearth extraction.

Cllr Haigh thanked Cllr Harvey for his excellent report.

8. AMENITIES COMMITTEE

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

The minutes of the Amenities Committee meeting held on 21 October 2017 were considered. It was **PROPOSED** by Cllr Layer to accept the minutes as a true record of the meeting: **SECONDED** by Cllr Brewster: **AGREED UNANIMOUSLY**. Cllr Layer duly signed the minutes as a true record.

Cllr Haigh said the Amenities Committee has recommended accepting the quotation from Street Lights for £1250 to survey the lamp posts, the Clerk is liaising with Haven Power to determine on which lights the power is paid on.

ACTION: Clerk to ask contractor which OJEU procurement process he is allowed to work with Parish Councils.

Cllr Haigh **PROPOSED** to accept the quotation from Street Lights; **SECONDED** by Cllr Layer: **AGREED UNANIMOUSLY**.

Cllr Harris said there may or may not be funding for the play area and suggested that only urgent work is carried out.

Cllr Coles said some of the issues have been repaired and it had also just having one large new piece of equipment had been considered. A quotation to replace all the equipment had been obtained to give an idea as to the cost involved.

ii. To consider the specification for the pavilion alarm

Councillors considered the specifications for the Pavilion Alarm.

It was **AGREED UNANIMOUSLY** for Cllr Layer to make the final decision as to which alarm to have pending further information being received by the Clerk.

iii. To consider raising a tender for a Pavilion caretaker

Cllr Haigh said the Parish Council is in a position where it would be nice to have a caretaker for the Pavilion, however to employ someone would be expensive. The Council could look for a volunteer willing to take care of the duties free of charge. As well as caretaking duties, the person would be first point of contact for the alarm call out and a payment of £10 per call out between 8pm and 8am and if the police or fire brigade are called out there will be a payment of £10 per hour. There could be more than one volunteer.

Councillors **AGREED** to advertise for a volunteer care taker.

The Amenities Committee will review the fees for pavilion hire.

9. VILLAGE VOICE AND MEDIA

Cllr Mould distributed a list of the rounds and asked that he be informed of any amendments to the rounds.

10. FINANCEi. Cheque list: to consider invoices for payment

Payee	Expenditure	Amount £	Cheque No.
Profile Business Supplies	Village Voice	£60.00	2730
Mrs P Rowe	Litter Picking Recreation Ground and sight checking equipment November 2017	£110.00	2731
Mr M Marshall	Cemetery and Churchyard maintenance November 2017	£490.00	2732
Mrs W Licence	Salary and expenses	£553.69	2733
HMRC	PAYE	£7.60	2734
Tunstall Parish Council	Share of Finance Conference	£12.00	2735
Business Stream	Water supply- cemetery 60.69 Water supply Recreation Ground 80.08 Total	£140.77	2736
Ms L Wright	A Heavey Litter picking 24.09.17 – 03.12.17	£637.50	2737
RJ Moss Ltd	Pavilion redecoration	£4710.00	2738
Tunstall Parish Council	Share of Clerks Conference	£12.00	2739
Grasstex Ltd	Recreation ground maintenance	£309.60	2740
DCK Accounting Solutions Ltd	Payroll fee	£30.00	2741

BACS PAYMENTS

17.10.17 £189.00- Haven Power Ltd

24.10.17 £109.24- Nest

03.11.17 £631.00- Haven Power Ltd

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

ii. Budget 2018-19

Cllr Haigh said the finance working group met to consider the budget. The LED lighting will be over and above what was previously thought as the loan needs to be repaid in five years. There are some lamp post which KCC will not work on and these will need to be replaced at a cost of £1,000 each.

Cllr Harris **PROPOSED** the precept be increased by 2%; **SECONDED** by Cllr Layer; **8 - For, 1 - Against, 1 - Abstention: MOTION CARRIED.**

11. CHURCHYARD AND CEMETERY

Cllr Harris said the Cemetery was in good order and there was nothing to report.

12. HIGHWAYS

There was nothing to report.

13. STREET LIGHTING

This item had been covered elsewhere on the agenda.

14. REPORTS FROM MEMBERS

There was nothing to report.

15. CORRESPONDENCE

1- 03.11.17: NALC News release- circulated

2- 07.11.17: A Nation's Tribute - 11 November 2018 – 100 Years of Remembrance - circulated and sent to NHG

3- 08.11.17: ICO- Preparing for the General Data Protection Regulation guide- circulated

4- 08.11.17: Kent Fire & Rescue Service regarding their Safety and Well-Being Plan and Council Tax Consultation

4. 20.11.17- KALC General Data Protection Regulations Workshop on 14 December at the Spitfire ground, Canterbury

5. 20.11.17- KALC Crime Prevention & Safety Conference 7 December 2017 at Ditton- circulated

6. 23.11.17 KCC Holywell Lane Road closure- circulated and added to website

7. 23.11.17 KCC Doorstep criminal in Faversham offering house painting services- attached and added to website

8. 23.11.17 SBC Memorial bench - London Road- circulated

Cllr Haigh informed member that the bench has been approved by KCC and SBC, the family are paying for the bench and swale will maintain it.

ACTION: Clerk to contact SBC to clarify the position of the bench and request that ideally, we suggested that it should be placed between the Bus stop and Playstool Road, so that residents would benefit from its use.

9. 23.11.17 Sittingbourne lights- details of Santa- circulated

16. ANY OTHER BUSINESS

Cllr Haigh said there have been numerous phone calls regarding the proposed letting of a property to the NHS and why the parish Council has objected to this. Newington Parish Council is a consultee and while Councillors had agreed it would be beneficial to have a doctor's surgery this was not the right place. It was said that a vast sum of money would be given to the Parish Council to make charitable donations and Cllr Haigh reported she made no comment. Councillors are urged not to enter into any conversation with regards to money.

Cllr Harris said that if there is division among members regarding a resolution, there needs to be a proposer and a seconder for the motion.

Cllr Coles said the speed camera near 99 High Street has been moved.

Cllr Harvey said the cameras are being changed to digital cameras and this one was moved because the persimmon development would narrow the road.

Cllr Harvey said the uniformed organisations should be thanked for attending the Remembrance Parade and they were a credit to their organisations.

Cllr Haigh thanked the Newington History Group for the big poppies on the lamp post, with a special thank you to Cllr Coles, Mr Richard Thompstone, Mr Graham Dudley and Mr Stephen Dudley for putting the poppies up.

Date of next meeting: 12 December 2017 for emergency business only.

There being no further business, the meeting closed at 9.41pm

Signed as a true record of the proceedings

Chair
12 December 2017