

EGERTON PARISH COUNCIL

2nd March 2021

The meeting of the Parish Council was held on Tuesday 2nd March 2021
Via Zoom at 8.00pm.

Present

Richard King (Chairman), Peter Rawlinson (Vice Chairman), Claire Foinette, Jeff Hopkins, John Lawton, Tim Oliver, Pat Parr, Lois Tilden, Sarah Elworthy, Ken Mulholland (Ward Councillor – Ashford Borough Council), Sonia Young (Clerk)

Jane Carr NHP Chairman

6 members of the public were present.

1) Apologies

Charlie Simkins - Kent County Councillor. Confidential reason given

2) Declarations of Interest

Pat Parr: gift of land

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

John Lawton: stated that as a matter of record he lives in Harmers Way which is adjacent to land put forward for development in the Neighbourhood Plan

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

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

Peter Rawlinson: declared no financial or business interest in any matters on this agenda, no ownership or interest in any land put forward for housing development in the Neighbourhood Plan or any land excluded from housing development in the Neighbourhood Plan

Claire Foinette: 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.

3) Minutes of the Previous Meeting

The minutes of the meeting on 2nd February 2021.

Amendment approved @ 4a. Amend to state: 'her' unresolved complaint not 'an unresolved complaint'

Amendment approved to item 14: amend to include a timeframe for the dogs on leads trial of 'six to 12 months'.

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

All in Favour:

Richard King, Peter Rawlinson, Claire Foinette, John Lawton, Jeff Hopkins, Tim Oliver, Pat Parr, Lois Tilden

Against: Sarah Elworthy

4) Matters Arising from 2nd February 2021

Footpaths Report

Report No. 130 of the Egerton Footpaths Representative – see attached report at end of the minutes.

One new issue – Wanden Lane Safety Fence – reported pending resolution.

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Highways Report

Report 20 of the Egerton Highways Representative – see attached report at end of the minutes.

John Lawton requested everyone report verge issues to add to the ongoing list.

Charlie Simkins thanked EPC for its letter of thanks to KCC Highways.

- **Flooding at The Forstal**

Discussed under item 18

- **Lenham Heath Garden Community**

No update. John Lawton to liaise with Kate Hammond to report at April EPC

- **Sale of the Shop**

Ongoing. Prospective purchaser still engaged with the process.

- **Village Signs and noticeboards**

Noticeboard renovation on The Glebe progressing. EPC said they were very grateful to the anonymous villager for all their renovation work.

- **Welcome packs**

Pat Parr advised three welcome packs delivered and three pending. EPC agreed to fund the printing of more packs.

5) Public Discussion

The meeting closed at 8.35pm for public discussion. Meeting re-opened 8.37pm

6) Planning

Planning applications submitted to Ashford Borough Council this month for Egerton Parish Council to consider and decisions recently taken by ABC to be noted, 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.

New

21/00199/AS Full Planning Permission	4 Feb 2021	Egerton Weald North Ward	590411 147239	Rock Hill Barn, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP Construction of a Oak Framed, Oak Clad outbuilding for Home Office Use
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This proposal is for a timber-framed and clad building measuring 5.5m x 3.5 m and a low -pitched roof (3.4m) behind the dwelling, a converted barn. There is ample space for this relatively modest sized building within a large rear garden, with access from a track at the rear of the barn as well as from the rear of the dwelling. The materials used complement the style of the Grade II Listed barn conversion and thus meet the Parish Design Statement principles. Its position would not overlook the adjoining dwellings and there is no impact on the street scene.

Recommendation: No objection

EPC decision: No objection, in keeping with Parish Design Statement and surrounding architecture

21/00240/AS Full Planning Permission	10 Feb 2021	Egerton Weald North Ward	590457 147221	Rock Hill House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP Construction of a cart lodge building, the construction of a bin store and adjoining log store, associated landscaping works; the installation of a woodburner flue within the roof of the existing potting shed.
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This is a multiple application. The proposed cart lodge building is a 3-bay garage and store to be constructed with an oak frame and weather-boarding with a Kent peg tiled roof and storage above, in keeping with the nearby converted farm buildings. The oak will be allowed to weather and “silver” to match the existing potting shed on the opposite side of the house. The garage will be set into the front garden nearer to the house than the existing garage but within a new landscaped area and extended gravel drive to allow vehicles to turn and exit to the road forwards. It will be behind a high hedge alongside the road and is in proportion to the house and garden. The current garage is further away from the house, does not enable turning before exiting to the road and is inadequate for the owner’s vehicles. The bin store and log store will be positioned alongside the hedge near to the driveway entrance. These items too will be of oak weatherboarding and with tiled roofs. Although these could be seen from the road, the bin store will cover the household bins and the street scene will be enhanced. The potting shed will need a flue for the proposed log burner and this requires listed building consent. The flue is a modest proposal and should not detract from the overall vista.

Recommendation: Either no objection or support on the grounds that the bin store will enhance the street scene.

EPC decision: No objection, meets Parish Design Statement principles, supports improvement to access and enhancement of street scene

21/00264/AS	Egerton	Weald North Ward	Watersheet Farm, Bedlam Lane, Egerton, Ashford, Kent, TN27 9DA Lawful development certificate - existing - use of the building as general residential and private car storage
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This is an application to regularise the use of a former farm outbuilding as car storage and for general domestic use. The applicant has submitted confirmation in the form of signed affidavits from neighbours and others that the building has been in this use of over 10 years. There is no visual change and no impact on the street scene as the building is set back from the road quite a distance behind the house and other buildings.

Recommendation: No Objection

EPC decision: No objection, indistinct from road and insignificant

Decided planning applications

20/01715/AS Refuse	Egerton	Weald North Ward	Land north east of The Low House, Forstal Road, Egerton, Kent Application for planning in principle for an entry level exception scheme in accordance with Paragraph 71 National Planning Policy Framework 2019 comprising the erection of up to 9 entry level (discounted market sales) dwellings
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20/01784/AS Permit	Egerton	Weald North Ward	Appleby Oast, Green Hill Lane, Egerton, Ashford, Kent, TN27 9EY Single storey rear extension
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20/01727/AS Prior Approval Is Given	Egerton	Weald North Ward	Ragged Barn, Mundy Bois Road, Egerton, Ashford, Kent, TN27 9ER Prior approval for change of use of the existing agricultural building and land within its curtilage into a single dwelling-house.
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20/00799/CONA/AS Discharge of Condition	4 Feb 2021	Egerton Weald North Ward	590894 147445	Sun Patch, The Street, Egerton, Ashford, Kent, TN27 9AL Discharge of conditions 3 & 9
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20/00799/AM01/AS Non material change	8 Feb 2021	Egerton Weald North Ward	590894 147445	Sun Patch, The Street, Egerton, Ashford, Kent, TN27 9AL Non-material minor amendment to planning approval 20/00799/AM01/AS (Demolition of existing bungalow and erection of two detached dwellings with associated amenity and parking) for alterations to plot 2: internal alterations and alterations to windows/ doors openings.
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7) Neighbourhood Plan (NP) Update

Jane Carr advised on the areas of redrafting of the Neighbourhood Plan after consideration by EPC. All agreed with the new draft paragraphs.

Three issues outstanding:

- An external review – advised as commencing March 14
- Comments from Ashford Borough Council (ABC) still awaited. English Rural Housing met ABC about Gale Fields and, as a result, reduced the total number of houses proposed for the site. This will be a minor amendment to the NP
- Proposal that the Pre-School move be included as a Community Aspiration.

ABC councillor Ken Mullholland said the NP was a very professional document and praised all the work of the steering group.

Submission of the Neighbourhood Plan to ABC proposed.

Proposed: Richard King.

Seconded: Peter Rawlinson

All agreed.

8) Older People's Housing

Richard King advised that the Working Group for Older People's Housing had sent a revised financial offer to the owners of the proposed New Road Development site to purchase access into the proposed Orchard Nurseries site. He said that there had been a positive response from the owners. Peter Rawlinson reminded councillors that any agreement was without prejudice and still subject to final agreement. Legal documentation was pending in order to progress to the point where a final contract could be agreed by both parties.

Move to discuss the details of the new offer in a confidential session.

Proposed: Richard King

Seconded: Lois Tilden

Agreed: Tim Oliver, Peter Rawlinson, Jeff Hopkins, John Lawton, Claire Foinette

Unable to vote: Sarah Elworthy

9) PCSO - Kyle Farnfield PCSO 46061547-A report has yet to be received this month.

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10) Social Media – continuation of February discussion

Discussion postponed to April EPC.

11) Broadband and fibre to the home

John Lawton advised that Egerton was lagging behind other villages ie Pluckley in terms of formalising a bid for available grants. Formation of a working group has been proposed. This would be a non-EPC group but would require the support of the EPC. John Lawton said he was happy to help co-ordinate but did not have time to lead the working group.

Action: John Lawton and Richard King to meet with Ellie Rogers of Egerton House.

12) The Parish Assembly

The dispensation to suspend the EPC AGM and The Parish Assembly ends May 7th. EPC AGM could be held via Zoom at the 6th May meeting.

Action: Clerk to seek advice from NALC.

13) Risk Assessment and Maintenance

Egerton Micro Library in the Phone Box is over-flowing – villagers are using it to dump unwanted books. There is a notice to only add books that can be put on a shelf – this to be renewed.

Action: Lois Tilden

Village phone box still out of action

Action: Peter Rawlinson

Skate Ramp. Do Not Use tape put back; inspection pending

Swing spacing for health and safety/ COVID.

Action: Inspection report awaited.

14) GDPR

Clerk to review the data held by Clerk and its storage and security. Film Society review complete.

Neighbourhood Plan review complete. Total EPC review should be complete by April EPC.

Action: John Lawton to contact Kirska Lommerud-Olsen to review the data held for the Games Barn for storage and security.

Action: John Lawton to contact Ruth Haggie ref the storage and security of data by the Tele-Cottage

15) Correspondence

All circulated by email in advance unless marked with a *

Note

Letter from Mrs Julia Walker ref parking issues at Egerton Primary. 9/02: All

NALC chief execs bulletin of 29 Jan. Sent 9/02/: ALL

Local Govt Bulletin. 9/02/: All

NALC bulletin. 9/02: ALL

RSN newsletter – rural funding update. 8/02/ ALL

Local Govt Bulletin – electric charging points. 9/02 ALL

NALC event – rebuilding communities 9/02. ALL

KALC News – 9/02. ALL

KALC Flood Warden Training. 9/02. JL

Ice and snow advice – health and safety advice. 9/02. CF and SE

KALC comments on Handforth Parish Council furore. 9/02. ALL

GOVT bulletin – delivery plan for local elections 9/02/. ALL

KCC Fly Tipping Campaign. 9/02. ALL

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ABC weather disruption to refuse collection. 9/02. ALL
 KALC - Natural Environment Investment Readiness Fund. 11/02. ALL and Jane Carr
 KALC – call for Govt to strengthen sanctions re bad behaviour in public life. All. 16.02
 Rural Services network newsletter: events to support community-led affordable homes. RK/LT/JC 16.02
 Kent police Commissioner’s winter report. All. 17.02
 NALC bulletin – new video series – the role of the councillor and how to become one. All. 23.02
 NALC advice – remote meetings and next steps. All. 23.02
 KALC Kent area agenda and zoom log in. All. 23.02
 Rural bulletin. All. 23.02
 KCC: Covid roadmap following PM announcement. All. 23.02
 Kent Wildlife Trust spring newsletter. All. 23.02
 Kent Highways – letter of thanks from EPC circulated to internal teams. All. 24.02

Pre-School chairman vacancy. EPC to assist as much as possible.

Action: Clerk to liaise with current chairman to see how the recruitment process is progressing.

School parking

Action: Clerk to liaise with PCSO to see if occasional presence could be increased to help improve parking problems at collection times.

Web Items

February minutes

March agenda

Draft February minutes

16) Finance

Accounts – to be approved

Budget spend to date – to be noted

Accounts

Expenditure		Cheque No	£
Reimburse Sonia Young	Ryman printer paper and ink	BACS	98.97
Reimburse Sonia Young	Gov.Uk DBS (CRB) check	BACS	23.00
H James	Support job handover clerk	BACS	150.00
S Young	Dec 9 hours clerk support	BACS	119.60
Claire Foinette	Reimburse costs for village planters		199.98
SLCC S Young training – reimburse	February	BACS	24.00
Sonia Young Salary	February	BACS	953.34
HMRC	Feb	BACS	22.00
Total			1590.89

Income			
Donation	To village sign	BACS	200.00
Total			200.00

Bank Reconciliation Balance as at 28th February 2021 £6,040.91 less un-presented cheques as follows:

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Actual balance = £6,040.91 as at 28th February 2021

*** 4 Feb transfer from deposit account: £6,172.83**

Accounts for Egerton update magazine

Expenditure		Cheque No	£
BIG Print	Feb print. Production. paper	BACS	1,186.00
Total			1,186.00

Income			
Advertising			2,275.00
Total			2,275.00

Bank Reconciliation Balance as at 28th February 2021 £6,347.70 less un-presented cheques as follows:

Actual balance = £6, 347.70 as at 28th February 2021

Accounts for Village Projects

Expenditure		Cheque No	£

Income			
Interest			0.16
			0.16

Bank Reconciliation Balance as at 28th February 2021 £20, 603.48 less un-presented cheques as follows:

Actual balance = £20,603.48 as at 28th February 2021

Village Projects fund

Pre-school move	£11,288.65
Village Hall	£ 9,314.83
TOTAL	£20,603.48

Approval of the accounts for the month, for cheques to be signed and internet transfers to take place:

Proposed: Pat Parr

Seconded: Claire Foinette

All agreed

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17) Implementation of the Dogs on Leads policy – signage and location

Sarah Elworthy's proposal for signage and siting agreed.

Proposed: Peter Rawlinson

Seconded: Tim Oliver

Action: Sarah Elworthy to report on estimated costs at next EPC

18) Any Other Business

- **Fire hydrants**

Kent Fire Service asked EPC to inspect all Egerton fire hydrants. Pat and Don Parr have inspected all 30 village hydrants. Majority perfect and the Parrs cleared the rest. One at Egerton House Road/Coach Road junction has been referred to Kent Fire Service as it cannot be kept clear. Missing covers also noted and list sent. EPC thanked Pat and Don Parr for their work.

- **Post Office**

Complaints received due to poor service/ continued breakdowns. Clerk and Chairman have been corresponding to get the problems resolved.

- **Potential grant for EPC website upgrade**

EPC does quality for a grant however strategy ref look, navigation, compliance and accessibility met last year. No ambition to change to a new provider at this point.

Action: John Lawton to explore what enhancements the current platform could offer and scope benefits.

- **Sewage and Flooding issues at The Forstal**

Lois Tilden advised that Southern Water make stringent requirements of developers ref the infrastructure for water management and sewerage. Lois Tilden has the name of a contact at Southern Water and is pursuing that for the EPC to review all the current issues being faced. Some local Egerton residents are taking up the formal process of complaint with Southern Water to receive compensation for sewerage leaking into their gardens. Lois Tilden is advising them. The residents will take the issue to OFFWAT if Southern Water route not productive.

Claire Foinette volunteered to assist Lois Tilden to meet Southern Water to pursue the problems and seek resolution.

- **Village Spring Clean**

Sarah Elworthy confirmed as the lead on this and will formulate the plan.

- **EPC Risk Assessment**

Action: Clerk to check with EPC auditor about when the annual EPC Risk Assessment is required.

- **Cricket nets**

Jeff Hopkins advised that The Wickens Fund will be paying for two new modern nets and a new artificial surface on the site of the existing nets. Total investment £25,000. EPC welcomed the initiative.

- **Salt bins**

Clerk has been liaising with KCC Highways on getting the salt bins replenished and a new emergency back-up bag.

Action: clerk to follow up on damaged Salt Bin at Stonebridge Green

- **Clerk IT system**

Upgrade to software and memory needed – monthly 365 license package proposed. An external hard drive also to be investigated.

Action: Clerk and John Lawton

19) Confidential Item

CLlr Sarah Elworthy left the meeting

Clerk read the confidential minute of the 2 February EPC.

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The minutes were approved and signed as a true record of proceedings subject to two amendments.

Proposed: Claire Foinette

Seconded: John Lawton

A confidential note of the business conducted is on file.

The meeting closed at 10.05 pm

Next meeting: Tuesday 6th April 2021

Egerton Parish Council meeting held via Zoom due to lockdown from Covid-19 Report no. 131 of the Egerton footpaths representative – March 2021

1 Closed Issue – Item 6, job completed.

1 New Issue has been reported since the February 2021 report.

6 Outstanding Issues from the February 2021 report remain.

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. **PROW549664.** 14/05/19. AW84 Egerton House Road/Coach Road from the Court Lodge orchard. Erosion of steps down to the road. Status: "Work Scheduled"
2. **PROW359025.** 09/09/19. AW94 Coldbridge. Broken stile on the right-hand side of the lane, (just before woodyard). Status: "Awaiting Allocation"
3. **PROW191180108.** 06/11/19. AW65 Behind Jollis Field, Coldbridge Lane, at river bridge, a tree has fallen. Status: "Awaiting Allocation"
4. **PROW 200491079 and PROW 200484748.** 19/04/20 and 24/04/20. AW90 Green Wickets, Rockhill Road. The outcome of the complaints received about being unable to use the public right of way at Green Wickets is that KCC said because of the spread of the virus a temporary block was put on that part of AW90 with signs either end, there being an alternative footpath nearby. Keep on list to reinstate access once the situation changes back to normal. This part of footpath AW90 is still closed. Status: "In Progress".
5. **PROW 200992767.** 01/09/20. AW88 Greensand Way at Elm Close. Wooden fingerpost at the steps down to the hall is rotten and needs replacing. Status: "Work Scheduled"
6. AW90 at Ragged Barn, Mundy Bois Road. 04/01/21. Complaint that it is not clear when coming down AW90 from the north to Ragged Barn where the exit is. Ramblers went wrong and had to climb over a 5-bar gate which was padlocked and they thought it was the correct way. Waymarkers have been placed where needed. Job completed.
7. **PROW 210133402.** 17/01/21. AW101 at property Netherfield in Chapel Lane a mini railway track has been erected partly along the line of the footpath to the right of the property which means the footpath is very narrow in places with the danger of slipping and falling down into the ditch which at the present time is flowing nicely! Status: "Awaiting Allocation"

NEW ISSUE

1. **PROW210298069.** 08/02/21. AW104 at Wanden Lane. Metal safety fence on the right-hand side of the bridge crossing the ditch has fallen over. Status: "Allocated – Awaiting Inspection"

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Report no. 20 of the Egerton Highways Representative - March 2021

Summary

Closed Items	4
Open Items	10
New Items	2

Closed Issues

Reference	Description & Status
549713	Coach Road – Northern section – Multiple Potholes
Logged	29/01/2021
Status	Works completed
549280	Stonebridge Green Road – Potholes
Logged	27/01/2021
Status	Works completed
549467	Crocken Hill Road – Drainage & Flooding, Blocked drain
Logged	28/01/2021
Status	Works completed
549460	Crocken Hill Road/Forstal Road – Multiple Potholes
Logged	28/01/2021
Status	Works completed

Outstanding Issues

Reference	Description & Status
505386	Crocken Hill road -Blocked Drain/Gully
Logged	12 th May 2020
Status	Works being programmed
507083	Forstal Road/Bedlam Lane – Flooding
Logged	26 th May 2020
Status	Enquiry under investigation
517224	Munday Bois Road – Flooding & Drainage
Logged	3 rd August 2020
Status	Works being programmed
525179	Field Mill Road, by Field Mill – Drainage & Flooding, Blocked drain/gully
Logged	16 th September 2020
Status	Job attended; more work required

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494493	Kingsland Lane – Drainage and Flooding, Carriageway flooded
Logged	29 th February 2020
Status	Works being programmed
42003189	Stone Hill Road – Multiple Potholes
Logged	22/01/2021
Status	Works being programmed
546626	Rock Hill Road – Drainage & Flooding, Blocked drain
Logged	17/01/2021
Status	Job attended; more work required – now 550098
544281	Rock Hill Road – Drainage & Flooding, Blocked drain
Logged	07/01/2021
Status	Job attended; more work required– now 550098
544278	Rock Hill Road – Drainage & Flooding, Blocked drain
Logged	07/01/2021
Status	Job attended; more work required– now 550098
546693	Link Hill Lane - Drainage & Flooding, Blocked drain
Logged	17/01/2021
Status	Job attended; more work required

New Issues

Reference	Description & Status
553150	Rock Hill Road – Salt Bin empty
Logged	Not advised but during February
Status	Under investigation
553958	Barhams Mill Road – Multiple Potholes
Logged	Not advised but during February
Status	Works being programmed

Other Matters

Verge issues to be reported in the spring (please advise if others need to be added to this list)
<ol style="list-style-type: none"> 1) Forge Lane 2) Field Mill Road - between Woodside Bungalow and Horseshoe Cottage 3) Greenhill Lane - either side of the junction with Mundy Bois Road 4) Egerton House Road - by Star & Garter Cottage.