

EGERTON PARISH COUNCIL

2nd November 2021

Meeting of the Parish Council was held on Tuesday 2nd November 2021

8.15pm Millennium Hall, Egerton

Present

Richard King (Chairman), Peter Rawlinson (Vice Chairman), Cllrs Tim Oliver, Pat Parr, John Lawton, Lois Tilden, Sonia Young (Clerk)

1 member of the public present

Egerton PCSO Laura Langridge was present for a part of the meeting.

1) Apologies

Claire Foinette

Jeff Hopkins

2) Declarations of Interest

Chairman Richard King: declared no financial or business interest in any matters on this agenda nor in any land put forward for development in the Neighbourhood Plan or any land excluded from development in the Neighbourhood Plan process.

Cllr John Lawton: property owned in Harmers Way which is adjacent to land put forward for development.

Cllr Tim Oliver: a relation of his is the owner of Gale Field which is proposed for development in the Neighbourhood Plan.

Cllr Pat Parr: neighbour to site proposed for the Older People's Accommodation at Orchard Nurseries.

Cllr Lois Tilden: declared no financial or business interest in any matters on this agenda nor in any land put forward for development in the Neighbourhood Plan or any land excluded from development in the Neighbourhood Plan process.

3) Minutes of the Previous Meetings

The minutes of the meeting on 5th October 2021

The minutes were approved and signed as a true record of proceedings.

Proposed: Cllr Lois Tilden. **Seconded:** Vice Chairman Peter Rawlinson. **All agreed.**

4) Matters Arising from 5th October 2021

a) Sale of the Shop

Nothing to report about the sale of the former shop and PO. The new owner of The George pub has expressed an interest in exploring opportunities for retail in the outbuildings of the Pub.

Action: Vice Chairman Peter Rawlinson to liaise with the new owner of The George to better understand any potential plans.

b) Post Office

Recent service has been very poor due to equipment and broadband failure as well as the move of the main PO branch at Headcorn and staffing shortages.

c) Vacancy for a councillor

The vacancy has been posted on the EPC website and all noticeboards. The deadline for expressions of interest is November 17th. EPC to review applications at its 7 December meeting.

d) Lenham Heath housing development

Vice Chairman Peter Rawlinson attended the protest day on Sunday October 31st on behalf of Egerton Parish Council. He said good crowds attended and that BBC South-Eastern news covered the protest in its Sunday Evening bulletin. He advised that the next issue of Egerton Update would highlight the reasons for objecting to the development on its front cover and fuller details about Maidstone Borough Councillor's application to develop 5,000 homes on land abutting Egerton.

EGERTON PARISH COUNCIL

2nd November 2021

EPC wrote to Damian Green MP to ask if he was aware of any plan for Ashford Borough Council to join up from the East with the proposed Heathlands development of 5,000 homes. In reply, the MP advised that he was not aware of any such plan.

All councillors present resolved to make individual objections to the proposed development.

5) Chairman closed the meeting for public discussion

Closed: 20.35pm

Opened: 20.45pm

6) Neighbourhood Plan

In the meeting EPC chairman Richard King brought Agenda Item 8 forward to Item 6.

Egerton Neighbourhood Plan Committee chair Jane Carr confirmed that the Examiner had submitted a fact-checking draft report to both Ashford Borough Council and the Steering Group and had requested a response on or before the 15th November. The Examiner had suggested some modifications, which were accepted as helpful by the Steering Group, and which are included in the article for Egerton Update which has been circulated to councillors. A meeting with Ashford Borough Council has been requested to co-ordinate a response.

The final draft of the Examiner's Report is now expected by the end of November. The Referendum is therefore expected in early spring. Jane Carr emphasised the importance of ensuring that as many residents as possible vote, as the 'made' Neighbourhood Plan can help protect the village from unsustainable and unnecessary development.

7) Footpath Report No 139

Footpath Warden Cllr Pat Parr advised that KCC appeared to be lagging in its response to reported items. (See Appendix i)

8) Highways Report No 28

One issue closed and three new reported. (See Appendix ii)

Cllr John Lawton said that he was still waiting for an appointment with KCC to inspect the state of the retaining stone wall opposite to Stisted Way and would enlist the assistance of KCC Councillor Charlie Simkins to chivvy that up.

Action: The Clerk to write to Egerton Primary Headteacher Julia Walker to see if the school's ground maintenance team could remove the ivy growing over the rock wall boundary of the school in order to avoid damage and also to maintain the integrity and character of the village centre.

EPC thanked Sophie Howland for her work in cleaning Egerton Road signs which she undertook to help achieve her Duke of Edinburgh Award.

Resident and EPC tree warden Graham Howland, who was present at the meeting, volunteered to go and clean the drain at Court Lodge, which has once again blocked and caused flooding.

9) Planning

Planning applications submitted to Ashford Borough Council this month for Egerton Parish Council to consider, details of which may be accessed on line at: http://www.ashford.gov.uk/online_planning/

Individuals may also register via the website with ABC to receive regular alerts of new applications and decisions.

EGERTON PARISH COUNCIL

2nd November 2021

21/01720/AS	Egerton	Weald North Ward	Burnside, Rock Hill Road, Egerton TN27 9EA Demolition of existing rear conservatory and construction of single storey side/rear extension
-------------	---------	------------------	---

EPC view: This is a modest proposal, not visible from the road and does not compromise the Parish Design Statement.

Proposed: No objection.

Proposed: Cllr Lois Tilden. **Seconded:** Vice chairman Peter Rawlinson. **All in agreement.**

21/01758/AS	Egerton	Weald North Ward	Pembles Cross Farmhouse, Egerton House Road, Egerton TN27 9BN Proposed external alterations including repairs and replacement of windows, alterations to existing structural openings and associated joinery, refurbishment of roof tiles and tile hanging, wooden brackets added to porch for structural stability, along with associated internal alterations to include removal of partition walls
-------------	---------	------------------	---

EPC view: This application includes a thorough architectural and structural engineering assessment of this Grade II Listed house in need of sensitive blending of preservation, conservation and refurbishment. The proposals in this application look to remedy many of the 20th Century anomalies that currently detract from its original form (such as replacing modern brickwork, concrete tiles in the roof and wall and odd windows). At the same time, to preserve structural integrity and to make it fit for living comfortably today with energy conservation in mind. The appearance of the house as seen from the road would be an enhancement and well within the scope of the Parish Design Statement.

Proposed: Support.

Proposed: Cllr Lois Tilden. **Seconded:** Chairman Richard King. **All in agreement.**

21/01842/AS	Egerton	Weald North Ward	West View, Stone Hill Road, Egerton TN27 9DU Proposed front first floor extension; Proposed dormer window to the rear elevation.
-------------	---------	------------------	--

EPC view: This proposed first floor extension creates more space upstairs in line with the ground floor footprint. It removes the existing area of flat roof and adds a dormer window to break up the expanse of a large roof. The exterior finish will match the existing materials. The plans show an effect that is more aesthetically pleasing, and in line with the Parish Design Statement. As the rear of the building is visible from Stone Hill, this would appear as an enhancement.

Proposed: Support.

Proposed: Cllr Lois Tilden. **Seconded:** Cllr Pat Parr. **All in agreement.**

Other

Cllr Lois Tilden advised that the planning application for the G5 mono pole in the middle of the village on land outside of the school had been refused and that the Planning Officer's report had been very thorough.

Cllrs agreed to try and work with the applicants to find another suitable but less intrusive position in the village for a G5 monopole.

EGERTON PARISH COUNCIL

2nd November 2021

Action: Cllr Lois Tilden

Cllr Tilden said that at its 13th October meeting the Ashford Borough Council Planning Committee, in considering the New Road planning application to build 15 houses in a development that did not follow the ABC's own site allocation, had not taken on board EPC concerns that this would extend the site over a Public Right of Way and would not mirror the end of the village opposite at Stone Hill. The Committee approved the application. She read out the submission she had drafted and Cllr John Lawton had presented in person to the Committee on behalf of EPC. (Appendix iii). Cllr Lois Tilden also read the submission presented in person by Chairman Richard King to the Planning Committee in his capacity as a villager (Appendix iii a). All Cllrs expressed their disappointment at the outcome and their concern that neither the views of the Government Planning Inspector who had examined ABC's site allocation nor local knowledge and experience were considered valid in the Borough Council Planning Committee's deliberations.

10) Orchard Nurseries - update

Chairman Richard King said that the update was commercially sensitive and proposed to move discussion into a closed session.

Proposed: Chairman Richard King. **Seconded:** Peter Rawlinson. **All in agreement.**

11) EPC policies for review and approval:

11a) Finance Regulations 2021.

The Regulations were circulated in advance of the meeting, read and approved.

Proposed: Cllr Tim Oliver. **Seconded:** Cllr Pat Parr. **All in agreement.**

Action: Clerk to pass the approved document for upload to the EPC website

11b) Standing Orders 2021

The policy was circulated in advance of the meeting, read and approved.

Proposed: Cllr Tim Oliver. **Seconded:** Cllr Pat Parr. **All in agreement.**

Action: Clerk to pass the approved document for upload to the EPC website.

12) EPC proposed policy for approval: Public Participation in Parish Meetings

The policy was circulated in advance of the meeting and read and approved subject to the removal of one point.

Proposed: Cllr Lois Tilden. **Seconded:** Vice chairman Peter Rawlinson. **All in agreement.**

Action: Clerk to pass the approved document for upload to the EPC website.

13) Correspondence*

Note: All circulated by email in advance unless marked with a *.

Pre-School AGM details. All. 06/10

Correspondence from Les Bidewell. All. 04/10

Reconnect Funding available (ABC). All/ MR – update/ Preschool 07/10

Recoup recycling discussion group dates. All. 07/10

Kent Rail Summit. All. 11/10

ABC planning training invitation. All. JC. 11/10

NALC chief executive's bulletin. All. 11/10

Rural Services Network bulletin Oct. All. 12/10

Environment Agency free flood warden training. All. GH. 12/10

Joe Lane, South East Water, email to query imminent works to water main at Pluckley. PR. 13/10

South East water draft climate change adaption report consultation. All 12/10

KALC parishonline mapping software demo. All. JC. 12/10

EGERTON PARISH COUNCIL

2nd November 2021

KALC seeks comment on KCC review of its community warden service. All. 12/10
SE Water proposal about Pluckley water main works/ diversion routes. All/ 13/10
KCC road closure 6 days to repair burst water main at Mundy Bois. All 13/10
Email welcome from Clerk to welcome new PCSO Laura Langridge to Egerton. 14/10
KALC AGM Sat 13 Nov Zoom registration details and reminder. All. 14/10
KALC Fire hydrant initiative project follow up. 14/10/ PP
ABC reminder Mayor environmental day. All. 15/10
NALC bulletin – positive role played by Parish Councils. All. 18/10
Follow up communication from new PCSO Laura Langridge. All. 18/10
Rural bulletin. All. 19/10
Govt bulletin – Net Zero policy update. All. 20/10
ABC interfaith week – gathering for peace. All. 20/10
ABC multicultural event Repton Connect. All. 20/10
Parish Council Training Session Nov 3rd cancelled. All. 26/10/2021
ABC Grants. All & Jane Carr and organising committee for Queen’s Jubilee (Saturday). 26/10
KALC training – autumn. All. 26/10
KALC Chief Exec Terry Martin to resign. All. 21/10
KALC climate change conference. All. 26/10
KALC agenda and supporting paper for AGM 13 Nov. 26/10
Letter from ABC chief exec: set up of Environment and Land Mapping Commission. All. JC. 27/10
KCC 425k funding pot. All. JC. MR (Update). 27/10
Local Govt summary of Budget and spending review for local councils. All. 28/10
Maidstone Borough Council Local Plan Regulation 19 Consultation. All. C/MR.
KCC diversion phase 1 SE Water main replacement. All. 29/10
KALC Lighting the beacons The Queen’s Platinum Jubilee. All. 1/11

Cllr Peter Rawlinson advised that following the notification from SE Water about the 8-month work to replace the water main in Pluckley, he and the Clerk has attended the public webinar and as a result, invited the team from SE Water to Egerton to meet with himself and Chairman Richard King. Following that meeting at the Millennium Hall, the initially proposed diversion that would have taken all HGV and vehicular traffic through Egerton for 8 months had been reviewed. HGV traffic was subsequently diverted away from of Egerton. Cllr Peter Rawlinson said that the six attendees from SE Water and Clancy Docwra had been responsive and open to all suggestions. He said he felt that the outcomes achieved had been positive and added that Egerton had also worked well with Pluckley Parish Council to achieve the right solution for all those impacted by these necessary works. Cllr Lois Tilden said that she would submit the Egerton goes Green re-usable hessian bags as a positive case study to KALC who were seeking case studies from parishes for its Climate Change Conference in December.

Note

Website

October minutes
November agenda

14) Finance

Accounts

Expenditure		Cheque No	£
Jimmy Boyle	Litter removal 17/06 – 20/10	BACS	45.92

EGERTON PARISH COUNCIL

2nd November 2021

KALC	S Young attend Finance Conference	BACS	60.00
PKF Littlejohn	Annual Governance and Accountability Return year to 31 March 2021	BACS	360.00
Tim Kent	Repair and refurb rotten finger post and reinstate	BACS	389.00
Ivan Moss	Fit basketball board and hoop and construct mounting board	BACS	412.00
Sonia Young	Salary	BACS	922.46
HMRC	Salary	BACS	389.61
Total			£2578.99

Income			
Millennium hall	Peppercorn rent	Cash	00.10
Total			00.10

Bank Reconciliation Balance as at 31st October 2021 £18309.40 less un-presented cheques as follows:

--	--	--	--

Actual balance = £18,309.40 as at 31st October 2021

Accounts for Egerton update magazine

Expenditure		Cheque No	£
Total			

Income			
Total			

Bank Reconciliation Balance as at 31st October 2021 £5012.70 Less un-presented cheques as follows:

--	--	--	--

Actual balance = £5012.70 as at 31st October 2021

Accounts for Village Projects

Expenditure		Cheque No	£

EGERTON PARISH COUNCIL

2nd November 2021

Income			
Interest			0.18
Total			£0.18

Bank Reconciliation Balance as at 31st October 2021 £20, 890.88 Less un-presented cheques as follows:

--	--	--	--

Actual balance = £20, 890.88 as at 31st October 2021

Village Projects fund

Pre-school move	£11,288.65
Village Hall	£ 9,602.23
Total	£20,890.88

Accounts for Neighbourhood Plan

Expenditure		Cheque No	£

Income			

The accounts were approved.

Proposed: Chairman Richard King. **Seconded:** Cllr John Lawton. All in agreement.

Chairman Richard King proposed to move discussion of an employee PAYE tax issue into closed discussion.

Proposed: Chairman Richard King. **Seconded:** Peter Rawlinson. All in agreement.

15) Any other business

- South East Water. See minute under correspondence (Item 13) above.
- Village website. Discussion adjourned by the chairman to the 7th December EPC meeting.
- Welcome packs. Two delivered – one at Elm Close and the other, Water Villas, Rock Hill Road.
- EPC laptop. The laptop has failed three times and will not update or re-boot and as such the Clerk is struggling to work safely and efficiently. Cllrs agreed to buy a new laptop and spend up to £500. The Clerk thanked villager Malcolm Laws for his time, advice and help on trying to resolve the problems.

Proposed: Chairman Richard King. **Seconded:** Cllr Lois Tilden. All in agreement.

16) Closed Session items

The Clerk read the confidential minute of the 7th September closed session that related to an update from the Working Group for Older People’s Accommodation.

The minutes were approved and signed as a true record of proceedings.

Proposed: Chairman Richard King. **Seconded:** Cllr Tim Oliver. **All in agreement.**

The Clerk read the confidential minute of the 5th October closed session that related to an update from the Working Group for Older People’s Accommodation.

The minutes were approved and signed as a true record of proceedings.

Proposed: Chairman Richard King. **Seconded:** Cllr Tim Oliver. **All in agreement.**

Confidential minutes were taken on this closed session, for approval in due course.

EGERTON PARISH COUNCIL

2nd November 2021

Meeting closed at 10.20 pm

Next meeting: Tuesday 7th December 2021

Appendix i

Report no. 139 of the Egerton footpaths representative – November 2021 Meeting

5 Outstanding Issues remain from the October 2021 report. Issues 3 and 4 have been updated since that report.

1 Closed Issue (Item 3)

0 New Issues

The outstanding issues below are listed with the KCC Reference, the date reported, the footpath number, the location, the difficulty experienced and the status of action.

1. **PROW 210554009.** 24/05/21. AW76 opposite Kingsland Lane, Mundy Bois Road. Broken stile. Still Awaiting Allocation
2. **PROW 210561834.** 24/05/21. AW79 Mundy Bois Road to Rockhill Road (opposite The Laurels). Broken stile (bottom plank flicks up when you step on it as both ends have come loose from the supporting posts). Still Awaiting Allocation.
3. **PROW 210696737.** 24/06/21. AW88 Stone Hill end of this footpath. Fallen tree from Barlings side over the track. KCC felt this was the landowner's tree and offered to contact the owner, the result of which was KCC will take responsibility for this issue and get it cleared. TREE CLEARED; ISSUE CLOSED.
4. **PROW 210834144.** 15/08/21. AW90 Green Wickets Animal Sanctuary, Rockhill Road end. A resident reported that the wooden fingerpost is lying on the ground at the entrance of the property. The Clerk lives nearby and will check that it has been re-erected.
5. **PROW 210959063.** 10/09/21. AW75 at Heronsdale, Wanden Lane. Egerton resident complaint of overgrowth (brambles) and fence panel leaning towards the footpath. Below photos were sent to KCC.

The photograph shows ivy covering the footpath.



EGERTON PARISH COUNCIL

2nd November 2021

The image shows a fence that has fallen across the footpath



6. **PROW210998966.** 20/09/21. AW76 opposite Kingsland Lane, Mundy Bois Road, broken stile. This was reported in July 2019 under ref PROW214250. In March 2020 KCC reported 'landowner action' and dropped it from their records. Still Awaiting Allocation.

Appendix ii

Report no. 28 of the Egerton Highways Representative – November 2021

Summary

Closed Items	1
Open Items	7
New Items	3

Closed Issues

Reference	Description & Status
594146	Stonebridge Green Road – Drainage & Flooding
Logged	Sept 2021
Status	Works completed

Outstanding Issues

Reference	Description & Status
546693	Link Hill Lane - Drainage & Flooding, Blocked drain
Logged	17/01/2021
Status	Works being programmed
Update	No change
42003307	Rock Hill Road – Retaining Wall vegetation damage to grouting
Logged	May 2021
Status	Enquiry investigated and customer updated
Update	KCC have asked for a site meeting – date to be arranged.

EGERTON PARISH COUNCIL

2nd November 2021

583038	Crocken Hill Road – Steps from highway to pavement overgrown
Logged	June 2021
Status	Work has been planned as part of regular schedule and will be undertaken shortly.
Update	No change
589193	Stonebridge Green Road - Blocked drain/gully
Logged	July 2021
Status	Job attended more work needed
Update	No change
589015	Stonebridge Green Road - Blocked drain/gully
Logged	July 2021
Status	Job attended more work required
Update	No change
589164	Mundy Bois Road nr Newland Green – Ditch Problems
Logged	July 2021
Status	Enquiry under investigation
Update	No change
598619	Forstal Road - Bus Stop Lines worn
Logged	Sept 2021
Status	Enquiry under investigation
Update	No change

New Issues

Reference	Description & Status
11205485	Drainage & Flooding – Blocked Drain/Gully – Stonebridge Green Road
Logged	October 2021
Status	Enquiry attended – more work needed
60000501	Winter maintenance – salt bin empty – Bedlam Lane/Forstal Road
Logged	October 2021
Status	Works being programmed
No reference	Road Repair – Barhams Mill Road
Logged	October 2021
Status	Order raised – works raised by KCC Highways

Appendix iii)

Presentation made by Cllr John Lawton to Ashford Borough Council Planning Committee 13th October 2021 in respect of planning application [21/001600/AS](#) land adjoining Four Winds

EGERTON PARISH COUNCIL

2nd November 2021

“Egerton Parish Council acknowledges positive elements of this application, recognising that the site was allocated in the Borough’s 2030 Local Plan. But we have serious concerns.

The application is misleading and inconsistent. It oversteps the Borough Plan Allocation, paving over an historic track, now a public footpath, damaging the landscape and heritage, contrary to policies ENV 3a and ENV 13.

The Borough Plan Inspector stated **“Egerton is one of the smaller and more remote villages in the Borough. However, the delivery of around 15 dwellings on New Road (S30) would round off this end of the village, bringing the edge of the built form in line with the recently built Harmers Way development opposite.”** The application site plan contravenes this. Its Design and Access Statement hints at future land-grabbing, as the whole field is delineated.

Certificate B of the application gives three addresses without identifying the persons on whom a section 16 notice was served.

Egerton’s Neighbourhood Plan, at Examination stage, includes adjacent, derelict and land-locked Orchard Nurseries as a site for 8 houses for local older people selling their larger homes. Highway access could get it onto ABC’s Brownfield register. As an infill, it offers real opportunity for development. Negotiations began in 2020 with this application’s landowners to provide access but despite EPC agreeing cost and conditions, the landowners withdrew. Their developer suggested EPC support an unallocated site in exchange. EPC refused. Yet rejecting Orchard Nurseries from the Neighbourhood Plan would also frustrate Ashford’s housing delivery targets.

The developers assert the Neighbourhood Plan is not a material planning consideration, but EPC disagrees, based on the Government’s NPPF. Decisions not based on it could be unlawful and open to challenge.

I therefore urge members either to:

- refuse the application because it:
 - oversteps the allocation boundary
 - is contrary to ABC Plan policies ENV 3a ENV 13
 - should be determined through the NPPF’s legal requirements within the ABC Plan - and there are no material circumstances indicating otherwise
 - contradicts the Inspector’s findings on the site boundary
 - places a housing estate over the footpath, harming its character, appearance and significance to the detriment of the landscape and amenity of footpath users.

OR

- Defer the application to enable access negotiations to be concluded which might potentially result in material circumstances that could exceptionally justify the grant of a non-policy compliant planning application in the special circumstances of this case.”

Appendix iii a)

Presentation made by Cllr. Richard King to Ashford Borough Council Planning Committee 13th October 2021 in respect of planning application [21/001600/AS](#) land adjoining Four Winds

Government says ‘development plans are at the heart of the planning system, with a requirement set in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise’.

This application extends beyond the boundary of site S30 by almost half an acre. This addition to site S30 is not ‘slight’ or ‘minimal’ as the applicant suggests, and using policy HOU5, “residential

EGERTON PARISH COUNCIL

2nd November 2021

windfall development in the countryside”, to justify an extension to a designated site is certainly not what policy HOU5 is intended for.

The applicant states: “the allocation boundary is arbitrary”. This is not true. Paragraph 4.53 of Policy S30 of the 2030 Local Plan states: *“The prominence of the site’s location at the entrance of the village makes it essential that detailed consideration is given to design and layout issues. This site has a rural aspect, and its development will impact on views of the village church when approached from the south, a scheme of no more than 2 storeys would be most appropriate here. The site should mirror the building line on the opposite side of the road.”*

So, policy S30 actually stipulates that “The site should mirror the building line on the opposite side of the road”. Egerton’s village boundary is defined by Stone Hill Road, and your 2030 local plan unquestionably requires that it continues along the footpath, the traditional continuation of this route NE into the nearby orchard. The aerial photograph in the officer’s report illustrates this quite clearly. The intention and requirement of your adopted 2030 local plan is very specific; the traditional lane and footpath are the obvious boundary to any extension of the village south-eastwards. To propose building to the SE beyond this line completely contradicts the requirements of Policy S30.

Paragraph 12 of the NPPF states *“Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”*. There is no over-riding material consideration to justify extending the development of this site beyond the boundary established in policy S30. The local plan should be followed.

Please refuse or defer this application and ask the applicant to come back with a proposal which respects the requirements of your 2030 local plan.