

NEWINGTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on **31 October 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 Elaine Jackson and Cllr Richard Palmer; and Mrs Wendy Licence (Clerk).

Also present were SBCllr Gerry Lewin, SBCllr John Wright and one member of the public.

1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Tony Mould and Cllr Eric Layer; apologies accepted. Apologies has also been received from KCCllr Mike Whiting at another meeting; apologies noted.

2. DECLARATIONS OF INTEREST

Cllr Palmer declared a pecuniary interest in defibrillators as he works for a company which sells AEDs provides training.

4. MINUTES OF THE PARISH COUNCIL MEETING HELD ON 26 SEPTEMBER 2017

The minutes of the Parish Council meeting held on 26 September 2017 were considered. It was **PROPOSED** by Cllr Haigh to accept the minutes as a true record of the meeting; **SECONDED** by Cllr Godmon: **AGREED UNANIMOUSLY**. Cllr Haigh duly signed the minutes as a true record.

5. MATTERS ARISING FROM THE MINUTES

Bull Lane/A2 junction- Alan Blackburn, KCC Highways, has requested the Traffic Schemes Team to look at road safety issues.

6. PUBLIC QUESTION TIME

No matters were raised.

7. VISITORS

i. Borough Councillors

SBCllr Wright informed the meeting that, although a strong case was made regarding air quality, the London Road application was approved. David Simmons, Cabinet Member for Environment, has looked at the air quality in Newington in conjunction with County Councillors, KCC is now considering extending the 30mph limit zone and other measures.

There are many changes occurring at Medway Hospital and the old Medway plan may be re-instated in 2019 and A&E patients will be assessed by a triage nurse. Part of the scheme will look at putting hubs in the local community such as the Sittingbourne Memorial Hospital although this could cause difficulties with regards to parking. There is the possibility of a doctor's surgery in Newington. The hospital is trying to bring quality services to the community. SBCllr Wright said that he and SBCllr Lewin had attended the Spade Lane Appeal and the decision will be made in due course.

Cllr Harris said the suggestion to make Bull Lane one way would cause problems and if Bull Lane were to be one way it should be the reverse of Callaways Lane.

Cllr Harvey requested this should be made known to officers as residents want the roads to the vice versa.

Cllr Haigh thanked Cllr Wright and Cllr Lewin for attending.

ii. County Councillor

KCCllr Whiting had sent the following report:

Meadow Field School- a letter of support has been sent regarding the proposed expansion of the school from 209 pupils to 348 pupils from 1 September 2019 and to alter the lower age range at the school to include nursery provision. The planned expansion will address an increasing demand for local places within the Division and more generally across Swale for children with profound, severe and complex needs including autism.

Junction 5 – KCC has given assurances of its opposition to the proposed option 12a by Highways England.

Memorial Bench- A request to help establish a memorial bench in the village on land owned by KCC has been discussed with the family and KCC, further details from Swale Borough Council is awaited as to how the matter can be progressed.

Parish website issues- the issue of the slowness of the Parish Council website hosted by KCC has been reported to the relevant Cabinet Member of KCC and the response is awaited.

Cherries Pre-School- assisted in the official opening of a playhouse which was part funded by Members' Fund. Congratulations go to everyone concerned with the pre-school on the wonderful work it does in helping to ensure a good start in life for so many children.

Child's Vision- attended the launch of Child's Vision, a new charity based in Newington, to help young people caught up in domestic violence.

Grants- grants are available for the Parish Council or any organisation which requires help with funding.

Newington Station car park- a response from Southeastern Railways has been received regarding the disabled parking bay. Parking can only be monitored when the station is staffed in the mornings and they rely on the good behaviour of passengers at other times not to abuse the facility.

8. PLANNING

i. Application: 17/504062/FULL

Address: 43 High Street Newington Sittingbourne Kent ME9 7JR

Proposal: Change of use from A1 Retail to D1 Non-residential Institution, Clinic, Health Centre.

Councillors considered 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; the proposed surgery would only be open two afternoons per week and patients would have to attend The Meads Medical Practice which has not direct access via public transport; the location is not suitable as it is directly facing the pedestrian crossing, meaning it would not be possible for drivers to drop patients off outside the surgery; and there is a real concern from some in the Village that existing doctors in Rainham offering a valued service would take the opportunity to reduce their catchment area and remove Newington patients from their list, meaning they would have no alternative to this inadequate provision. It was noted that some residents are keen to have a surgery in the village but Councillors considered that this application was in the wrong place and **AGREED** to object to the application.

ii. Application: 17/504342/FULL

Address: Newington Working Mens Club

Proposal: Retrospective demolition of former Working Mens Club and erection of 9no. dwellings and 1no. maisonette together with carports for garaging of cars

Cllr Harvey said the building had been demolished despite assurance from the owner that it would not be. The village has been let down by Swale Borough Council. The owner undertook not to start work but work has commenced. A Stop Notice was served but work continued. An Enforcement Notice was served and the officer was threatened. The air quality report which had been submitted was one used in 2007 for the cement works. After the Enforcement Notice had been broken, the Swale legal team still did not make a decision as to whether or not to prosecute, the development has gone against everything Swale has done. There was also an

issue of the asbestos waste which was dumped in Detling and a small fine was issued. In the latest application, the dimensions have been changed and the decision will be made on 2 January 2018 but the development will have been built by then. The parish Council does not want to object to this but the Borough Council must enforce where breaches have occurred. The builder starts work at 7am and this causes distress to the neighbours. Swale has done nothing to support the Parish Council or the residents.

Cllr Harvey **PROPOSED** that, unless a satisfactory response is received, the Parish Council should ask a public question of swale and the press be told in advance; **SECONDED** by Cllr Jackson: **AGREED UNANIMOUSLY**.

Cllr Harvey **PROPOSED** that the Council respond that there was no further comment to make on the application; **AGREED UNANIMOUSLY**.

iii. Application: 17/504813/FULL

Address: Car Wash 67 High Street Newington Sittingbourne Kent

Proposal: Part change of use from car wash to residential for one studio flat within the main building

Councillors considered the application and **AGREED UNANIMOUSLY** to object to the proposal as there is no business necessity for the proposal and the site is not suitable for residential use.

iv. Application: 17/505328/LDCEX

Address: Rift Valley Farm, Boxted Lane, Newington ME9 7LD

Proposal: Lawful Development Certificate (Existing) for the use of two buildings

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

v. To receive an update on planning matters

Application: 17/503997/FULL

Address: Cromac, Callaways Lane Newington

Proposal: Construction of a detached, single residential dwelling.

Cllr Harvey informed Members the application has been refused.

Application: 17/504445/FULL

Address: 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 Councillors a decision is yet to be made.

Application: 17/504376/FULL

Address: 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 a decision is yet to be made.

Application 17/504702/LAWPRO

Address: 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 Councillors a decision is yet to be made.

Application 17/504678/FULL

Address: Pear Tree Cottage, Callaways Lane, Newington ME9.7LU

Proposal: Single storey rear extension

Cllr Harvey informed Councillors a decision is yet to be made.

Application 17/504200/FULL
Address: 1 Westwood Walk Newington ME9 7LQ
Proposal: Erection of a two storey side extension
Cllr Harvey informed Members the application has been approved.

Application: 17/503349/FULL
Address: 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.

Application: 16/506230/FULL
Address: 9 London Road, Newington
Proposal: Erection of chalet type dwelling with detached garage
Appeal lodged 23 January 2017 against Council's decision to refuse permission; to be determined on the basis of written representations
Cllr Harvey informed Members the appeal has been refused as the property would be overlooked by the substantive property.

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.
Cllr Harvey informed Councillors a decision is yet to be made.

Application: 14/501847/FULL
Address: 43 Church Lane Newington Kent ME9 7JT
Planning Inspectorate ref: APP/V2255/C/16/3158379
Cllr Harvey informed Members the hearing is on 7 November 2017

15/500671/OUT and 15/510595/OUT
Address: London Road, Newington, Kent ME9 7NL
Application: 15/510595/OUT Land off London Road, Newington,
Proposal: Outline application with all matters reserved (except for the details of a vehicular access point from London Road, including the widening and realignment of the A2) for residential development of up to 126 dwellings (including 30% Affordable) plus 60 units of Extra Care (Use Class C2) an allocated 1/4 acre of serviced land for potential doctors surgery, planting and landscaping, informal open space, children's play area, surface water attenuation, and associated ancillary works. (Resubmission of 15/500671/OUT)
Application: 15/500671/OUT Land off London Road, Newington
Outline application for residential development of up to 330 dwellings plus 60 units of extra care (including a minimum of 30% affordable), an allocated 1/4 acre of serviced land for potential doctors surgery, demolition of farm outbuilding, planting and landscaping, informal open space, children's play area, surface water attenuation, a vehicular access point from London Road and associated ancillary works. (Access being sought)
and Application 15/500694/LBC Land off London Road, Newington
Listed Building Consent for the demolition of redundant farm outbuildings to the listed Pond Farm, in association with outline application for residential development covered under 15/500671/OUT
Cllr Harvey told Members the matter was heard in the High Court on 18 and 19 November and a decision is expected in two weeks.

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. Appellant: Mr Robert Lane
 Appeal Reference Number(s): APP/V2255/D/17/3179719
 Cllr Harvey reported the matter is ongoing.

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 said there is no indication as to when the work will begin.

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 the development is almost completed and people have moved into the
 properties, the S106 money has been requested.
 Cllr Haigh thanked Cllr Harvey for his report.

9. AMENITIES COMMITTEE

i. To receive the minutes of the Amenities Committee meeting held on 24 October 2017 and consider the recommendations

The minutes of the Amenities Committee meeting held on 24 October 2017 were considered. It was **PROPOSED** by Cllr Jackson to accept the minutes as a true record of the meeting: **SECONDED** by Cllr Harvey: **AGREED UNANIMOUSLY**. Cllr Jackson duly signed the minutes as a true record.

Cllr Jackson reported that there had been a very informative and very interesting meeting with Inspector Gavin Wade. Inspector Wade spoke of New Horizons which is the new policing policy and also where the focus of the police will be. He recognised the need for the police to stay later at the Festival and he has offered to meet with Councillors again. The Community Warden's report was also discussed.

The Allotment Association have submitted water meter readings. The Association was thanked for maintaining the memorial garden at the village sign. Following problems with the track gate, the Association have been given permission to have extra keys cut.

The Pavilion redecoration will start on Monday 6 November and the Sports Club has been informed.

A quotation has been received to remove the Pavilion fence and another quote will be obtained.
ACTION Cllr Coles to obtain another quote.

Cllr Jackson said the three issues with the play equipment, which had been highlighted as a moderate risk in the safety inspection report, have been addressed by Cllr Layer. There is the possibility of being able to revamp the area and quotes are being obtained.

There will be a meeting on 14 November to discuss the Newington Festival 2018.

Following the meeting with a street lights contractor, a maintenance contract has been received. There will be a meeting with KCC to discuss the upgrade of the street lights.

There is a proposal to request Tree Preservation Orders on four trees in the Parish.

ACTION: Clerk to follow up.

Cllr Haigh thanked Cllr Jackson for her report.

ii. To consider quotation for Pavilion lock replacement.

Councillors considered the quotation for £100 from Short Locksmith to replace the Pavilion back door lock and **AGREED UNANIMOUSLY** to accept the quotation if it is for a system which cannot be copied from a key.

10. VILLAGE VOICE AND MEDIA

The Village Voice had been finalised following the Amenities Committee meeting.

11. FINANCE

i. Cheque list: to consider invoices for payment

Payee	Expenditure	Amount	£	Cheque No.
Profile Business Supplies	Village Voice	£60.00		2718
Mrs P Rowe	Litter Picking Recreation Ground and sight checking equipment October 2017	£111.05		2719
Mr M Marshall	Cemetery and Churchyard maintenance October 2017	£490.00		2720
Mrs W Licence	Salary and expenses	£584.78		2721
HMRC	PAYE	£7.60		2722
Grasstex	Maintenance of the recreation ground	£208.80		2723
Mr R Thompstone	Postage reimbursement	£2.00		2724
KALC	Councillor Training	£72.00		2725
Mrs E Jackson	Pavilion broom	£12.00		2726
Mr R Cuffley	Councillor training expenses	£10.80		2727
Royal British Legion	Donation for poppy wreath	£75.00		2728
DCK Accounting Solutions	September and October payroll	£60.00		2729

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

BACS PAYMENTS

03.10.17: £631.00 Haven Power Ltd

RECEIPTS

25.09.17: £31.40 Upchurch Parish Council- SLCC share

29.09.17: £26,065.00 SBC precept and lighting grant

ii. Internal Auditor's report update

Cllr Haigh said the Internal Auditor had made observation regarding the minuting of tenders. Advice has been received from KALC that details of unsuccessful tenders need not be minuted as it could be deemed commercially sensitive information and protected by the Data Protection Act.

iii. Forecast of out turn 2017-18

Cllr Haigh said Cllr Harris and the Clerk have worked extremely hard on the out turn, the figures are skewed by the Bobbing Solar Community Benefit payment was received in January and the work on the Pavilion did not start until the current financial year. The remaining work for the Pavilion and also for the cemetery have been added to the outturn and a further £500 needs to be included for the defibrillator. Currently, it is forecast there will be an underspend in 2017-18. There is a query regarding the ADT bill which has been challenged; the BT claim is outstanding; flooring for the pavilion needs to be added; and there may be a street light survey. The Council is in a better position than last year because of the Community Benefit Payment.

Cllr Coles said this is another achievement for the Council.

Cllr Harris said the budget will be discussed at the November meeting and the budget will be agreed in December.

iv. To consider request from Sittingbourne Street Lights for a donation

Councillors considered the request for a donation and agreed that, in line with the Council's policy, it was unable to make a donation to the Sittingbourne Street Lights. Some Councillors are willing to volunteer on the night.

v. To consider quotations for installing defibrillator and maintenance costs

Cllr Jackson said a defibrillator would be covered by the Council's insurance as it is a standard clause in the policy.

Cllr Palmer said the British Heart Foundation (BHF) will give a defibrillator free of charge for a £600 donation, the AED must be kept outside and in an unlocked cabinet to allow twenty-four hour access. The BHF do not give a cabinet which costs £350. A Zoll AED costs approximately £1200. Alternatively, the Parish Council could purchase an AED for £650 and if the Council chooses to put it in a locked cabinet that will cost an extra £450. The County and Borough Councillors have agreed to give £600 and a local company has pledged £200. The AED will need to be fitted by an electrician.

Cllr Harvey said that if a defibrillator were to be sited on the building which might be a doctors' surgery, the surgery might bear the cost.

Cllr Palmer said he will liaise with other businesses to see if they would be willing to have the AED on their building.

Cllr Haigh said the Councillors need to be asked to ring fence the grant money. The provision of a defibrillator should be put on hold until the outcome of the planning application for a doctors' surgery.

The matter will be kept on the Amenities Committee agenda.

12. CHURCHYARD AND CEMETERY

Cllr Harris reported the tree work had been carried out today. A contractor has cut back along the fence and there is a pile of branches which may need shredding. The pathways have been cleaned and the hedge in Boxted Lane has been strimmed. There is a large pile of spoil at the

top of the cemetery and it may have to be taken away by a contractor. The sweet chestnut behind the church has been cut back.

Cllr Haigh thanked Cllr Harris for his report and said the grave have been marked out in the new section of the cemetery.

13. HIGHWAYS

i. To receive an update of roads and pavements

No issues were raised.

ii. To consider street name of the property development adjacent to “Ellens Place”, High Street

Councillors considered the name Eden Meadow which had been proposed and agreed it was not appropriate. Councillors **AGREED UNANIMOUSLY** to propose the name Ellens Meadow. Councillors also agreed that the name of the road at the Working Men’s Club should be Blacksmith Close in keeping with the history of the site.

14. STREET LIGHTING

This matter was discussed earlier in the meeting.

15. REPORTS FROM MEMBERS

Cllr Palmer said the KALC AGM is on 18th November 9.30am and no one is available to attend.

16. CORRESPONDENCE

1. 02.10.17- GPC response from Gordon Henderson - *Circulated*
2. 05.10.17- DCLG: Consultation - Disqualification Criteria for Councillors and Mayors - *Circulated*
3. 05.10.17- DCLG: consultation on “Planning for the right homes in the right places”. The deadline for responses to the consultation is 11.45pm on 9 November.
Cllr Haigh urged all members to respond to the consultation.
4. 05.10.17- Sajid Javid: response GPC - *Circulated*
5. 06.10.17- KCC: Community bus awayday. Invitation to attend on 2 November (Hilton Hotel Maidstone) or 9 November (Ashford International Hotel) 10am- 3pm- - *Circulated*
6. 10.10.17- KALC: 70th Annual General Meeting 9.30am- 2pm (lunch included)- the Parish Council can send 2 voting delegates and 2 non-voting delegates
7. 11.10.17- KALC: Crime Prevention and Safety Conference at Ditton Community Centre 7 December 2017 9:30 - *Circulated*
8. 11.10.17- KALC: Community Awards Scheme 2018 - *Circulated*
9. 16.10.17: Kent County Council: Draft Budget Strategy 2018/19 Consultation - *Circulated* and *added to website*
10. 19.10.17: KALC: Parish news- - *Circulated*
11. 20.10.17: SBC: Draft Statement of Community Involvement 2017 consultation – *Circulated*
Cllr Haigh said Members should look at the consultation.
12. 20.10.17: Newington History Group: new events- *added to website*
13. 23.10.17- Came & Co: Council Matters - *Circulated*
14. 24.10.17- KCPFA: Newsletter - *Circulated*

17. ANY OTHER BUSINESS

Cllr Jackson said Cllr Mould has given her the Jubilee Playing Fields plaque.

It was agreed to put the plaque on the wall of the pavilion by the phone.

Cllr Jackson thanked Cllr Harvey for his support of the residents living near the former Working Men’s Club.

Cllr Harvey asked whether there will be a thank you for volunteers at Christmas.

It was agreed to send volunteers a Christmas card and a message of thanks for their work.

Date of next meeting: Tuesday 28 November 2017

There being no further business, the meeting closed at 20.59pm

Signed as a true record of the proceedings:

Chair
28 November 2017