

# EGERTON PARISH COUNCIL

**The monthly meeting of the Parish Council was held on Tuesday 6 July 2010  
in the Millennium Village Hall, Egerton at 8.00pm.**

**Present:** Tim Lee (Chairman), Richard King (Vice-Chairman), Viv Foulds, Pat Parr, Alison Richey and Bill Smyth. Lois Tilden (Clerk) and 4 members of the public were also present.

**1. Apologies:** Richard Hopkins, Hugh Ellison (ABC Ward Councillor); absentees: Roger Harper, Wendy Payne. *It was agreed that the Clerk would again remind absentees of their responsibility to give notice and reasons for non-attendance.*

**2. Declarations of interest:** None

**3. The minutes of the meeting on 1 June 2010** were approved and signed as a true record of proceedings. *Proposed: Alison Richey; seconded: Bill Smyth*

#### **4. MATTERS ARISING FROM THE MINUTES 1 June 2010**

**a. Recreation ground: Lower rec:** The Clerk confirmed that Ben Hope's contractor, Andy Chantler, had successfully carried out weed-killing. Viv Foulds had kept an eye on the activity and made a water supply available. The work had been more difficult and took a lot longer than had been than predicted, as the ground was so bumpy and steep. Ben Hope would in due course submit an invoice for payment. Richard Hopkins was to advise on the best method of dealing with the anthills, in consultation with Ben Hope. Flailing was thought to be advisable. The Clerk was to discuss further with Mike and Ben Hope about the memorial trees. Viv Foulds had reported that the owners of Rock Hill House had deferred the dredging of their pond and would keep in touch about timing to distribute it on the dips in the lower rec to coincide when the sheep were grazing elsewhere.

**Action: Clerk, Richard Hopkins, Viv Foulds**

**Football field and other rec areas:** As requested, Heber had cut the grass more frequently in June but the growth had now slowed due to extended dry weather. The new cricket practice net was installed; it was larger than had been imagined but it would be removed for storage in the winter months.

**Drainage on the Recreation ground leading to the cricket field:** Richard Hopkins' work seemed to have resolve the drainage problems – this would be checked in wetter weather. He was still due to submit an invoice.

**Action: Richard Hopkins**

**Fir Trees screening SW works and other trees:** Alison Richey had sent an email to Jeremy Ault (tree surgeon) about further shaping of the trees and also about the need to inspect other trees on the recreation ground that were in need of pruning. The Clerk had been contacted by a resident at Old School Court about overhanging trees; Alison would consult Bill Smyth and the Clerk on site to clarify the scale and scope of the work and would then ask Jeremy Ault to include more in the inspection and tree surgery schedule. Trees were not to be removed as they were part of the landscape and a wildlife habitat. The Clerk would ask Andrew Hopkins to reduce the height of the trees in the hedge on the edge of the football field when he cuts the hedges (August or later). Kath Hilder would also be speaking to Michael Steed about the suitable species of trees for the lower rec.

**Action: Alison Richey, Clerk, Kath Hilder**

**Dog fouling:** Bill Smyth said that a sign had been found at Oliver's Garage that would make an effective reminder to dog owners about managing their dogs. It was agreed this should be displayed at an obvious place. The Clerk was meeting the Dog Warden on Thursday 8 July to find out about the dog waste bin and waste disposal. **Action: Bill Smyth, Clerk**

**b. Sports pavilion:** The Clerk reported that planning permission had been granted, with conditions. The outcome of the application for a KCC grant of £10,000 grant applications to Biffa and the Football Foundation were awaited. The outcome was not likely until August or later. The timetable was still on track for the order of the building to be placed in September.

**Action: Bill Smyth, Richard Hopkins, Richard King**

**c. Parish land and boundaries:** Bill Smyth had done a lot more work to tidy up the grass strip between the access road and boundary with Old School Court. Once he had raked it over again it would be possible to mow (depending on the growth of grass). Bill had also helpfully strimmed other areas not covered by Heber, and had kindly mowed and tended

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the grass on the Glebe whilst Dennis Harper was unwell. Investigation on land titles for Pemples Cross and Stonebridge Green would be fitted in when time permitted.

**Action: Bill Smyth, Clerk**

**d. Traffic calming/disabled people's bays in the car park:** Bill Smyth had commissioned a new sign – “Please slow down – children at Play”. He had also arranged for additional “disabled parking” signs in the bays near the Hall. No costs were likely to be incurred. Tim Lee had repainted the symbols on the ground. The sign to the car park would also be mended and put straight.

**Action: Bill Smyth**

**e. Playground and Skatepark:** Pat Parr, Bill Smyth and Alison Richey had attended an inspection of Egerton's play facilities by ABC. The verdict was that the equipment was comprehensive and sound. All that was lacking was something for teenagers. ABC and others had suggested that shelters were popular – this could include a bunker-style with grass roof - but the views of potential users would be needed before any steps could be taken to pursue this option. Richard King emphasised the need to ensure teenagers' involvement at the outset to engender commitment and responsibility. Councillors would consider how best to secure valid opinions and take account of factors such as visual impact, and expenditure implications (no ABC grant available). In the meantime it was agreed that the existing playground equipment needed refreshing; the cost of shelters would be investigated, making use of experience in KALC and ABC; and a picnic table should be provided, to be chosen by councillors from a selection, costing up to £140.

**Action: Pat Parr, Alison Richey, Bill Smyth**

**f. Playgroup/play area:** Alison Richey would raise at the next Hall Committee meeting the need for fitting an isolator tap so the water supply could not be turned on accidentally from outside.

**Action: Alison Richey**

**g. Highways:** Pat Parr and the Clerk had continued to report potholes to KHS using the on-line system. Walkers, a new KHS contractor, had been carrying out good-quality repairs. The Clerk had notified residents that KHS would not install marker posts alongside the boundary with the White House along Field Mill road. KHS said they would inspect the road again and see if another solution could be found, but in such a narrow road it was unlikely. Given the additional complaints about the state of Field Mill Road and Stonebridge Green Road, the Clerk suggested that KHS be approached about the possibility of designating the road as “unsuitable for heavy vehicles” and/or width restrictions, since HGVs and quirky SatNavs were high contributors to road damage and potential accidents. It was proposed by Richard King and seconded by Alison Richey and fully agreed that the Clerk should write to KHS on this point. The Clerk reminded everyone to use the KHS hotline 08458 247 800 to report potholes instantly and add to the pressure.

**Action: Clerk, Pat Parr**

**h. Winter gritting and snow clearance:** Richard Hopkins would consider the practicality of a sweeper/spreader arrangement for clearing snow on the car park in future and would talk to Graham Palmer about this; in the meantime, EPC would need to flag up the need for a review of its own strategy in September. The outcome of the request to KHS for a salt bin in Elm Close was awaited.

**Action: Richard Hopkins, Clerk**

**i. Traffic Management forum:** Alison Richey had attended meetings with other Ashford Borough Parishes, chaired by Kathy Budgen, ACRK, at which it had been concluded that an approach be made to KALC then NALC to campaign to the Government for reducing the national speed limit on rural roads to 50mph. Although KCC had nearly completed its speed limit review of A roads, as required by the Government, there were no immediate plans to extend the review. After some discussion it was agreed that EPC should support the idea of an initial letter being issued by the forum to KALC. Another proposal had been to seek a 30mph limit through all villages, regardless of the road classification. It was understood that the criteria were set by DfT; at this stage that issue would not be taken further.

**Action: ACRK, Alison Richey**

**j. Bus route 523/new route to Headcorn:** Richard King, Pat Parr and the Clerk had used the bus to Headcorn on 21 June, along with a throng of Egerton residents. The Clerk had publicised this on noticeboards, at bus stops and on the Website. Smarden residents had not used it that day and the Clerk had drawn this to Smarden PC's attention. Its use was

constrained due to the 4 hours' duration in Headcorn – it seemed only a few Egerton residents had used it since, intermittently. The take-up would need to increase to justify the route. The driver had asked if the overgrown hedge at the bus stop outside the garden of the George pub could be trimmed back as it was a hazard. Bill Smyth agreed to speak to the landlord.

**Action: Bill Smyth**

**k. Noise from M20:** The Chairman of Ashford Area KALC had written to the Maidstone area KALC about the noise from the M20 and the case for pressure on the Highways Agency to resurface the motorway with sound-reducing material. Viv Foulds had drafted a letter for KALC to send to the Highways Agency although the chances of this succeeding were slim due to the uneconomic cost of resurfacing while the concrete surface endures.

**Action: Viv Foulds**

**I. Housing: i. Local Needs:** GSE Builders were making good progress in Forstal Road. The Clerk had arranged a meeting with Southern Water at her home about the Forstal sewage problems. Bill Smyth was present, with Mark Macey (SW) and Keith Nixon (Docwra). It had turned out to be a worthwhile session: SW answered in detail all the questions posed in the Clerk's emails, which instilled more confidence in the system. The problems earlier had been caused by a combination of factors: *1. The two upgraded pumps in Forstal Road had been calibrated to run in parallel automatically when there was a surge in ingress of surface water in heavy rain; 2. This had initially aided the flow of larger volumes of sewage and water uphill to the treatment works, but the added pressure was too great for the rising main sewer, and it had burst in Crockenhill road, creating the need for lorries to transport sewage from the pumping station at Forstal Road to the treatment works; 3. The added pressure in that sewer had been intensified by a build-up of sludge deposits that had narrowed its course.*

The upshot of all this was that SW had now set the second pump on standby mode so it would only kick in if the first pump failed; the build-up of deposits had been cleared and the rising main sewer restored to full capacity; the moderately increased pressure from the upgraded pump was adequate to prevent further sediment build-up; and the inspection of sewers showed no cracks or damage. SW said that the likely cause of ingress of surface water was through cracked or loose inspection covers in private land.

Blocked culverts, filled-in ditches and ponds prevented excess surface water from draining away properly and it found its way into the sewers. These problems could be overcome by householders paying attention to their own drains, replacing or repairing inspection covers, clearing ditches and unblocking culverts. Although in some cases the latter might be the responsibility of KHS, it was recommended that residents take appropriate steps themselves to try and minimise or prevent the problems. This applied to everyone in Egerton, not just those directly affected in Forge Lane. Southern Water's policy was not to install non-return valves as this could create a problem elsewhere. However the new housing would have non-return valves since they were at a lower level than the pumping station.

Bill and the Clerk recommended that this information should be conveyed to the concerned residents in Forge Lane and that publicity about repairing inspection covers, clearing ditches and unblocking culverts should be covered in the next Newsletter. It was agreed the Clerk should do this.

**Action: Clerk**

The Clerk drew attention to a document issued by Alison Thompson, English Rural Housing, about the formula for calculating the portion of rent due to those in part ownership arrangements. The document was not easy to follow and needed more context, not least to explain the basis of the ownership arrangements. It was agreed that the Clerk should contact Alison Thompson to establish the audience for whom the document was written, discuss the details and seek clarification.

**Action: Clerk**

**ii. Older people's accommodation in a "cluster" settlement to serve several villages:** Tim Lee and Pat Parr had attended a further meeting with ABC. A presentation was given by two potential developers, Orbit and Housing 21. The cluster agreed to have talks with Orbit as their preferred developer. A scheme of about 30 units is seen as the most viable and two sites – High Halden and Smarden - are currently being investigated. The project was making steady, positive progress.

**Action: Pat Parr, Tim Lee**

**iii. Older people's accommodation in Egerton:** Richard King was looking at options for a new exception site in Egerton and would give further consideration to the possibilities and implications. **Action: Richard King**

**iv. Sanctuary Housing: Charges to Harmer's Way residents:** Roger Harper was due to report back about residents' catalogue of complaints. Subject to the outcome he would suggest EPC writes again to Sanctuary Housing.

**Action: Roger Harper**

**m. Red Telephone Kiosk at Stonebridge Green – EPC adoption:** The Clerk had given Tim Lee all the details of people keen to help maintain the kiosk and a copy of the paint guidance note from BT; Tim had contacted them to say that it had been decided that Steve Parr should take on the task of painting the kiosk.

**n. EPC's role/ publicity/Newsletter/ Welcome Pack/ Parish Assembly on Wednesday 19 May /website:** Alison Richey welcomed new items for the next newsletter in the Autumn. A number of residents had moved within Egerton (e.g. at Walter Villas, Oak Tree Villas) and may not need a Welcome pack; Pat Parr would consider the need. There was a new resident at Cedar Mount, opposite the lower church gate – Pat Parr would provide a Welcome Pack; a number of other houses sold or for sale were identified in the Forstal, Pleasant Valley and the Street so in due course new occupants should also receive a pack. The Clerk had received an email about the proceedings at the Assembly; she had drafted a reply for Tim Lee to consider. **Action: All**

**o. Risk management:** The Clerk had updated the memory sticks, one being retained by Alison Richey.

**p. Footpaths and stiles:** Pat Parr reported that Broken stile on. After a long delay a new stile has now been installed to replace the broken one on AW89 Link Hill to Rock Hill Farm Pat affixed new waymarkers with the kit provided by KCC. Three new metal kissing gates have been installed on AW25 which pass behind Kia Ora (Peter and Carey Wilcock), into Kincsem Cottage (Steve and Suzie Parr) and through Pat & Don's paddock out into the field heading towards Iden Lane. KCC have negotiated with the new owner of the orchard field opposite Court Lodge and he has removed the stile at the foot of Pat & Don's kissing gate, making the footpath so much easier to use. Part of the footpath (AW25) was covered in vegetation at the stile near the water tank at the top of the track. Pat & Don cleared this. The entrance to the footpath down Stonebridge Green opposite Willow Farm was completely overgrown; this too was cleared by Pat & Don but the stile is broken and unsafe to use. Pat has reported this and it is hoped it will be fixed soon.

**q. Frith Wood - noise disturbance** The Clerk and Richard Hopkins still intend to map out the areas giving rise to concern and photograph evidence such as rubbish, inappropriate use of the woods and any building work. Then ABC will be appraised. **Action: Richard Hopkins, Clerk**

**r. Neighbourhood Watch Co-ordinator & Police matters:** More residents had been added to the email circulation list; Lois Tilden would encourage more to join or to provide paper information or calls. The number to call for reporting incidents has changed to 01622 690 690 (still 999 for emergencies). The mobile Police Station would be in Egerton in the afternoon on Friday 9 July – this had been arranged deliberately to coincide with the farmer's market, to attract more interest.

**s. Local Authority consortium:** Richard King's proposal for a group of, say, six local parishes, plus the relevant local Borough Councillors and the local KCC Member, to discuss common concerns and try to reach conclusions on workable solutions across the three tiers of local government, would be set up. **Action: Richard King**

**t. Survey of trees worthy of TPOs:** Michael Steed and the Clerk had carried out a survey of trees outside the protection of the Conservation Area with a view to identifying trees possibly justifying TPOs. The Clerk would compile the list and mark a map for submission to ABC Trees officer consideration. If ABC decides to proceed, there would be consultation with the owners on whose land the trees were situated. **Action: Clerk**

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**u. microlights, light aircraft & landing strips:** These matters had been aired at the Parish Assembly. They were being looked into by ABC; see Planning items.

**v. Meeting in August:** Tim Lee again proposed that there should be no meeting – he would be unable to attend- and other councillors and the Clerk might need to take time off; moreover there would be little business. Others said they had always met every month: they wished to demonstrate their commitment to the parish. Tim pointed out that business such as planning applications and bill-paying could easily be managed in a limited meeting if there was little else to report or update. Richard King supported this view; Alison Richey had mixed feelings; Bill Smyth, Pat Parr and Viv Foulds felt a meeting should take place as usual. It was therefore agreed this would go ahead.

## **5. CORRESPONDENCE (emailed or circulated to all Councillors or both unless otherwise stated)**

### **For action:**

KCC Integrated Transport Programme 2010/2011

KCC Bluebell's children's centre request for events in August on the Rec – to Roger Harper to check if hall available

ABC Parish Forum meeting 14 July – incl presentation from ABC Chief Exec -Pat may not be able to attend- anyone else? – none, Clerk to notify

ABC Sustainable Drainage Strategy (SUDS); ABC Consultation on residents parking

ACRK council meeting Tuesday 17 July – any takers? Richard King will attend as Kent County councillor

English Rural Housing – new regime for rent apportionment for those in shared ownership – views requested:

Clerk will contact Alison Thompson

Big Lottery fund for Community Wildlife Programme – any ideas for a suitable site to pursue this?

NALC events Bulletin – any takers? None;

Greening campaign for communities – any takers for July conference? None

### **For noting:**

Government letter on Planning strategy - note on Travellers & Gypsies – change of Govt and change of policy

KCC Minerals and Waste Development Framework; KCC explore Kent guided walks – website note and leaflets

KCC Footpath diversion at Lenham Heath; KCC Rural Bus Shelter Grant (not yet but possibly for the Forstal in future);

KCC Bus Travel changes; KCC Driving Business safely note; Kent Link Bulletin

ABC Forward Plan of key decisions July- October; ABC Ashford Voice -article on Egerton

ABC Housing newsletter – refers to council house maintenance inspections due in Egerton on 6 September

ABC Keeping Ashford moving; Ashford Fresh Look – event at Ashford International Hotel: Clerk attended

ABC event to promote Ashford's renewal; ABC Standards Committee

KALC AGM minutes 13 April – To Viv Foulds cc others; ACRK news; Clerks and Councils Direct; Kent Fire Service

Performance Plan 2010/11; Letter from resident to ABC about airstrip

## **7. ACCOUNTS**

### **Monthly Accounts @ 6 July 2010**

#### **Income:**

Donation for hall extension from coffee morning in Richard & Gale King's garden	£ 74.00
War stock	2.66

#### **Expenditure:**

Heber Horticultural – two months' bills	350.74 + 415.83 total cheque £766.57
Audit Commission fee	334.88
Lois Tilden Clerk sal end July	491.78
HMRC Tax & NI end July	165.68

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The Clerk had received confirmation from the Audit Commission that the accounts were in good order and conformed to their requirements; there were no more questions to answer. The Clerk had put a notice on the boards for the accounts to be inspected and would also put a copy of the validated Audit return on the website.

**Approval of the accounts for the month, for cheques to be signed: Proposed: Richard King; Seconded: Pat Parr**

**8. PLANNING:** (Consideration of applications submitted to Ashford Borough Council and noting decisions recently taken: all details may be accessed on line at: [http://www.ashford.gov.uk/online\\_planning/](http://www.ashford.gov.uk/online_planning/))

<a href="#">10/0078 1/AS</a>	Full Planning Permission	<b>Rockhill House, Rock Hill Road, Egerton, TN27 9DP</b> Erection of a single storey rear extension	EPC support
<a href="#">10/0078 2/AS</a>	Listed Building Consent	<b>Rockhill House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP</b> Demolition of existing brick outbuilding, new single storey rear extension, relocation of doorway to proposed dining room& insert partition walls	EPC support
<a href="#">10/0083 6/AS</a>	Full Planning Permission	<b>Breeches Field Oast, Green Hill Lane, Egerton, TN27 9HA</b> Replacement of windows and doors with internal changes	EPC support
<a href="#">10/0076 1/AS</a>	Full Planning Permission	<b>Ragged Farm House, Mundy Bois Road, Egerton:</b> New single storey conservatory/sunroom to dwelling house	EPC No Comment
<a href="#">10/0076 2/AS</a>	Listed Building Consent (Grade II listed)	<b>Ragged Farm House, Mundy Bois Road, Egerton:</b> New single storey conservatory/sunroom to dwelling house	EPC No Comment
<a href="#">10/0078 8/AS</a>	Cert. of Lawful Use or Dev (exist)	<b>Barhams Mill Farm, Barhams Mill Road, Egerton:</b> Application for Lawful Development Certificate - Existing Use - Storage of farm machinery, de-rigged microlight aircraft & general household fixtures, fittings, gardening and maintenance equipmt. Storage of farm machinery and fully rigged microlights	<b>No comment but this does not refer to the airstrips; 28 days pa restricted use under the GDO should be specified for clarification</b>

**Decisions taken by ABC:**

**Permitted by ABC:**

<a href="#">10/00474/AS</a> Full Planning Permission	<b>Egerton Recreation Ground, Rock Hill Road:</b> Demolition of existing pavilion and garage and erection of replacement oak framed pavilion and machine store with proposed turning point. Variation of permission 07/00102/AS.
<a href="#">10/00600/AS</a> Full Planning Permission	<b>Rockhill House, Rock Hill Road:</b> Form opening in garden wall for a new path to front door of house and the erection of two brick piers
<a href="#">10/00618/AS</a> Full Planning permission	<b>Appleby Oast, Green Hill Lane:</b> Convert the existing roof space to provide a bedroom and shower room and insertion of two new rooflights.

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<a href="#">10/00518/AS</a> Full Planning permission	<b>Appleby Oast, Green Hill Lane:</b> Demolition of existing car port and erection of a new double garage. Existing adjacent long barn being repaired and altered to provide recreational space.
<a href="#">10/00652/AS</a> Full Planning Permission	<b>Ragged Farm House, Mundy Bois Road: Change of use of land for the keeping of horses and construction of private all weather menage.</b>
<a href="#">09/00192/AS</a> consent with conditions	<b>Forstal Road Consent given to type of bricks, tiles and windows for new housing</b>

*The Chairman closed the Council meeting at 9.38.pm, for*

**8. PUBLIC DISCUSSION** – nothing arose

*The Chairman re-opened the meeting at 9.39 pm for:*

**9. ANY OTHER BUSINESS**

Pat Parr had heard that there was demolition going on at the rear of **Cedar Mount**; as this was in the Conservation Area this should be checked with ABC planners. **Action: Clerk**

Bill Smyth said that it had been agreed a year ago that **the benches** would be painted; this had not occurred and should be done now (Sheila Palmer said that the Over 60s bench had been treated). Since Steve Parr was already stretched it was agreed that a different painter/decorator should be asked to quote. **Action: Clerk**

Bill added that earlier in the day he had spotted a mother pushing her small child on the swings with the chain tied up to make it higher; Bill had pointed out this was not safe and that she should only use the swing as correctly configured. The mother objected to Bill's intervention and asked for his name – which he gave - and she threatened him with follow-up action from her husband. EPC agreed that Bill's approach had been appropriate, since he was acting in the best interests of the child's health and safety. If people misused the equipment, EPC should not be held liable in the event of an accident. This matter was to be placed on record in view of the risk factor and threat.

*The meeting closed at 10.02 pm*