



**The meeting of Egerton Parish Council was held on Tuesday 4 November 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.**

Nine 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 2041.

**3) Minutes of the Previous Meeting – 14 October 2025**

Ratification of the decision taken by email to approve the minutes of the 14 October meeting and signed as a true record of the proceedings.

**Proposed:** Chair Cllr Hopkins. **Seconded:** Cllr Foinette. **All in agreement.**

**4) Matters Arising from 14 October 2025 (not covered by the agenda below)**

**4.1.1 EPC Insurance Update**

The clerk has updated EPC insurance cover for the Games Barn to reflect the new valuation.

**4.1.2 Tree on Elm Close**

Vice-Chair Cllr Rawlinson said he had a tree to replace the dead specimen on the Elm Close bank. EPC tree warden Graham Howland will meet with Cllr Rawlinson to assess the suitability of the proposed replacement. All trees on Elm Close will be mulched in the Spring; guards to be considered to protect against rabbits and strimming.

**4.1.3 Village Defibrillator on Link Hill**

Egerton resident Stratton Richey has confirmed that the property on Link Hill is a suitable site for a new village defibrillator. The homeowner is happy to host it and meet the costs of the electrical supply.

It was proposed to use the Special Reserve to meet the costs of the purchase – expected to be in the region of 1.5 – 1.8k.

**Purchase proposed:** Cllr Lawton. **Seconded:** Cllr Stone. **All in agreement.**

**Action:** Clerk to advise Stratton Richey and the homeowner and liaise with Power Point electric services company owner Lance Russell, who has kindly volunteered to install the defibrillator free of charge.

**4.1.4 Update on grant application to Kent Active Sport**

No information available.

**4.1.5 Update on the submission of EPC comments to the ABC Regulation Draft 18 Local Plan 2042**

Chair Cllr Lawton thanked the committee – and, in particular, resident Lois Tilden – for the hard work in working through the consultation and submission of comments to ABC.

The Clerk has added the comments to the EPC website.

**4.1.6 Update on replacement swings and new toddler rocker.**

Cllr Foinette has submitted all paperwork to ABC for the s106 funds to be released for this project. EPC will meet the costs of the VAT until it can be reclaimed. Installation of the new swings and rocker is expected to happen in December/ January when the playground is not so well used.



#### 4.1.7 Update on proposed PO van visits to replace Egerton's pop-up Post Office

Cllr Harper said Headcorn PO will close the existing pop-up service with the view of replacing it with a mobile van unit that will site itself on the village hall car park once a week. The van will also contain a PO retail offer such as stationery. The dates for when the current pop-up service will end, and when the mobile van unit will start to visit, are not yet known. As soon information on what day of the week the van will visit is known, and the date the service will commence, the details will be publicised.

#### 5) Chair to close the meeting for public discussion

Meeting closed at 19.26

Meeting re-opened at 19.42

### 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/>.

##### Applications submitted

<b>Case Reference:</b>	PA/2025/1831
<b>Location</b>	10 Glebeland, TN27 9DH
<b>Proposal</b>	Single- storey rear extensions and changes to fenestration following demolition of existing single-storey rear extension.

**EPC view:** A legitimate extension; the new window overlooking the neighbouring property needs to be in opaque/frosted glass.

**Proposed:** Support

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

<b>Case Reference:</b>	PA/2025/1821
<b>Location</b>	Stone Hill Oast, TN27 9DU
<b>Proposal</b>	Listed building consent to replace 11 windows and two doors like for like with slim lite glazing.

**EPC view:** Subject to the agreement of the conservation officer, EPC views the application positively as English Heritage now agrees that where windows are not of historic value, any downside to replacement will be countered by the environmental benefit of thermally efficient windows.

**Proposed:** Support

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

<b>Case Reference:</b>	PA/2025/1930
<b>Location</b>	Land to the rear of 7 to 14 Harmers Way, Egerton
<b>Proposal</b>	Variation of Condition 2(approved plans) of planning permission 21.00627/AS 9Erection of 13 dwellings together with all necessary infrastructure to replace approved timber windows with uPVC.

**EPC view:** The appearance of the houses will not change.

**Proposed:** No comment.

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

<b>Case Reference:</b>	PA/2025/1856
<b>Location</b>	Land south of Wanden Lane End Barn, Wanden Lane, Egerton



<b>Proposal</b>	Agricultural building with associated hard standing and landscape works (part-retrospective).
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**EPC view:** Permission for the new building has been given and the small revision to siting will make no material difference to the neighbouring property.

**Proposed:** No comment.

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

## **6.2 Other Egerton Planning and development updates**

Work to measure out the perimeter and extent of the boundaries at Gale Field has begun.

Work to reduce Four Winds to allow the access road into the Orchard Nurseries development has also started.

## **7) Financial Report**

### **7.1.1 Unbudgeted invoices over £1,000 to be approved for November payment.**

None.

**7.2 Proposed budget 2026-2027 for review and approval** – documentation was circulated to all Cllrs in advance of the meeting.

It was proposed to accept the budget as presented.

**Proposed:** Chair Cllr Lawton. **Seconded:** Cllr Palmer. **All in agreement.** Cllr Stone did not vote as absent from the room when the vote was taken.

**Action:** Clerk to send the 2026-2027 precept request to Ashford Borough Council.

### **7.2.1 Legacy of Esme Slatter**

Cllrs agreed that the 10k left to the village by Esme Slatter for the purposes of creating and maintaining a community green space should be a priority project in the coming 18 months. It was agreed that focus for the community space should ideally be in the area of The Forstal as it currently has no easily accessed community green space.

## **Information Items**

## **8) Correspondence**

### **8.1 Consultation on the Maidstone Borough Council proposed housing development known as the Heathlands Garden Settlement.**

Chair Cllr Lawton said EPC had submitted multiple comments on this proposed development in the past. He said he would review those comments and circulate proposed draft comments to Cllrs by email ahead of submission to the consultation.

**Action:** Chair Cllr Lawton

## **9) Footpaths Report 184 (See Appendix i)**

Report circulated in advance of the meeting by Cllr Parr to all Cllrs.

## **10) Highways Report**

### **10.1.1 Mundy Bois junction safety concerns - update**

Cllr Harper said there has been some small progress; one signpost has been replaced and another sign, ahead of the junction, has been straightened. He said other safety measures are expected to take some time and will be rolled out one by one when the impact of each change to improve safety has been assessed.

Resident Les Bidewell has sent his first monthly traffic/ crash report to KCC.

Cllrs agreed that the diversions implemented by KCC to allow for the Pluckley water mains replacement has caused carnage to the verges along lower Greenhill Lane but acknowledged that little can be done to remedy the damage until the works finish and the worst of the winter weather is over.



Cllr Stone said the culverts and ditches in upper Green Hill Lane appear to have been dug out and cleared so the lane has puddles rather than tranches of water lying in the road following heavy rains.

Cllr Stone said water is still sitting for days at the junction between Harmers Way and New Road following heavy rain – even though KCC has been out to inspect the drainage and how the water ‘drains’ away’. It was agreed that a close eye must be kept on what effect the North Field housing development is having on the drains and flooding at this junction because the existing pumps are not working as needed.

**10.1.2 HiP update on proposed 20mph for village centre**

KCC will be undertaking a consultation of residents directly impacted by the proposed 20mph speed restriction in the centre of the village. Timings for this are not yet known.

**11) 11.1 Parish Plan and Future Projects Working Group**

The Group has not met; a meeting will be scheduled for January.

**11.1.2 Millennium Hall – sound system upgrade**

Paperwork has been submitted to the S106 team at ABC.

**11.1.3 Update on other village projects**

Nothing to report.

**12) Playground**

See item) 4.1 6

**13) Additional items**

**13.1.1 Signage directing to village defibrillators.**

Cllrs agree that for those who can not access the APP that provides the location of all accessible defibs across the country – and in the village - a map showing the village’s locations will be posted onto village noticeboards.

**13.1.2 Welcome packs**

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

**13.1.3 Henshaw Place signage and hoardings**

It was agreed that the flags, entryway hoardings and yellow signage to Henshaw Place is redundant as all properties are occupied.

**Action:** The Clerk to write to Canham Homes to request removal of all items.

**13.1.4 Football field fence**

It was agreed that the repairs noted as needed by Vice-Chair Cllr Rawlinson when he helped to install the new kissing gate should be done.

**Action:** Vice-Chair Cllr Rawlinson.

Cllr Palmer will secure estimates for estate fencing for the same perimeter fence ready for when S106 monies become available.

**Action:** Cllr Palmer.

**The meeting closed at 20.42pm**

**Next meeting: Tuesday 2 December 2025.**

## **Appendix (i)**

**Report No. 184 of the Egerton footpaths representative for November 2025 Meeting**

- 6 Outstanding Issues remain from the October 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.
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.



**Note:** From the last report, the EPC Kent County Cllr has asked for information on Item 3 of this report.  
No news so far.