

# EGERTON PARISH COUNCIL

**The monthly meeting of the Parish Council was held on Tuesday 1 June 2010  
in the Millennium Village Hall, Egerton at 8.00pm.**

**Present:** Tim Lee (Chairman), Richard King (Vice-Chairman), Viv Foulds, Richard Hopkins, Pat Parr, Wendy Payne, Alison Richey and Bill Smyth. Lois Tilden (Clerk) and 13 members of the public were also present.

1. **Apologies:** Roger Harper, Hugh Ellison (ABC Ward Councillor),
2. **Declarations of interest:** None
3. **The minutes of the Annual General meeting on 4 May 2010** were approved and signed as a true record of proceedings. Proposed: Alison Richey; seconded: Bill Smyth

In view of public interest it was agreed that the Agenda would be re-ordered to consider Planning matters first.

4. **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="#">10/00552/AS</a> Full Planning Permission	Fairview Bungalow, Egerton House Road, Egerton, Ashford, Kent, TN27 9BN: Replacement dwelling and erection of cart lodge style garage.	Not supported by EPC: although an improvement on previous plan, still out of scale with surrounding properties
<a href="#">10/00144/AS</a> Full Planning Permission	Barn at Forstal Farm, Forstal Road, Egerton, Kent Proposed barn conversion to single dwelling	Supported as this will preserve the only historic building in Forstal road; consideration to be given to fitting of non-return valve to sewer connection
<a href="#">10/00600/AS</a> Full Planning Permission	Rockhill House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP: Opening in garden wall for a new path to front door of house	supported
<a href="#">10/00618/AS</a> Full Planning Permission	Appleby Oast, Green Hill Lane, Egerton, Ashford, Kent, TN27 9EY: Convert existing roof space for new bedroom and shower room	Supported, subject to obscure glazing in new windows
<a href="#">10/00652/AS</a> Full Planning Permission	Ragged Farm House, Mundy Bois Road, Egerton, Ashford, Kent, TN27 9ER: Change of use of land for the keeping of horses and construction of an all weather menage. For private use only.	supported
<a href="#">10/00628/AS</a> Cert. of Lawful Use or Dev (prop)	Hudson House, Forge Lane, Egerton, Ashford, Kent, TN27 9EJ: Application for a Lawful Development Certificate - Proposed Development - Erection of a rear (Garden Room) extension	N/A – granted already by ABC

**Decisions taken by ABC:**

**Permitted by ABC:**

<a href="#">10/00575/AS</a>	Agricultural Notification	<b>Land East of Orchard Nurseries, Stonebridge Green Road, Two general purpose agricultural buildings and hardstanding</b>
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**Consent given by ABC:**

09/00192/AS: Affordable housing opposite Forstal Villas - tiles, bricks and weatherboarding approved

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**Refused by ABC:**

<a href="#">10/00334/AS</a>	Full plan permission	Breeches field Oast: conversion of garage and loft space to living accomm. Replacement window and doors and new windows and doors
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**Appeal case to Secretary of State:**

09/01326/AS:Burscombe Oast, Coach Road: Extensions to former Oast: Allowed by Planning Inspector

**5. MATTERS ARISING FROM THE MINUTES 4 May 2010**

**a. Recreation ground: Lower rec:** The Clerk said that Ben Hope’s contractor would carry out weed killing in about 3 weeks’ time, weather permitting. Councillors had heard what Michael Steed reported at the Parish Assembly following his survey of existing memorial trees but did not think a community orchard was appropriate in view of need for pruning and concerns about sheep eating any of the fruit. The Clerk said she would have a further discussion with Mike (and Ben about these views. The Clerk confirmed that Ben Hope was content for spoil from Rock Hill House pond and from the footings for the cricket net to be placed on the lower rec now, whilst his sheep were at an alternative pasture. Viv Foulds would speak to the residents at Rock Hill House about the spoil and Bill would speak to the Cricket Club.

**Action: Clerk, Viv Foulds, Bill Smyth**

**Football field and other rec areas:** Viv Foulds had filled dips in the ground and had re-seeded the patchy areas. The Clerk reported that a resident had complained about too much grass left on the ground after mowing, and asked Councillors their views. It was agreed that the Clerk should ask Heber to ensure more frequent cutting to avoid leaving large amounts of mulch; Viv would monitor the mowing activity. The work on the new cricket practice net was in hand; councillors would keep an eye on it (see above).

**Action: Viv Foulds,**

**Clerk, All**

**Drainage on the Recreation ground leading to the cricket field:** Richard Hopkins had been working at EPFC’s behest on the drainage to the area and had found a blocked and broken pipe; after this had been investigated further and he had carried out more trenching the problem appeared to have been resolved, even if temporarily (some years ago, drains appear to have been laid under the cricket pitch but they may all have blocked – this won’t be evident until prolonged rainfall). It was agreed that Richard Hopkins would submit an invoice for his latest work.

**Action: Richard Hopkins**

**Fir Trees screening SW works:** Once the second trim had taken place by the original contractor, Jeremy Ault, the Clerk was due to speak to Andrew Hopkins about future trimming. However Richard Hopkins was concerned that normal hedge cutting could damage the fir trees; they did not grow back in the same way as deciduous trees. Advice was needed first from Jeremy Ault.

**Action: Alison Richey**

**Trees on the edge of the football field:** It was thought that these were now too high and needed to be cut to a lower level with the main hedge once hedge cutting was permitted this year. The Clerk would arrange this with Andrew Hopkins.

**Action: Clerk**

**b. Sports pavilion:** Planning permission was awaited; cautious optimism was that it would be granted, very soon. A £2,500 grant via ABC from the Julie Rose Foundation had arrived. Richard King had made an application for a KCC grant of £10,000 that day and grant applications to Biffa and the Football Foundation had already been made. The outcomes would be known between July and September. Tim Lee had sent a copy of the April EPC minutes to EPFA which included detailed reference to the earlier meeting of EPFA/Pavilion committee and their conclusions and decision; the timetable was still on track. **Action: Bill Smyth, Richard Hopkins, Richard King**

**c. Parish land and boundaries:** Bill and Tim had cut back all the trees and cleared the debris, and the new fence was installed; Richard Hopkins had taken away bulky debris; Bill and Tim had recycled what could be salvaged. A resident from Old School Court asked if the grass strip alongside the access road could be cleared more carefully since he cut the grass there and the surface was too rough. It was agreed that councillors would revisit the site

and see if they could improve the ground, re-seeding if necessary. Richard Hopkins had not been able to remove all the large rubbish that had accumulated on the site next to the existing pavilion (and more had since been dumped there) but EPFC were going to arrange for a skip. Investigation on land titles for Pemples Cross and Stonebridge Green would be fitted in when time permitted. **Action: Bill Smyth, Tim Lee, Viv Foulds, Clerk**

**d. Playground and Skatepark:** Several councillors had attended a meeting of the School Council on 5 May, at which play facilities were discussed. Minutes were copied to all councillors. Before the next meeting with the school, likely to be before the end of the Summer term, a questionnaire would be issued to children in the village asking them what they might consider would best meet their needs (but with no promises!). Ideas emerging would be or the full parish council to consider and agree, bearing in mind the expenditure implications and budget constraints. **Action: All**

**e. Playgroup/play area:** Bill Smyth or Alison Richey would speak to Rayner Missing who in turn would need to speak to Heather Gould (Hall Committee) about fitting an isolator tap so the water supply could not be turned on accidentally from outside. **Action: Bill Smyth, Alison Richey**

**f. Highways:** As before, Pat Parr and the Clerk had continually reported potholes and drainage problems across the parish to KHS using the on-line system. The Clerk had been advised by KHS that no marker posts would be installed alongside the boundary with the White House along Field Mill road. The Clerk had tried again to persuade KHS; all KHS could say was that they would inspect the road again and see if another solution could be found, but in such a narrow road it was unlikely. The Clerk would notify the residents. Another resident had also written to the Clerk to complain that KHS had not reacted positively to his concerns about the state of Field Mill Road; the Clerk had replied to him and passed this complaint to KHS. More roads were being repaired by KHS' new contractors (Walkers), who had done a good job in Elm Close. The last section of Greenhill Lane had now been completed. More were on the list – such as Crockenhill, Bedlam Lane but it was recognised that it would be August before all the winter backlog of potholes would be covered. The Clerk and Pat Parr had commented on KHS' winter policy statement and questionnaire on behalf of EPC. 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**

**g. 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**

**h. Bus route 523/new route to Headcorn:** Councillors and the Clerk aimed to catch the bus to Headcorn on 21 June. The Clerk would prepare some flyers for the new bus stops as a reminder to would-be passengers. **Action: Richard King, Alison Richey, Clerk**

**i. 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. This was to be followed up at the Executive meeting on 2 June. **Action: Viv Foulds**

**j. Housing: i. Local Needs :** GSE Builders were making progress in Forstal Road. The Clerk had been in touch again with Southern Water about the sewage problems and a site meeting was being arranged. The name of the new development had sparked local interest but ABC had already decided to name the road "Chantlers Meadow" (TN27 9AB). The Clerk had responded to residents to explain that there would always be more claims for a name than there would be opportunities to commemorate Egerton families. **Action: Clerk, Bill Smyth**

**ii. Older people's accommodation in a "cluster" settlement to serve several villages:** Pat Parr reported back from a meeting with ABC, ACRK and other parishes on 17 May when more analysis was given. Two possible sites have been identified: in High Halden and Smarden; ABC are looking to commission a suitable developer. No conclusions have been drawn yet about the scale or costs. The cost was more likely to be economic - and the facilities greater - if the numbers to be accommodated were between 25 and 30. **Action: Pat Parr, Tim Lee**

**iii. Older people's accommodation in Egerton:** Richard King would consider identifying potential sites solely for Egerton people now the full outcome of the questionnaires was known. **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**

**k. EPC's role/ publicity/Newsletter/ Welcome Pack/ Parish Assembly on Wednesday 19 May /website:** The newsletter had been successfully distributed in advance of the Assembly on 19 May. Assembly and due to additional advertising, the Assembly had attracted an audience of some 40 people. There were 27 reports ( 2-3 mins each). The Chairman asked members of the public at this meeting if they had any observations. The only point was perhaps the Parish councillors should sit amongst the audience; that microphones should be used unless there is an effective sound system in place; and that all reporters should stand at the front to address the audience. EPC agreed to consider these points in time for next year's Assembly. A Welcome Pack had been delivered by Pat Parr to new residents in Wanden Lane. New residents in Little Manor also needed a copy. A house was for sale in Stevens Close and in due course new occupiers there should receive one. **Action: All**

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

**m. Footpaths and stiles:** Pat Parr said that KCC had installed 3 new kissing gates on AW25. There was a suggestion that some gates could be made with sliding out sections for dogs – but this was up to the landowner. An old stile opposite Court Lodge would be removed. Pat said that the tumulus was still intact on that land and the landowner was aiming to maximise land use in a sympathetic way. **Action: Pat Parr**

**n. Frith Wood - noise disturbance:** In improved weather, the Clerk and Richard Hopkins will 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. The Clerk said that Police had been handling reports from many parishes about anti-social behaviour, dangerous driving and inappropriate use of cars on recreation land. Depending on their priorities, Police intervention could be expected. Some drivers were reportedly arriving in Newland Green Lane looking for the "Screaming Woods". Residents were encouraged to report each incident to the police on 01233 611 055. **Action: Richard Hopkins, Clerk**

**o. Red Telephone Kiosk at Stonebridge Green – EPC adoption:** The Clerk had received further confirmation of support to maintain or fund the maintenance of the red kiosk following the article in the Newsletter. However one supporter wished to carry out all the necessary work single-handed. It was agreed that the Clerk should provide Tim Lee with all the details and a copy of the paint guidance note from BT; Tim would then contact all the individuals who had offered help and would ask just one of them to take on the task, with the guidance. **Action: Tim Lee**

**p. 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). **Action: Lois Tilden**

**q. 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**

**r. Small Circus proposal by Friends of the School:** This had now been postponed due to an incident.

**s. Guy Fawkes’ Night proposal from Friends of the School:** This was no longer going to take place.

**t. Overhanging trees in Crockenhill Road:** The Clerk had heard from both KHS and Mr Paul Hope that the overhanging trees were over 15’ above the road and were not therefore regarded as a highway hazard. She had been contacted again by the resident opposite the trees, who was not pleased with the outcome. However there was nothing to be done.

**u. 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**

**v. ABC Planning consultation on traveller sites etc:** The Clerk had responded to ABC on behalf of EPC, taking on board the comments made by councillors.

**w. Traffic calming in the car park:** Although Alison Richey had asked the School to remind parents to drive cautiously, this appeared not to have produced the desired effect. After discussion, including comments from the public, it was agreed that there should be a sign near the Rock Hill entrance/exit. Bill Smyth agreed to make a temporary sign; if this proved difficult, one could be purchased from a reputable supplier. It was also suggested that the sign to the car park should also be mended and put straight. **Action: Bill Smyth**

**x. microlights, light aircraft & landing strips:** These matters had been aired at the Parish Assembly. They were being looked into by ABC; EPC awaited the outcome.

**y. recycling skip for newspapers:** Bill Smyth offered to recycle the papers for the parishioner who had contacted Alison Richey. **Action: Bill Smyth**

**6. CORRESPONDENCE**

**For action: (papers either emailed or sent on circulation to all Councillors or both unless otherwise stated)**

- KCC Statement of Community involvement consultation until 19 July
- ABC Local area reward Grant grant – to EPFC Philip Missing –(discovered EPFC not eligible)
- ABC Consultation on sustainable drainage – deadline 13 July
- ABC Playpack for scrutiny – to Alison Richey
- KALC next meeting 2 June & prev papers – to Viv Foulds
- KALC Progressive council event - No takers
- Charlton Athletic Community Trust – community involvement – to EPFC Philip Missing

**For noting:**

- Government statement on rural affordable housing – relaxation on planning consent
- KCC definitive maps – future contact via email
- ABC Cycling strategy – note that rural areas will follow; ABC Ashford Town design exhibition 2 June
- ABC Forward Plan of Key Decisions; KALC Parish news; NALC events bulletin; Pluckley Parish News
- Kent County Agricultural Society event 18 May; SE Coast Ambulance event
- Air Cadets at Headcorn: publicity for new take-up -for noticeboards

**7. ACCOUNTS**

**i) Monthly Accounts @ 1 June 2010**

**Income:**

**£76 – donations from coffee morning in Clerk’s garden**

£

**Expenditure:**

Rayner Missing Play area concreting	2,444.00
Telecottage printing Welcome pack	7.75
ACRK Subscription	35.00
L Tilden Book token for Colin Newnham Auditor	50.00
Lois Tilden Clerk sal end June, add 2hrs pw backdate from 1May	554.65
Lois Tilden Telephone costs reimbursement Apr-Jun	15.00
HMRC Tax & NI end May incl £75.02 credit for online return	130.29

The Clerk had analysed the annual accounts for the Audit Commission return and had provided explanations for variations between entries in the years ending 31 March 2010 and 2009. These had been circulated to councillors and scrutinised by the Chairman before the final return and covering letter was signed by Clerk, Chairman and internal Auditor and sent off to the Commission on 28 May.

**Approval of the accounts for the month, for cheques to be signed and confirmation of contractor:**

**Proposed: Pat Parr; Seconded: Richard King**

***The Chairman closed the Council meeting at 9.46.pm, for***

**8. PUBLIC DISCUSSION –**

Mr Norman Cornwell asked if, in addition to more careful **clearing, levelling and reinstating the ground** next to the access road at the rear of Old School Court to allow unimpeded grass mowing, **the May tree** could be reduced in height – it was apparently 40’ high. It was agreed that as tree surgeon, Jeremy Ault, was returning to re-shape the fir trees, he should be asked to look at this tree too and also one overhanging the pavilion garage, and quote for the work. **Action: Bill Smyth, Alison Richey**

Mr Cornwell also pointed out that there had been incidents of **dogs fouling** the ground and asked if a notice could be put up to warn dog owners not to let this occur, or to clear up. It was agreed that a new notice would be installed and the Clerk would find out from the Dog Warden the correct arrangements for separate bins and disposal of contents; as necessary a new bin would be obtained or the redundant bin could be put into use. **Action: Clerk**

Kath Hilder said that it might be appropriate for some **trees other than native species** to be considered for the lower rec. She agreed to draw up a list that could be reviewed by Michael Steed. **Action: Kath Hilder**

Ambrose Oliver said that there was considerable concern about the establishment of **air strips** in the village. Alison Richey reiterated that the matters were for ABC who had been asked to investigate what might be regarded as development. Tim Lee added that EPC would maintain a watching brief. Tim Oliver asked if EPC had a policy on the matter but it was emphasised that since ABC had planning responsibility, and CAA set the flight conditions, it was inappropriate for EPC to take a view or set a policy of its own. On this topic, Alison Richey had the most relevant background and was the key EP Councillor linking with ABC. She confirmed that in any matter, if it transpired that anyone had transgressed the planning or other legislation then EPC would consider if it should take it up with the authorities.

Tim Oliver expressed the view that the **recreation ground grass mowing** should be arranged with 10 cuts in each of May and June.

Tim Oliver also added that **Fairview bungalow** was situated on the spot where an historic farmhouse had once been and that, significantly, it had been a much larger building than its replacement. It had been neglected and was demolished, making way for a small bungalow on a large plot.

*The Chairman re-opened the meeting at 10.08 pm for:*

#### **9. ANY OTHER BUSINESS**

Alison Richey pointed out that the **disabled parking bay signs** on the ground were completely faded. Tim Lee said he had the template and paint and would re-mark them. It was suggested that signs were also needed in the posts – Bill Smyth would see what he could do. **Action: Tim Lee, Bill Smyth**

The Clerk said that residents in Forge lane had mentioned difficulty in getting access to what had been the **village pump in the Forstal**; this was featured in the Egerton History book. Councillors recalled that this matter had been raised in the past; the land on which it was situated was now in private ownership and its accessibility was not an issue.

Tim Lee proposed that there should be no **meeting in August** – 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. No conclusion was reached and it was agreed this would be raised again at the July meeting.

*The meeting closed at 10.15 pm*