

EGERTON PARISH COUNCIL  
4<sup>th</sup> June 2019

The meeting of the Parish Council was held on Tuesday 4th June 2019  
in the Committee Room of the Village Hall, Egerton at 8.00pm.

**Present:** Richard King (Chairman), Peter Rawlinson (Vice Chairman), Sarah Elworthy, Claire Foinette, Jeff Hopkins, John Lawton, Tim Oliver, Pat Parr, Lois Tilden, Ken Mulholland (Ward Councillor) and Heather James (Clerk)  
2 members of the public were present.

**1. Apologies:** All present

Richard welcomed all the new Councillors and thanked Ambrose Oliver and Graham Howland for their hard work during their term in office.

**2. Declarations of interest:** Pat Parr- Gift of land

- 3.** The minutes of the meeting on 14<sup>th</sup> May 2019 AGM: The minutes were approved and signed as a true record of proceedings. **Proposed:** Pat Parr; **Seconded:** Claire Foinette

**4. Matters Arising from 14<sup>th</sup> May 2019 AGM**

a) **Report No. 110 of the Egerton Footpaths Representative – June 2019**

See attached report at end of minutes

**New:** The telegraph pole barrel strainer outside Brook House has broken, the Clerk will report to BT Openreach. **Action:** Clerk

b) **Highways:**

See attached report at end of minutes

**New:**

The Clerk will ask the maintenance team to re-attach Village Hall signs onto new sign showing 1&2 New Road. **Action:** Clerk

Ken has contacted ABC to have the trees in the garden of 10 Crocken Hill removed as they could potentially be a danger to property.

c) **Mobile phone signal:** Peter will report at next meeting

**Action:** Peter Rawlinson

- d) **Notice board:** The quote received from Maypole Construction Ltd for £1350.00 + VAT which has been accepted now needs to be funded. Pat has requested funds from Charlie Simkins which he has agreed to £500. The Clerk requested to Ken Mulholland if he could provide some funding, he has agreed to provide £500. The PC had given a donation of £400 to Egerton Playing Fields Committee which Jeff offered to fund

from Geoff Wickens estate and refund the money to EPC. This could then be added to funds needed for notice board. £500 + £500 + £400 = £1400 the shortfall would be taken from the contingency fund. The Clerk will contact Maypole Construction Ltd and request the work be started on the new notice board.

**Action:** Clerk

- e) **Older people's accommodation:** For the benefit of new Cllrs Richard outlined the history of the project since its inception some 15 years ago and summarised the current position. Following consideration of several other potential sites suggested by ABC, the 'Orchard Nurseries' site had been given to the Parish as a gift by Derek Marks in 2017 and had been agreed by ABC as a suitable exception site for homes for older people in the village, although it is rather small for the purpose. The Parish Council had been introduced to a specialist developer, Gary Reeve-Wing (Court Royal Rural Housing Partnerships CIC) by Jennifer Shaw, the Housing Strategy Manager at ABC, and we had been working with him for the past 4 years with the intention of forming a Community Interest Company or Community Land Trust to manage the project, although no formal agreement existed between us. ABC planners and KCC Highways require that access to the 'Orchard Nurseries' site be from New Road, probably through the old allotments site, now included for development (S30) in the Ashford 2030 Plan, as the current access opposite the church was not acceptable. ABC Planners have confirmed that this would be achieved by a condition when planning was granted on the New Road site. A Parish Council working group comprising Richard King, Peter Rawlinson, Heather James, Lois Tilden and Elaine Graham (Neighbourhood Plan) had been delegated the task of overseeing the project and meets regularly, the most recent meeting taking place on 16 May with representatives of Court Royal and officials from ABC's Housing and Planning teams. A number of issues were clarified and some legal points were identified that required guidance from EPC's solicitors. A meeting with EPC's solicitors has been arranged. Following the death of Derek Marks in December 2018 the working group have agreed that if possible the Parish Council should enlarge the 'Orchard Nurseries' site to a more appropriate size by acquiring Derek's bungalow and garden, 'Sunpatch', although they understood that provision had been made in Derek's will for it to be offered first to a named potential buyer. After a discussion it was unanimously agreed that the Clerk should write to the Executors of Derek Marks estate to formally record the Parish Council's interest in acquiring 'Sunpatch' and request that the Parish Council be considered as a purchaser should it be offered for sale.
- Action:** Clerk & Richard King
- f) **Village sign opposite Barrow House:** Work is progressing.
- g) **Extension to Games Barn:** This is ongoing with prices being sourced for various options. Jeff, Tim and the Clerk will have a meeting with Bill Smyth to assess progress. Report next month.
- Action:** Jeff Hopkins, Tim Oliver, Clerk
- h) **Saplings:** Graham will check with Kent Woodland Trust ready for next year. **Action:** Graham Howland,
- i) **Red Phone Box:** Peter has offered to change the light bulb for a new one, assisted by Richard.
- Action:** Peter Rawlinson, Richard King
- j) **Sign on Rock Hill Road:** Lois has contacted KCC highways steward who will check if the sign is a distraction to road users.

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- k) **30 MPH sign:** Due to illness Richard was unable to attend so the meeting was postponed to a later date. Richard is awaiting to hear when the meeting will take place.
- l) **Sale of Barrow House:** The freehold is offered for sale as although the current landlords hold the lease they have the option to buy the freehold hence how the pub is being offered for sale freehold. The pub was registered as an asset of the community value, the Clerk will check with ABC if they should be advised by the landlord that the property is on the market. Once reported this would trigger the moratorium meaning EPC could have an option to bid or not. As it is a commercial transaction hopefully it will attract a purchaser.  
**Action:** Clerk
- m) **Merchant Navy Day:** Tuesday 3<sup>rd</sup> September. Martin Chapman has agreed to raise the flag on the church tower. Sarah Widd will make sure the flag is delivered to Martin.
- n) **Election Forms:** All Councillors had to complete Declaration of Pecuniary Interests forms, Acceptance of Office forms these were delivered to ABC by the Clerk. Also election expenses forms had to be completed by all Councillors even if the sum was zero. Some of these forms were delivered by the Clerk others were submitted by Cllrs.
- o) **VE Day Celebration 75 Years:** Richard suggested that maybe Egerton would like to have a celebration as was held for the 50<sup>th</sup> anniversary. It was suggested to put a request in the next Egerton Update to see if villagers thought this was viable and if a working party could be formed to organise the celebrations. The Clerk gave Peter the information she had been sent from ssafa which he would put into the Update.  
**Action:** Peter Rawlinson
- p) **KALC Event:** Sarah attended the Dynamic Councillor event as a new Councillor and found it very useful. Sarah is EPC web site Cllr and will contact David Buckett (internal auditor) to get a clear idea of the work involved with making the web site compliant. Sarah has already started checking statutory documents, John has offered to work with Sarah.  
**Action:** Sarah Elworthy, John Lawton
- q) **Sunstone Systems equipment:** Autonomous Remote Communications using renewable energy to power. It was agreed this equipment would not be for use on a permanent basis but for temporary use on the likes of building sites.
- r) **Egerton Update:** Lois had suggested all Cllrs do a small article for the Update to introduce themselves to village residents. To make it a simple format for all Lois will produce a template for Cllrs. Peter will bring a camera to the July meeting to take the pictures of Cllrs.  
**Action:** Lois Tilden, Peter Rawlinson
- s) **Sanctuary Housing:** Claire has read through the tenant's handbook, a copy of which is on file with the Clerk. It seems that only repairs would be carried out not whole replacements of a kitchen or bathroom. Claire has emailed Sanctuary and is awaiting a response. Many residents of Sanctuary housing in Harmers Way have had maintenance issues. Claire will follow up with residents and report at July meeting.  
**Action:** Claire Foinette
- t) **GDPR:** All Cllrs need to have an email that is password protected and for Council business only. A suggestion would be (as Peter has already) [nameegertonpc@hotmail.com](mailto:nameegertonpc@hotmail.com) or similar. The Clerk will check with Hugofox, web site provider, if this is something that can be achieved through their web site. Sarah is happy to assist with the setting up of new email address'.  
**Action:** Sarah Elwothy, Clerk

5. **PCSO:** A report has been received and circulated to all Cllrs. Another meeting is planned with PCSO'S and Parish Council representatives have been invited. Claire will attend the meeting on 11<sup>th</sup> July at Tenterden Town Hall. Peter suggested inviting Crime Commissioner Matthew Scott to a PC meeting, the Clerk will contact his office. **Action:** Claire Foinette, Clerk
6. **Neighbourhood Plan Update:** Lois gave an update on the Neighbourhood Plan: The NP Group is in the final stages of refining the site assessment matrix, following a pilot study of its effectiveness on random sites, so that there is reassurance as to its objectivity and completeness in evaluating all the sites put forward by landowners for potential development. Further work is also going on to complete surveys and reports on green spaces and heritage sites/items. Meanwhile, policies are being drafted, backed up by all the evidence gathered and studies conducted. This is leading to a first draft of the Neighbourhood Plan. This draft will be shared with EPC before the meeting between the Group and EPC which was agreed should take place on Wednesday 10 July at 7.30 pm in the Committee room. Following this, there will be a presentation and open consultation for the whole village on Saturday 13 July, which the Group will publicise.
7. **Sale of shop:** Going ahead slowly. All in hands of solicitors.

8. **Correspondence**

All circulated by email in advance unless marked with a \*

**Action**

Simon Harris Welcome/Update: cycling and walking strategy-Sarah All 21/5  
VE day 75: All 28/5

**Note**

KCC Vegetation Information letter: All 21/5 – **This has been put on notice boards and Lois will post on Next-door.**

Neighbourhood Watch Ashford & District - Conference and AGM: Lois 21/5

Invitation to 'Kent Digital Accessibility Conference' at University of Kent: Thursday 6th June 2019

\*KCC Waste management charges-**Peter will put this in the next Update magazine.**

Council's Market Stalls event - 6th June from 3pm: All 28/5

\*Letter of thanks for donation to church.

\*Letter of thanks for donation to Wealden Wheels.

\*Emails from Village hall committee and Computer Centre thanks for donations.

KALC - Communication and Social Media Networking Event and Introduction to Planning for Local Councils

Leader's Briefings – Safety in Action Event and One You is on the Move: All 30/5

Leader's Briefing notes on Ashford events: All 30/5

KALC Holiday booking scams, warning: All 30/5

KALC Councillors Conference taking place on Thursday 18<sup>th</sup> July 2019: All 4/6

**Web Items**

April minutes

June agenda

Draft May minutes

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**9. Accounts**

Approval of the accounts for the month, for cheques to be signed and Internet transfers to take place.

**Proposed** John Lawton; **Seconded:** Jeff Hopkins;

Expenditure		Cheque No	£
Sarah Elworthy	KALC attendance	BACS	60.00
Mrs H James	June salary	BACS	732.09
HMRC	June	BACS	217.47
Games Barn	VAT reclaim	BACS	117.67
Computer Centre	VAT reclaim	BACS	233.22
			<b>1360.45</b>

<b>Income</b>			
HMRC	VAT reclaim	BACS	1811.21
			<b>1811.21</b>

**Bank Reconciliation:** Balance as at 30<sup>th</sup> May 2019 £13,370.04 less un-presented cheques as follows

Wealden Wheels	donation	1331	500.00
			<b>500.00</b>

**Actual balance = £12,870.04 as at 30<sup>th</sup> May 2019**

**Accounts for Egerton update magazine**

Expenditure		Cheque No	£
Printbig	Issue 14	BACS	1363.00
			<b>1363.00</b>

<b>Income</b>			
Advertising			240.00
			<b>240.00</b>

**Bank Reconciliation:** Balance as at 30<sup>th</sup> May 2019 £5,335.70 un-presented cheques as follows:


**Actual balance = £5,335.70 as at 30<sup>th</sup> May 2019**

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**Accounts for Village projects**

Expenditure		Cheque No	£

<b>Income</b>			
Interest			0.82
Pre-school	donation	500103	181.00
Pre-school	donation	500104	65.00
Hall extension	donation	500104	36.00
			<b>282.82</b>

**Bank Reconciliation** Balance as at 30<sup>th</sup> May 2019 £20,124.75 Less un-presented cheques as follows:


**Actual balance = £20,124.75 as at 30<sup>th</sup> May 2019**

**Village Projects fund**

**Pre-school move = £10,921.65**

**Village Hall = £ 9,203.10**

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**Total = £20,124.75**

**Accounts for Neighbourhood Plan**

Expenditure		Cheque No	£

<b>Income</b>			

- a) Total Budget 2019-2020 £37,055
  - b) Precept and Grant £19,540
- Actual amount spent to date is £4,879.19

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**10. Public Discussion**

Richard King closed the meeting at 9.48pm for the public discussion, the meeting re-opened at 9.50pm.

**11. 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/](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:**

<a href="#">19/00737/AS</a>	Egerton	Weald North Ward	<b>Rock Hill Farm, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP</b> Partial change of use of workshop/storage area to live/work unit to provide a 1 bedroom flat with changes to fenestration, addition of rooflights and external staircase.
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**Lois to comment**

<a href="#">19/00681/AS</a>	Egerton	Weald North	<b>Barn west of Amherst Court, Bedlam Lane, Egerton, Kent</b> Prior notification for the change of use of agricultural building and land within their curtilage to two residential dwellings.
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**Lois to comment**

<a href="#">19/00706/AS</a>	Egerton	Weald North	<b>Stone Hill Barn, Stone Hill Road, Egerton, Ashford, Kent, TN27 9DU</b> Construction of new four bay garage and tractor store
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**Lois to comment**

<a href="#">19/00651/AS</a>	Egerton	Weald North	<b>Amherst Farm, Bedlam Lane, Egerton, Ashford, Kent, TN27 9DA</b> Loft conversion and installation of log burner flue
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**Awaiting decision:**

<a href="#">19/00570/AS</a>	Egerton	Weald North	<b>Long Ridge, Egerton House Road, Egerton, Ashford, Kent, TN27 9BD</b> Proposed replacement garage with one bedroom annexe over.
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<a href="#">19/00564/AS</a>	Egerton	Weald North	<b>New Stonehill Farm, Stone Hill Road, Egerton, Ashford, Kent, TN27 9DU</b> The addition of a Glass Canopy to the rear elevation of the property.
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<a href="#">19/00306/AS</a>	Egerton	Weald North	<b>Appleby Grange, Green Hill Lane, Egerton, Ashford, Kent, TN27 9EY</b> Proposed agricultural barn and access track
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**Decided planning applications:**

**12. Any other business/information:**

- Cllrs role on Parish Council-Sarah- **4r**
- Statutory documents to be reviewed- **As reported 4p Standing Orders, Asset register, Statement of Internal Control (SIC), DPI's, Code of Conduct all will be checked by Sarah.**
- Fence opposite Barrow House- **The hedge has been taken out and a new fence erected. Lois will check if the height of the fence exceeds height permitted without planning permission as it is alongside the highway. If this is the case Lois and Peter will visit the resident to discuss the issue.**
- Welcome Pack-Pat- **Delivered to Shielings. Other requests for packs to be delivered were put forward.**
- Clearing bank behind Millennium hall.- **Graham and Peter will undertake the work**
- Risk assessment forms-Claire **Any points raised by Claire will be put to the maintenance committee.**
- NHS survey-Richard

The meeting closed at 10.35pm

Next meeting: Tuesday 2nd July



**Report No. 110 of the Egerton Footpaths Representative – June 2019**

**Red print means New since last report**

**Outstanding Footpath Issues:**

1. **PROW981700 and 599699.** (John Bunyard). Reported 14<sup>th</sup> August. AW64 Opposite Egerton House, right hand side of large field. Dangerous stile sloping down steep hill. *“Work Scheduled. We are currently waiting for a delivery of gates from our supplier”.*
2. **PROW297375.** (Denise Smith). Reported 27/01/19. AW95 down Bedlam Lane, footpath at “Badgers” on the right before Goodwin Cottages (Sue Palmer) two consecutive stiles are in awful condition, see photos. *Still “Awaiting Allocation”*
3. **PROW241068.** (Shirley Missing). Reported 20/03/19. AW69. Footpath at bottom of Tim Oliver’s garden leading across the field towards “Rockdale”. The fingerpost finger has snapped off. **KCC have replaced the fingerpost. ISSUE CLOSED.**

**New Footpath Issues:**

1. **PROW549664.** (Graham Howland). 14/05/19. AW84 steps down to Egerton House Road/Coach Road from the Court Lodge orchard. There seems to be some soil erosion happening down the steps. The soil between each board is a lot lower than the top of the board and erosion of the soil at the bottom part of the board on some steps. *“Allocated. Awaiting Inspection”*



From bottom, up



From top, down



Bottom of one step

2. **PROW249870.** 22/05/19. Neil Crossley-Roberts. AW71. Newland Green Lane. Stile rotten, Mrs Crossley-Roberts hurt her ankle but is ok. *“Awaiting Allocation”*
3. **PROW392151.** 22/05/19. Neil Crossley-Roberts. AW68 opposite Buss’s Farm. Dangerous stile as the plank is wobbly when you stand on it. *“Awaiting Allocation”*

**Report No. 1 of the Egerton Highways Representative – June 2019**

**HIGHWAYS**

**Outstanding Highways Issues:**

1. **411169.** (Ruth Haggie). One of the five drains reported by Ruth remains blocked under this new issue number. *“Works being programmed”* but at our March meeting Peter said he would have a look and try to unblock it.

**Update:**

PR has investigated but been unable to find a blocked drain in that area so we agreed to remove this issue for now.

2. **David Hopkins** asked for reversion of the name plate sign back to Nos. 1 and 2 New Road leading to Elm Close. ABC agreed to this and are making up a new sign.

**Update:**

The new nameplate has been installed. ISSUE CLOSED.

3. **403901 (10/1/19).** (Jonathan Elworthy). Bad reinstatement of road at the corner of his property and Iden Lane after utility works. *Not Highways. Passed to Others. Removed from KCC listing.*

**Update:**

PP discussed with Jonathan Elworthy who has confirmed this still needs attention. JL raised with new KCC Steward, Aaron Thompson on 31<sup>st</sup> May 2019. Response awaited

4. **414010.** (Heather). 26<sup>th</sup> February 2019. Complaint by residents of Newland Green Lane of multiple potholes down the entire length of the lane. *“Works being programmed”.*

**Update:**

*“Works Completed”* so ISSUE CLOSED.

5. **389358 and 415968.** (Heather). 5<sup>th</sup> March 2019. At the Parish Council meeting it was reported that KCC had resolved the first report **389358** of a dip/depression on part of Greenhill Lane near to the property Appleby Grange by putting up signage to say there was a dip in the road and to be cautious. A further complaint was made **415968** that residents felt the response was not acceptable, Charlie Simkins was asked to investigate and received a response from Lisa Willoughby of KCC that appropriate action was taken but that damage to vehicles due to the depression can be claimed for from KCC.

**Update:**

Following intervention by Charlie Simkins, County Councillor Lisa Willoughby (interim Steward) undertook to discuss with Lee Goodman, the District Operations Engineer. Aaron Thompson has since been appointed as the new Steward and JL has asked AT/CS for an update of the current position (31/5).

6. **416280.** (Richard King). 9<sup>th</sup> March 2019. Charing Heath to Egerton Road opposite Coach Road (bottom of the hill). Road resurfacing materials have completely covered the drain at this point causing more flooding than usual. Drain needs debris removed and the drain desilted/unblocked.

**Update:**

KCC status remains “*Enquiry under investigation*” but this drain appears to have been cleared for now so to be closed. Will reopen with KCC if following heavy rainfall it is apparent that here is still a problem

7. **Richard Wall** emailed on 10<sup>th</sup> March 2019 regarding strong gales having brought down one of a large number of trees believed to be owned by John Lumley of Stonebridge Barn and he ask that we discuss the fact that “*these trees have been neglected and now represent a serious threat to life were they to fall on vehicles. Can we get Highways to speak to the owner? I trust that you would all agree that these trees need either to be removed or at least brought down to a height that would be appropriate to protect an orchard should one be replanted.*”

**Update:**

The Clerk wrote to John Lumley who replied that he would be looking into what work needs to be carried out. Graham has visited the site and it is a conservation area so John will have to contact ABC to obtain necessary permission before works can be carried out.

**New Highways Issues:**  
**None**