



**The meeting of Egerton Parish Council was held on Tuesday 2 December 2025
7pm Committee Room, Millennium Hall, Egerton**

Present

Cllrs: John Lawton, Peter Rawlinson, Jeff Hopkins, Pat Parr, Claire Foinette, Sue Stone, Richard Wall, John Harper, and Simon Palmer. Clerk Sonia Young.

Nineteen members of the public were present.

1) Apologies

Borough Cllr Kayleigh Brunger-Randall.

2) Declarations of Interest

Cllrs Palmer, Parr, and Harper: neighbours to the Orchard Nurseries site proposed for development and neighbour to one site put forward for consideration for the Ashford Borough Council Local Plan 2042.

3) Minutes of the Previous Meeting – 4 November 2025

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

Proposed: Cllr Foinette. **Seconded:** Cllr Palmer. **All in agreement.**

4) Matters Arising from 4 November 2025 (not covered by the agenda below)

4.1.1 Replacement tree on Elm Close.

Cllr Rawlinson said that tree warden Graham Howland will view the proposed replacement tree and advise if it can be transplanted.

4.1.2 Upcoming defibrillator installations

EPC has purchased a defibrillator for installation at Link Hill where a resident had offered to host it and meet the costs of the electrical supply. A resident at Henshaw Place is also installing a defibrillator and kindly offered it for use by villagers. A map showing all village defibrillators will be created and posted on the noticeboards. The current list of locations in the back of Egerton Update will be amended to include the new sites.

Action: Clerk to thank Stratton Richey for his liaison with both residents, and his ongoing management of all village defibrillators.

4.1.3 Update on grant application to Kent Active Sport towards the installation of adult gym equipment

The application by Games Barn committee chair Melanie Rawlinson to Kent Active Sports for a grant towards the installation of adult outdoor gym equipment, was successful; £1k was secured towards the cost of the equipment that will be sited adjacent to the Games Barn. The Geoff Wickens Trust will also donate towards the cost of the five units which will allow seven residents to exercise at the same time. In addition, a large portion of the monies raised by villagers at the 2018 fete and earmarked to build a village MUGA in memory of Joshua Wilkinson, will now be used towards the establishment of a dedicated area of outdoor gym equipment in his memory. The Clerk said that the equipment would be installed in late January.

4.1.4 Update on the replacement swings and perimeter fencing, plus new toddler wobbler

Cllr Foinette said all items will be installed pre-Christmas.

4.1.5 Update on the proposed timeline for PO van visits to replace the pop-up Post Office.

Cllr Harper said no new information was available.

4.1.6 Millennium Hall sound system

Cllr Harper said the sound system had been ordered.

4.1.7 Henshaw Place signage removal

The Clerk has written to Canham Homes to request removal of the entryway hoardings and flags.



4.1.8 Football Field Fencing

Vice-chair Cllr Rawlinson has worked with a contractor to replace uprights and repair the fenceline. It was noted that more remedial repair works are needed; Cllr Rawlinson will report on this in due course.

4.1.9 Renewal of the Asset of Community Value on The George public house

The Clerk confirmed that the renewal is with the ABC legal department.

4.1.10 EPC comment on the MBC consultation re the Lenham Heathlands Development

Chair Cllr Lawton and member of the Egerton Parish Council Housing and Development sub-committee, Lois Tilden, are considering the EPC response and will circulate a draft of proposed comments to all Cllrs for review and approval. The submission deadline is 15 December.

Chair Cllr Lawton said that the proposed development of 5,000 homes on the boundary with Egerton will have a major impact on Egerton as a village and substantially increase traffic levels. He said the business case for the development pivoted on the building on a new rail halt to service the new homes, but any such new halt had not yet been approved.

Vice-chair Cllr Rawlinson attended the recent protest meeting at Lenham on the behalf of EPC. He said the protest meeting was reported on Meridian TV.

5) Chair to close the meeting for public discussion

Meeting closed at 19.20

Meeting re-opened at 19.53

Decision Items

6) Planning and Development

Planning applications submitted to Ashford Borough Council this month for Egerton Parish Council to consider, details of which may be accessed online at:

<http://www.ashford.gov.uk/onlineplanning/>.

6.1 Applications submitted

6.1.1

Case Reference:	PA/2025/1983
Location	Burscombe Oast, Coach Road TN27 9BB
Proposal	Erection of a single-storey rear extension and a pool house connected by a glazed link

EPC view: The design is in keeping with the property which is not listed.

Proposed: No comment.

Proposed: Cllr Wall. **Seconded:** Chair Cllr Lawton. **All in agreement.**

6.1.2

Case Reference:	PA/2025/2006 and 1972
Location	Malthouse Farm, Rock Hill Road TN27 9EB
Proposal	Listed building consent for rear single-storey extension following the demolition of an existing single-storey extension and porch; removal of chimney, widening of door opening; removal of a modern gas fireplace, reinstating a historic door opening; installation of a WC in the understairs cupboard and repositioning of modern partition

EPC view: Subject to the agreement of the conservation officer, EPC views the application as a minor modification of already approved plans.

Proposed: Support

Proposed: Cllr Wall. **Seconded:** Vice-chair Cllr Rawlinson. **All in agreement.**

6.1.3



Case Reference:	PA/2025/1995
Location	Manor Pound, Chapel Lane TN27 9EB
Proposal	Two-storey annexe to serve Manor Pound

EPC view: The property is not listed, and the space will be used as an annexe only to the main house.

Proposed: Comment only

Proposed: Cllr Wall. **Seconded:** Cllr Parr. **All in agreement.**

6.1.4

Case Reference:	PA/2025/2053
Location	Box Farm, Bedlam Lane TN27 9BX
Proposal	Single-storey self-build dwelling with change of use of land and associated landscaping following demolition of existing barn.

EPC view: Permission was given under Part Q to retain and adapt the barn into a residence and now it is proposed to knock it down – no part of which is covered under Part Q.

Proposed: Object

Proposed: Cllr Palmer. **Seconded:** Chair Cllr Lawton. **All in agreement.**

6.1.5

Case Reference:	PA/2025/1967
Location	Rock Hill Farm, Rock Hill Road, TN27 9DP
Proposal	Proposed conversion of live work unit to 1no dwelling house to include an annexe and carers' suite, plus detached garage.

EPC view: Cllr Wall got in touch with the planning officer for this application as a quantity of essential information is missing. EPC Cllrs cannot not see clearly – or understand - what is being proposed. Notably, the application mentions a garage, but no details or a block plan of the location of it are included; the proposed building falls within the sensitive curtilage of a listed building; the plans appear to show it as three separate residences as no access points are shown between unit one and the annexe, or carers' unit; as three distinct units, three parking spaces is the minimum requirement whereas only two are shown in the application. EPC Cllrs agreed that it could not hold a full and proper discussion on a submitted application with critical information missing and, as such, had no option but to reject it at this stage.

Proposed: Object

Proposed: Cllr Wall. **Seconded:** Cllr Palmer. **All in agreement.**

6.2 Other Egerton Planning and development updates

No updates available.

7) Financial Report

7.1.1 Unbudgeted invoices over £1,000 to be approved for December payment

None.

Information Items

8) Correspondence

8.1 First Tier Tribunal (General Regulatory Chamber) Information Rights Case reference FT/EJ/2025/0010: Jonathan Elworthy vs Egerton Parish Council



On 19 November 2025 Egerton Parish Council was notified that Judge Harris had dismissed Jonathan Elworthy's two applications to the First Tier Tribunal. The first application was for certification of the respondent (Egerton Parish Council) for Contempt. Mr Elworthy alleged that EPC was in contempt of the Tribunal's decision dated 2 May 2025 – case reference IC-303456-D2W1. The second application, also made on 22 September 2025 by Mr Elworthy, was that the Council had not communicated the Decision properly. The council, although not obliged to communicate the decision, had in fact done so. This was also dismissed by Judge Harris.

Chair Cllr Lawton said that Judge Harris' decision was welcome. Cllr Lawton said EPC complied in full - and as legally required - with the decision and directions made on 2 May by the First Tier Tribunal in relation to case reference IC-303456-D2W1.

9) Footpaths Report 185 (See Appendix i)

Report circulated in advance of the meeting by Cllr Parr to all Cllrs. Cllr Parr has requested that Kent County Cllr Jeremy Eustance pursue the footpaths issue listed as **PROW240835559**. 04/08/24 AW74 Wanden Lane. Cllr Parr said that the footpath is badly overgrown and blocked at each end but not allocated for action by KCC.

10) Highways Report

10.1.1 Mundy Bois junction safety concerns - update

Cllr Harper said that KCC is monitoring the impact of recent safety improvements.

Cllr Harper has been in touch with the highways steward about the very poor state of lower Greenhill Lane/ Mundy Bois Lane after recent road diversions. He said that the steward is very aware of the state of the road surface that, in many places, has dropped away – as have the verges. KCC's plan is to fill the biggest holes temporarily with Type 1 aggregate and put the topsoil back on the verges. Cllr Harper said he will make sure that this is done.

Cllrs agreed that the multiple diversions implemented by KCC during October – December had been exacerbated by sudden unannounced emergency closures (that KCC has no power to change) and that the situation is overwhelming Egerton residents and utterly nonsensical to visitors.

EPC Cllrs and Clerk have intervened quickly to try and change the dates of any proposed works notified by KCC that would have entirely closed access in and out of the village. The volume of HGVs driving at speed through the village has increased as has the use of restricted and/or unsuitable cut-throughs by heavily loaded HGVs.

Action: Clerk to follow up on the latter with the developers of the sites at North Field and at Gale Field.

Cllr Stone will follow up with ABC to get the roads swept on a more regular basis, and with KCC to ensure highway drains are cleared of leaves and mud.

Cllr Harper has liaised between residents and the landowner to ensure that a verge on lower Rock Hill Road has been dug back to re-expose the covered drains and widen the road for traffic.

10.1.2 HiP update on proposed 20mph for village centre

No update available.

10.1.3 Parking at the school

Egerton School Governors attended the meeting to request that the existing double yellow lines at the top of Rock Hill Road be extended to the junction of Rock Hill Road with New Road to improve safety and stop parents and carers parking dangerously on the corner. The Governors said that their patrols and low-level 'policing' of collection parking at the end of the school day had not brought about any improvements in behaviour. Cllrs agreed that it would



be sensible to add this to the HiP in tandem with the proposed reduction in the speed limit in the centre of the village to 20mph.

Action: Cllr Harper to try and add the proposed extension of the double yellow lines to the HiP. Clerk to contact the local PC and ask for an occasional presence at the end of the school day to talk to parents and carers who are parking without thought and care.

11) Update on the merger of village websites

An update will be provided at the January meeting.

12) Playground

See item) 4.1.4

13) Additional items

13.1.1 Welcome packs

Cllr Parr has delivered a welcome pack to new residents in Henshaw Place.

13.1.2 EPC annual dinner

Cllr Parr will organise the dinner at the Rose and Crown for late January; all costs are met by Cllrs themselves.

The meeting closed at 20.54pm

Next meeting: Tuesday 13 January 2026

Appendix (i)

Report No. 185 of the Egerton footpaths representative for December 2025 Meeting

- 6 Outstanding Issues remain from the September 2025 report.
- 0 Closed Items
- 0 New Issues

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

1. **PROW211126930.** 09/11/21. Part of AW87 to the west of the church behind the Glebeland houses where the path is quite narrow has collapsed due to badger activity. Status: Still In Progress – also see issue four below.
2. **PROW230732955.** 28/07/23. AW96. Barhams Mill Road, before Frasers, on the right-hand side from Egerton village end. Broken stile at the entrance to the footpath from the road. Status: Still Awaiting Allocation.
3. **PROW240835559.** 04/08/24. AW74 Wanden Lane. Reported by Egerton Running Club. Obstruction at both ends of this short footpath. Status: Still Awaiting Allocation. Kent County Cllr Jeremy Eustace has requested action on this issue and KCC replied that their officer will attend to this in order to save money and let Cllr Parr know when it has been done.
4. **PROW241298717.** 03/12/24. Part of AW87 to the west of the church. Further subsidence at the edges of the rubber matting placed there in 2021. Because of the danger it has been reported to KCC. Status: Still In Progress.

UPDATE 25/2/2025: Residents have not actually taken down the taped closure of this short section of path but are using the path anyway and have filled the two large holes with stones under the rubber matting as they want it reopened. Cllr Parr will contact KCC again and try to get some action on this problem.



UPDATE 11/3/2025: KCC replied that they will put up some sterner signage/warning tape and some posts. It's not a cliff edge so a metal barrier is not needed. The big issue is that a licence from Natural England is needed to work on the path as the badger and sett are protected. Natural England have indicated they will give a licence to complete works, but work cannot be done until July due to the breeding season!

UPDATE 20/ 5/2025: KCC have advised that they have been working on this one and decided a raised wooden board walk with a handrail over the top is the best way forwards and a design is currently being looked at. It's not straightforward as permission from Natural England is needed for a licence. This has been agreed in principle, but an ecologist may be needed on site to assess whether the badgers need to be permanently or temporarily evicted which will cost ££££££. KCC do not foresee that it will be sorted in July, but are working hard to get it sorted

UPDATE 24/7/25: New Temporary Closure Order received for this footpath up to January 2026 or until completion of the works, whichever is the earlier. The church side of the path was checked by Cllr Parr on 23 July, and the new Order is there, but the tape across has been removed by people determined to still use it. KCC have been asked to do works to block the access at both ends, for health and safety reasons.

UPDATE 6/8/25: Reply from KCC Footpaths Officer Denis Fogle: *"We had a contractor out to look at it recently, quoted over £15K for a new boardwalk, which I am trying to find somehow"*

5. **PROW250339948.** 11/03/25. AW68 Rockhill Road, opposite Buss's Farm Shop. Broken stile. Status: Still Awaiting Allocation.
6. **PROW250549477.** 20/5/25. AW73 Newland Green Lane. Rambler reports that "the landowner of the land on which AW73 runs over has put up rope fencing surrounding and blocking the footpath. The footpath runs up the east side of Acorn Woods to the west of Newlands Green. The landowner has previously been abusive to walkers using the path." Status: Awaiting Allocation.