



**Meeting of the Parish Council was held on Tuesday 6<sup>th</sup> September 2022  
7.30pm Committee Room, Millennium Hall, Egerton**

## **Present**

**Richard King (chairman), Cllrs Tim Oliver, Jeff Hopkins, Lois Tilden, Pat Parr, Claire Foinette, Richard Wall, Sonia Young (Clerk)**

Two members of the public were present.

### **1) Declarations of Interest**

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

**Cllr Lois Tilden** –neighbour to one planning application.

**Cllr Claire Foinette** –neighbour to one planning application.

### **2) Apologies**

Vice-Chairman Peter Rawlinson, Cllr John Lawton, County Councillor Charlie Simkins and Borough Councillor Ken Mulholland.

### **3) Minutes of the Previous Meeting**

#### **The minutes of the meeting on 5<sup>th</sup> July 2022**

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

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

### **4) Matters Arising from 5<sup>th</sup> July 2022**

#### **a) Noticeboard at Egerton Forstal**

New noticeboard on order.

**Action:** Cllrs Lois Tilden and Claire Foinette to confer on its siting. Existing noticeboard to be removed.

#### **b) Neighbourhood Plan**

No response received by Chairman Richard King from KCC's solicitor to explain KCC refusal to award a grant to help EPC print copies of the Neighbourhood Plan for residents; KCC considered the NP a 'political' document and as such, could not be supported by them.

**Action:** Chairman Richard King to follow up.

### **5) Chairman to close the meeting for public discussion**

Chairman closed the meeting for public discussion.

Meeting closed 7.43pm

Meeting re-opened 7.58pm

### **6) Footpaths report No 149** (see Appendix i)

### **7) Highways report No 37** (see Appendix ii)



## 8) Planning

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/online\\_planning/](http://www.ashford.gov.uk/online_planning/). Individuals may also register with ABC to receive regular alerts of applications and decisions.

<a href="#">22/01057/AS</a>	Egerton	Weald North Ward	<b>Rough Withys, Chapel Lane, Egerton TN27 9BX</b> Proposed erection of a car port and creation of new site entrance amended from approved planning permission (21/01425/AS).
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**EPC view:** No objection to the application, but the close-boarded gates already in place are more appropriate to an urban commercial setting than in line with the rural principles in the Egerton Parish Design Statement.

**Propose:** no objection.

**Proposed:** Cllr Claire Foinette. **Seconded:** Cllr Pat Parr. **All in agreement.**

Cllr Lois Tilden did not take part in the discussion or vote in regard to this application as she is a neighbour to this property.

<a href="#">22/01091/AS</a>	Egerton	Weald North Ward	<b>Watersheet Farm, Bedlam Lane, Egerton TN27 9DA</b> Proposed redevelopment of an agricultural yard involving the demolition of existing agricultural buildings, residential storage buildings and replacement of two consented residential units with one detached dwelling and associated garage.
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**EPC view:** The exterior weatherboard cladding is in keeping with the Parish Design Statement.

**Propose:** support.t

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

<a href="#">22/00996/AS</a>	Egerton	Weald North Ward	<b>Heath Barn 1, Wanden Lane, Egerton TN27 9DB</b> Lawful Development Certificate - Proposed temporary stationing of a mobile home providing accommodation during construction of a dwelling as granted in accordance with 21/00583/AS, to be sited within land granted for residential use.
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**EPC view:** No objection provided the mobile home is removed once the new house (s) are fit for habitation.

**Propose:** no objection.

**Proposed:** Cllr Lois Tilden. **Seconded:** Cllr Jeff Hopkins. **All in agreement.**

<a href="#">22/01053/AS</a>	Egerton	Weald North Ward	<b>Egerton Farm Holding, Forstal Lane, Egerton</b> Change of use of land for the stationing of a mobile home for agricultural workers (Relocation of a mobile home approved under application 20/00764/AS)
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**EPC view:** no objection but comment that work to provide infrastructure (drains, sewerage, water, electricity etc) to this mobile home should create minimum disruption and that the mobile home should be removed from the site if/ when it is no longer occupied by farm workers connected to the farm and site: an agricultural occupancy condition should be considered.

**Propose:** no objection.

**Proposed:** Cllr Lois Tilden. **Seconded:** Cllr Richard Wall. **All in agreement.** Cllr Claire Foinette did not take part in the discussion or vote as she is a neighbour to this property.



22/01099/AS	Egerton	Weald North Ward	19, Harmers Way, Egerton TN27 9DN Proposed single storey rear extension
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**EPC view:** a straightforward application.

**Propose:** no objection

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

- a) **Planning appeals – North Field:** no update.
- b) **Planning appeals – Clarke Telecoms 5G mast.** Cllr Lois Tilden shared a draft response in advance of the meeting. The draft was approved by full council for submission.
- c) **Planning appeals – Lenham Heath Development/ Maidstone Borough Council.** Cllr Lois Tilden submitted comment which was circulated prior to the meeting for Cllr approval to meet the given deadline. Cllr John Lawton will attend and comment in person on behalf of EPC.

Cllr Pat Parr said EPC was grateful to Cllr Lois Tilden for her intensive work reading all new documentation submitted by Maidstone Borough Council in response to questions from the planning inspector.

## 9) Playground improvements

Cllr Claire Foinette reported that a 5k grant had been secured from Ashford Borough Council and that work to install two new playground items was expected to start mid-October.

Cllr Jeff Hopkins submitted a request in July for a grant from Egerton 100 Club to help pay towards playground improvements. No funds given.

**Action:** The Clerk to write to the management team of the 100 Club

## 10) AGAR

The internal auditor's report was circulated to Cllrs prior to the meeting.

The Clerk reported no areas of high risk. Cllrs noted the other recommendations.

The Clerk said no-one has asked to see the accounts during the period of public inspection which commenced on Monday 13 June and ended on Friday 22 July 2022.

The Notice of Conclusion of Audit is expected from PKF Littlejohn, external auditors, by the end of September.

## 11) Civility and Respect Pledge

The council discussed the National Association of Local Council's new Civility and Respect Pledge and if EPC should sign up to it. It would sit alongside existing policies, not replace them. Chairman Richard King proposed EPC sign up.

**Proposed:** Chairman Richard King. **Seconded:** Cllr Claire Foinette. **All in agreement.**

**Action:** Clerk to sign up EPC

**Action:** Cllr Claire Foinette to draw up a list of EPC policies and review dates and circulate it at the next meeting.

## 12) Assets of community value – the pub and the shop

An offer for the shop and allied premises has been made and accepted, which EPC said was promising.

EPC affirmed its commitment to maintaining the pub as an Asset of Community Value. A local co-operative management team is understood to be running it, including a food offer. No update was available on the repair to the roof or removal of scaffolding.

## 13) Older people's accommodation

An outline application to build nine dwellings designed specifically to suit the needs of older people has been submitted to Ashford Borough Council.



#### **14) Affordable housing**

English Rural Housing has completed all necessary reports, such as drainage, relating to the development of Gale Field, and will submit a full planning application soon.

#### **15) Correspondence**

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

Smarden PC – 123 bus service. All. 2/08

NALC bulletin. All. 02/08

Growth Environment and Transport response letter to letter of complaint by EPC. All. 02/08

Kent PCC summer newsletter. All. 02/08

KCC David Brazier email confirmation that 123 bus service will end in Oct, not Aug, as queried. All. 02/08

ABC – approval of application for a grant towards cost of extending the playground. CF. 02/08

KALC News. All. 02/08

Letter from residents re Orchard Nurseries. RK/PR/LT/JL/EG

Rural bulletin -

KKC highways – road closure The Forstal. All. 08/08

KSLC – KCC budget consultation. All. 09/08/2022

NALC civility and respect policy to replace bullying and harassment policy. All. 08/08

NALC review of neighbourhood governance. All 16/08/2022

2023 election training. All. 16/08/2022

Option to opt out of the SAAA central audit arrangements. All. 16/08

KALC annual meet alert 19 Nov – All. 18/08/2022

KALC/NALC dementia friendly councils/ survey. All. 18/02

Charlie Simkins – 123 bus review going back to cabinet and full council. All. 23/08/2022

Rural Network newsletter. All. 23/08

ABC – Eurostar services not running from Ashford 2023. All. 25/08/2022

Dads Unlimited charity. All. 25/08/2022

Letter from occupants of 1, Old School Court re access. 25/08

KALC area July minutes and agenda Sept meet. All. 01/09

Freedom of information request - All 6/09

Reply from Harlex re complaint from EPC re its speeding lorry drivers. All. 06/09

- a) The occupants of 1 Old School Court requested EPC consider access across land owned by EPC. EPC considered the request and were all in agreement that a contract permitting limited access would be appropriate for an annual service charge of £50.

**Action:** Clerk to write to the applicant occupants.

- b) It was agreed that a letter should be sent from EPC to MP Damian Green about the level of Govt money spent on the Ashford International rail terminal given news that the terminal will not re-open 2023 or 2024.

Action: Vice Chairman Peter Rawlinson.

- c) The Clerk reported that Harlex had emailed to advise that following an email of concern from EPC it had spoken to its drivers about reducing speeds through the village.
- d) The Clerk updated Cllrs on how much of their working week was being taken up by one individual not resident in the village but who had submitted 13 Freedom of Information Requests to EPC over the course of a year. Each request required multiple hours' work and had impacted greatly and adversely on village budgets and the hours needed by The Clerk to fulfil other duties.



- e) It was proposed to discuss the contents of a letter from residents about Orchard Nurseries in closed session.

**Proposed:** Chairman Richard King. **Seconded:** Cllr Claire Foinette. **All in agreement.**

#### Website

July draft minutes

September agenda

## 16) Accounts

### Accounts

Expenditure		Cheque No	£
Accounts licence	Scribe	BACS	345.60
September salary	Sonia Young	BACS	1069.93
TAX and NI	HMRC	BACS	10.73
Transfer (jubilee reserve) to deposit account from ticket sales by cheque	Internal transfer	BACS	40.00
<b>Total</b>			<b>£1466.26</b>

<b>Income</b>			
<b>Total</b>			

**Bank Reconciliation Balance at 31<sup>st</sup> August 2022 = £6,983.29 less un-presented cheques as follows**

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**Actual balance = £6,983.29 at 31st August 2022**

**Note above balance includes a RESERVE of £1,000 = grant from K Mulholland/ ABC towards the printing of the Neighbourhood Plan.**

### Accounts for Egerton update magazine

Expenditure		Cheque No	£
Print and paper Aug issue	Picture Playground	BACS	1397.00
Delivery of update mag	Alan Arthur	BACS	100.00
<b>Total</b>			<b>1497.00</b>

<b>Income</b>			
Advertising	Various	BACS	457.50
<b>Total</b>			<b>£457.50</b>

**Bank Reconciliation Balance at 31<sup>st</sup> August 2022 = £5,021.80 Less un-presented cheques as follows:**

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**Actual balance = £5, 021.80 at 31<sup>st</sup> August 2022**

### Accounts for Village Projects

Expenditure		Cheque No	£



Income			
Interest			1.02
<b>Total</b>			<b>£1.02</b>

**Bank Reconciliation Balance at 31<sup>st</sup> August 2022 = £30,908.63** Less un-presented cheques as follows:

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**Actual balance = £30,908.63 at 31<sup>st</sup> August 2022**

#### **Village Projects fund**

Pre-school move	11,288.65
Esme Slater woodland	10,000.00
Village Hall	9,619.98

Accounts to be approved and budget spend to date noted. The accounts were approved.

**Proposed:** Cllr Jeff Hopkins. **Seconded:** Cllr Tim Oliver. **All in agreement.**

The Clerk advised that the purchase of a lockable double bin store had been discussed with the Millennium Hall Committee to prevent unsightly waste being piled up in and around the EPC bins by users of the hall and members of the public. The aim is to tidy the area to provide a better welcome for all users and to prevent litter. The costs to be shared.

EPC agreed to contribute 50% towards the cost of the purchase and installation of the bin store. **All in agreement.**

### **17) Additional items**

- **The 123 bus service**

EPC met with Smarden and Pluckley Parish Councils on the 10th August to look at potential solutions for public bus transport. The bus transport for children was out of scope as it was being worked on by County Councillor Charlie Simkins with KCC.

It was agreed a joint survey of need was required. Pluckley Cllr Guy Washer drafted the survey and circulated it prior to the meeting for comment.

Cllr Lois Tilden also flagged the Kent Karrier door-to-door service available to residents of Egerton on Mondays and Fridays. It was agreed to promote this service in the next edition of Egerton Update.

- **Formal closure of EPC Jubilee working Group.**

The working group was formally closed. Residual funds will be fully disbursed as follows: £100 to Egerton pre-school; £100 to Egerton Church of England primary school; £100 to Egerton WI and the residual, as a fitting tribute to the history of the occasion, £679.23 to the newly formed group established to set up Egerton Village Archive.

**Action:** The Clerk to write to all groups to advise and organise disbursement of the donations.

- **Option to opt out of the SAAA central audit arrangements.**

An alternative audit process was discussed. It was agreed it would be more costly and less efficient. EPC voted to remain in the SAAA central audit arrangements. **All in agreement.**

### **18) Closed session Item**

The Working Group for Older People's Accommodation updated all Cllrs on the contents of a letter querying the units proposed for Orchard Nurseries and the EPC response.

**Meeting closed at 10.15pm.**

**Next meeting Tuesday 4 October.**

## Appendix (i)

### Report no. 149 of the Egerton footpaths representative for September 2022

7 Outstanding Issues remain from the August 2022 report.

1 Closed Issue (number 8)

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. Status: Still Work Scheduled.
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). Status: Still Landowner Action.
3. **PROW 210959063.** 10/09/21. AW75 at Heronsdale, Wanden Lane. Egerton resident complaint of overgrowth (brambles) and fence panel leaning towards the footpath. Status: Still Awaiting Allocation.
4. **PROW211126930.** 09/11/21. Part of AW87 to the west of the church behind the Glebeland houses where the path is quite narrow. Badgers have again been active and collapsed the side of the path about halfway along. Status: Still Work Scheduled but it is accessible with matting in place until a more permanent solution is found.
5. **PROW211117086.** 21/11/21. AW64 Footpath opposite Egerton House on Greensand Way in a small wooded area towards the byway up to Coach Road. Two planks missing/broken on the bridge over a small stream. Status: Still Work Added to Forward Maintenance Plan.
6. **PROW220641396.** 22/06/22. AW81. Stone Hill to Green Hill. At the Parish Assembly two separate reports were made regarding the boundary stile between the Stone Hill properties to the large field out to Green Hill. The stile there is too high for ladies to manage. Status: Still Awaiting Allocation.
7. **PROW220718308.** 21/07/22. AW88. Elm Close to Stone Hill. I only noticed today that the fingerpost at the top of the steps leading down to the hall is missing! It has been replaced by a rubbish bin but it was an official KCC fingerpost pointing across to direct walkers to the footpath which leads out to Stone Hill. It saved a lot of people taking the wrong route as the fingerpost opposite, near to the last bungalow number 18, is not very visible from the top steps. In fact, when the 'finger' part of the post rotted, Tim Lee quite a few years ago made a beautiful wooden pointing finger across towards Stone Hill and secured it firmly to the KCC post. Status: Awaiting Allocation.
8. **PROW220791603.** 28/07/22. AW24 from Pivington Mill down through the orchards there is a steep slope down onto the Iden Lane byway which is difficult to manage when it is wet and slippery, especially with a dog, as there are no steps or a rail to help. Status: Work Completed.

30/08/22. When emailing to praise KCC Footpaths for their speed in dealing with item (8) above, the reply from an officer was ".....In other good news for Egerton, after discussions with landowners, AW76 and AW77 [From Newland Green Lane out onto Mundy Bois Road] should soon be free from stiles, with kissing gates going in their place ... So, all things being equal, Egerton should have four fewer stiles to contend with by the end of September....."

## Appendix (ii)

### Report no. 37 of the Egerton Highways Representative – Sept 2022

#### Summary

Closed Items	6
Open Items	5
New Items	3

#### Closed Issues

Reference	Description & Status
42003307	Rock Hill Road – Retaining Wall vegetation damage to grouting
Logged	May 2021
Status	Works completed
60001892	Forstal Road - Trees dead, dying or diseased
Logged	May 2022
Status	Enquiry investigated and customer updated
60001954 & 60001990	Field Mill Road – Soft verge damage
Logged	May 2022
Status	Works Completed
641298	Newland Green – Drainage and Flooding Sandbag issue
Logged	June 2022
Status	Enquiry investigated and customer updated
642327	Hazeldene Farm – Dip depression
Logged	June 2022
Status	Works Completed

#### Outstanding Issues

Reference	Description & Status
589193	Stonebridge Green Road - Blocked drain/gully
Logged	2 <sup>nd</sup> August 2021
Status	Enquiry attended - more work required
Update	No change
634285	Iden Lane – Multiple Potholes and road edge collapse
Logged	April 2022
Status	Works being programmed



<b>60002069</b>	<b>Green Hill Lane – Potholes</b>
<b>Logged</b>	<b>May 2022</b>
<b>Status</b>	<b>Works being programmed</b>
<b>638068</b>	<b>Link Hill Lane – Multiple Potholes</b>
<b>Logged</b>	<b>May 2022</b>
<b>Status</b>	<b>Works being programmed</b>
<b>No reference</b>	<b>Pembles Cross/Barham Mill Road – Road repair</b>
<b>Logged</b>	<b>Unknown</b>
<b>Status</b>	<b>Order raised</b>

#### **New Issues**

<b>Reference</b>	<b>Description &amp; Status</b>
646549	<b>Egerton House Road near The Coppice – Dip/Depression</b>
Logged	<b>July/August</b>
Status	<b>Works being programmed</b>
638068	<b>Link Hill Lane – Multiple Potholes</b>
Logged	<b>July/August</b>
Status	<b>Works being programmed</b>
652563	<b>Green Hill Lane – Signs – damaged/missing</b>
Logged	<b>July/August</b>
Status	<b>Works being programmed</b>