

EGERTON PARISH COUNCIL

1st December 2020

The meeting of the Parish Council was held on Tuesday 1st December 2020

Via Zoom at 8.00pm.

Present

Richard King (Chairman), Peter Rawlinson (Vice Chairman), Claire Foinette, Jeff Hopkins, John Lawton, Tim Oliver, Pat Parr, Lois Tilden, Ken Mulholland (Ward Councillor) and Heather James (Clerk)

Charlie Simkins (Borough Councillor), Jane Carr NHP Chairman

1 member of the public was present.

1) Apologies

Sarah Elworthy - unwell

2) Declarations of Interest

Pat Parr- Gift of land

3) Minutes of the Previous Meeting

The minutes of the meeting on 3rd November 2020: Sarah had circulated an email expressing concern about the accuracy of the minutes, in particular items 5 and 13 but had not provided details about what she considered the specific inaccuracies in item 5 to be. After a discussion the minutes were approved and signed as a true record of proceedings, subject to amending a sentence in item 13.

Proposed: Claire Foinette; **Seconded:** John Lawton;

All were in favour

4) Matters Arising from 3rd November 2020

Footpaths Report

Report No. 128 of the Egerton Footpaths Representative – December 2020

See attached report at end of minutes

Highways Report

See attached report at end of minutes

Due to works being carried out a section of Rock Hill Road is completely shut off with diversion signs showing drivers to continue along towards Mundy Bois. There is no other signage along this road so drivers are using Green Hill Lane to reach the village. Charlie Simkins has contacted KCC highways to request that Southern Water, who are carrying out works, to put up signage to divert drivers along Mundy Bois Road to Pluckley to stop Green Hill Lane being used.

Thank you Charlie for your help in this matter.

Older people's accommodation

Richard reported that the working group had held two more meetings to discuss the access route from the New Road site to Orchard nurseries. Discussions with Russell Jarvis (developer) and Jeremy Eustace (land owner) have now commenced and he confirmed that it was the Parish Council's wish to reach mutually agreeable financial settlement on a commercial basis regarding access to the Orchard Nurseries site. Although no agreement has yet been reached the Older People's Housing Working Group welcomed the opportunity to discuss a way forward and was grateful to Jeremy Eustace and the Harmer family for wanting to do so.

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Trees in recreation ground and others to maybe be felled:

Three quotes have been received and the Clerk had been awaiting one more. It was decided to offer the work to Aaron Pack, as he has carried out work for the PC in the past. He is also going to obtain the felling licence needed as so many trees need to be felled. The Clerk will contact Aaron to discuss works. The finance committee have included the £3500.00 sum needed into the budget for next year.**Action:** Clerk

Lenham Heath Garden Community

Maidstone Borough Council SPI Committee have decided to push forward with the Garden Community Proposals at Lenham Heath and Lidsing. Marden has been dropped. The Maidstone Plan will now move forward with the Local Plan Review: Regulation 18b Preferred Approach Consultation 2020. The consultation has been scheduled for the 1st of December 2020 to the 22nd of December 2020. This is the invitation for the public to comment. Kate Hammond at SOHL has requested that we encourage parishioners to write objecting to the plans. SOHL have published a template letter and details of who to write to with suggested talking points - all of which is available on the Save Our Heathlands Website. SOHL have requested that all letters of objection are copied to them so they can present these to the Inspector as evidence. Peter Rawlinson reported the gratitude of the SOHL committee for the help given by Egerton in distributing leaflets in support of the campaign.

New Picnic Bench

Thank you, Lois and your Mother, for the lovely bench/table which has been placed near to the horse chestnut tree on the rec overlooking the cricket pitch and the further view.

GDPR

John reported he is working on the Data audit with all clubs and committees. He will report once completed.

Action: John Lawton

Clerk to step down

Six applicants have expressed an interest in the job, three of whom are Egerton residents. On Saturday 5th December preliminary interviews will take place via Zoom, due to 'lockdown'. The panel of interviewers will be Richard, Peter, Tim, Claire and Lois. Richard will invite candidates to zoom meeting.

Action: Finance Committee

Roles and responsibilities of councillors and interface with the Clerk

Members had unanimously agreed that the complainant be invited to place the matter in the hands of the Monitoring Officer. The Chairman had asked the complainant if this had happened but had not received a response.

5) Public Discussion

Richard King closed the meeting at 8.44pm for the public discussion, the meeting re-opened at 9.01pm.

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6) Planning

Planning applications submitted to Ashford Borough Council this month for Egerton Parish Council to consider and decisions recently taken by ABC to be noted, details of which may be accessed on line at: http://www.ashford.gov.uk/online_planning/ Individuals may also register via the website with ABC to receive regular alerts of new applications and decisions.

New

20/01563/AS	Egerton	Weald North Ward	The Queens Arms, Forstal Road, Egerton, Ashford, Kent, TN27 9EH Change of use of existing public house to provide 2 no. semi detached 2 storey dwellings to include first and single floor extensions and changes to fenestration
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Supported with comments about plot layout, front and rear accessibility, garden sizes, existing car park, conditions on exterior lighting

20/01576/AS	Egerton	Weald North Ward	Garden Cottage, Egerton House Road, Egerton, Ashford, Kent, TN27 9BD Demolition of existing outbuildings and lean-to green house and proposed first floor and single storey extension to the rear; Internal alterations; Works of conversion of, and link to, existing store / boiler building to habitable accommodation.
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Supported: sensitive and necessary updating and renovation, modern proposals not in public view

20/01546/AS	Egerton	Weald North Ward	Sun Patch, The Street, Egerton, Ashford, Kent, TN27 9AL Variation of condition 2 on planning permission 20/00799/AS (Demolition of existing bungalow and erection of two detached dwellings with associated amenity and parking) to approved plans to allow a material amendment to include a first floor to plot 1 with dormer windows and additional window to SE elevation in kitchen.
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No objection, minor query on the roof line.

20/01519/AS	Egerton	Weald North Ward	Garden Cottage, Egerton House Road, Egerton, Ashford, Kent, TN27 9BD Demolition of existing outbuildings and lean-to green house and proposed first floor and single storey extension to the rear; Conversion of, and link to, existing store / boiler building to habitable accommodation.
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As above 20/01576 Garden Cottage

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20/01488/AS	Egerton	Weald North Ward	Malthouse Farm, Rock Hill Road, Egerton, Ashford, Kent, TN27 9EB Alterations to the first floor to include removal of non-historical partitions and reconfigure the bedroom and bathroom layout; removal of wardrobes and form a shower room and strip out the shower room in the central area of the floor layout
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No objection, all internal works not affecting historic fabric.

20/01528/AS	Pluckley	Weald North Ward	Pinnock Paddock, Pluckley Change of use of land for stationing of 3 additional mobile homes for gypsy accommodation
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Object: visual intrusion in outer edge of parish boundary and sewage disposal concerns

Decided planning applications:

20/00242/FC Raise No Objection	Egerton	Weald North Ward	Frith Wood to the South of, Newland Green Lane, Egerton, Kent Forestry Commission felling licence application (019/2434/2020) - As per schedule
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Telephone box opposite the Barrow house to be saved.

20/00214/TP Grant Consent	Egerton	Weald North Ward	Stonehill Barn Cottage, Stone Hill Road, Egerton, Ashford, Kent, TN27 9DU Re-pollard x3 no. Horse Chestnut overall height of trees 21 meters, 30% reduction removing up to 6 meters in height and 3 meters on laterals.
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Lois noted the two planning investigations there has been no news from ABC

Brown's kitchen, Green Hill lane

Long Ridge, Egerton House Road.

At a property on Crockenhill Road/Mundy Bois Road there is a shipping container which has been in position for some time. It was agreed by all that this needs to be removed.

7) Revised Statutory Documents

Financial Regulations, Standing Orders. Richard had read through and made changes as necessary.

The documents had been circulated to all Cllrs. Lois noted there was an omission on HR within the Standing Orders. Documents were approved by all with HR inserted.

8) Neighbourhood Plan Update

Jane Carr reported that a re-draft of the Neighbourhood Plan has been completed, in response to comments received as part of the Regulation 14 Consultation, and is being reviewed by the Steering Group. When submitting the Plan to Ashford Borough Council, a Basic Conditions Statement and a Community Consultation Statement will also be required and these are currently being drafted. The

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Steering Group hopes to complete the review in December and to present the re-drafted plan to the Parish Council for approval in January. The January date is provisional at this stage and is dependent on any additional requirements from statutory bodies. Any new or revised proposals for sites may also require a formal Site Assessment and re-consultation with the village, which could result in a delay of 2-3 months.

9) Barrow House and Sale of the Shop

The Clerk has received the paperwork from ABC confirming the Barrow House has been made an asset of the Community.

The sale of the shop; The prospective purchaser is having difficulty in obtaining the necessary funds as the shop has been closed and there are no trading figures he is having difficulty in obtaining a commercial mortgage. If any villager would be prepared to offer a loan it would be secured on the shop premises.

10) PCSO

PCSO- Kyle Farnfield PCSO 46061547-A report has yet to be received this month.

11) Risk Assessments and maintenance

Claire explained that Tim Kent had inspected the log ramp on the play area and had shown Claire how the work could be carried out. Claire requested that the work be carried out. All agreed.

12) Website Update

John noted that although nothing new to report the Coronavirus news has been updated. Also that no new volunteers were required to help within the village at this time.

13) Correspondence

All circulated by email in advance unless marked with a *

Action

*Clerk upgrade laptop- The Clerk had checked with Malcolm Laws (Chairman Computer Centre) who advised, 'Not really sure what you would gain from a new laptop would not be anymore accessible than you have now. Same software so no differences.'

Note

Kent Police's latest Rural Task Force report and Rural Matters newsletter: All 10/11

KCC and Kent and Medway CCG New Crisis Support Cards: Peter, Pat 10/11

CCTV equipment that runs over the 4G network: Peter 10/11

Kent Police - latest Rural Task Force Report and Rural Matters newsletter: All 10/11

Leader's Briefings – Ashford for Starters and Victoria Park Updates: All 17/11

Kent PCC Autumn newsletter: All 19/11

Flood Warden Training – Free: Pat, Peter 24/11

Leader's Briefings Ashford to Become Border Post: All 26/11

Leader's Briefings – Winter Edition of Ashford For You On Its Way: All 1/12

Matthew Scott launches his Annual Policing Survey OPCC/MS/OG/436/20: All 1/12

Web Items

October minutes

December agenda

Draft November minutes

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14) Accounts

Approval of the accounts for the month, for cheques to be signed and Internet transfers to take place.

Proposed: Jeff Hopkins; **Seconded:** Lois Tilden
All agreed

Expenditure		Cheque No	£
G. Green Gardening	New fence post	BACS	175.09
PKF Littlejohn	External audit	BACS	240.00
Malcolm Laws	Domain name renewal	BACS	12.59
Tim Kent	Play area repairs	BACS	73.00
Reimburse Mrs H James	Ink/ 2021 diary	BACS	42.77
Captivewebs	NHP	BACS	285.00
Mrs H James	December salary	BACS	753.71
HMRC	December	BACS	215.00
			1797.16

Income			
100 Club donation	Planters	500055	240.00
			240.00

Bank Reconciliation

Balance as at 30th November 2020 £8,402.78 less un-presented cheques as follows:

Actual balance = £8,402.78 as at 30th November 2020

Accounts for Egerton Update magazine

Expenditure		Cheque No	£
Printbig	Issue 19	BACS	1248.00
Alan Arthur	Delivery of above	BACS	100.00
			1348.00

Income			
Advertising			42.50
			42.50

Bank Reconciliation

Balance as at 30th November 2020 £4,072.70

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Accounts for Village Projects

Expenditure		Cheque No	£

Income			
Interest			0.18
			0.18

Bank Reconciliation

Balance as at 30th November 2020 £20,602.96 Less un-presented cheques as follows:

Less un-presented cheques as follows:

Actual balance = £20,602.96 as at 30th November 2020

Village Projects fund

Pre-school move	£11,288.65
Village Hall	£9,314.31
Total	£20,602.96

Accounts for Neighbourhood Plan

Expenditure		Cheque No	£
Captivewebs-as above	Web site	BACS	285.00
			285.00

Income			

- a) Total Budget 2019-2020 £37,055
- b) Precept and Grant £19,540. Actual amount spent to date is £20,211.41
- c) Precept figures- The Clerk had circulated the figures set out by the finance committee for the following years budget and precept. Richard proposed, Jeff seconded, all agreed that the figures be approved. The Clerk will submit the completed precept forms to ABC.

Action: Clerk

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15) Any other business/information

- Planters- Claire A cheque has been received from the 100 club. Following discussions it was agreed that wooden planters would be more acceptable than metal. Claire will purchase the planters.
- Cllrs Christmas meal- Due to the current uncertainty Claire suggested that it become an Easter meal. The present Clerk will explain to new Clerk.

16) Confidential Item

Councillors resolved that the public should leave the meeting and as the meeting was being conducted over Zoom this included public in Cllrs homes. A confidential note of the business conducted is on file.

The meeting closed at 10.15pm

Next meeting: Tuesday 5th January 2021

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Report No. 128 of the Egerton Footpaths Representative – December 2020

Report no. 128 of the Egerton footpaths representative – December 2020

Closed Issues

Issues 5 and 6 from the November 2020 report have been closed.

New Issues

2 new issues have been reported since the November 2020 report.

Outstanding Issues

5 outstanding issues from the November 2020 report remain. 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. ***PROW549664.*** 14/05/19. AW84 Egerton House Road/Coach Road from the Court Lodge orchard. Erosion of steps down to the road. Still “Work Scheduled”
2. ***PROW359025.*** 09/09/19. AW94 Coldbridge. Broken stile on the right-hand side of the lane, (just before woodyard). Still “Awaiting Allocation”
3. ***PROW191180108.*** 06/11/19. AW65 Behind Jollis Field, Coldbridge Lane, at river bridge, a tree has fallen. Now “Awaiting Allocation”
4. ***PROW 200491079 and PROW 200484748.*** AW90 Green Wickets, Rockhill Road. The outcome of the complaints received about being unable to use the public right of way at Green Wickets is that KCC said that due to the circumstances of the spread of the virus where they might be able to catch the virus from ramblers a temporary block was put on that part of AW90 with signs either end because there was an alternative footpath nearby. No issues since the last report. Keep on list to reinstate access once the situation changes back to normal. This part of footpath AW90 is still closed.
7. ***PROW 200992767.*** 01/09/20. AW88 Greensand Way at Elm Close. Wooden fingerpost at the steps down to the hall is rotten and needs replacing. Now “Work Added to Forward Maintenance Plan”

NEW ISSUES

1. ***PROW 201114812.*** 22/11/29. AW84 At graveyard of Egerton Church out to open field behind Glebeldand houses. Incident occurred when a large hole appeared in the middle of this narrow part of the footpath as a walker passed this area with her foot and part of her leg falling down the hole. Luckily no major injury sustained but a bit of a shock! Upon learning of this I found the hole concerned and another just as large further on so I taped off both ends of this narrow path to prevent others using this path and immediately reported to KCC the urgency of this problem and alerted people on social media Egerton Nextdoor at the same time. KCC reacted promptly the next day with action described on an email as follows: “I posted notices on site yesterday, so the path is officially closed, and added to the hazard tape that had been strung across the path. I will get some orange barrier fencing installed

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by the end of the week. If you are aware that the public are still using the path please let me know and I will arrange for contractors to install some Heras fencing. Before we can undertake any works on site to repair the footpath we need to check if the badger sett beneath the path is live. If it is live then it will be some time before we can undertake works as we require a licence from Natural England and they are not available over the winter as the badgers will be hibernating. Clearly if the latter scenario happens then I will arrange for a more permanent barrier to be installed and the closure will be extended for up to 6 months.”

2. An issue was reported to me which I am trying to resolve without recourse to KCC. AW23 down the side of Ruth Shrubbs' property, the third from bottom of six or so steps leading down to Stonebridge Green Road was covered in leaves and has a big dip beneath the leaves on this step. Some soil and sand was placed in the hole but was insufficient to fill the hole. Will try to rectify at the weekend and report at the meeting on Tuesday.

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Report no. 17 of the Egerton Highways Representative - December 2020

Summary

Closed Items **1**

Open Items **8**

New Items **3**

Closed Issues

Reference	Description & Status
42002953	Greenhill Lane – upper – Multiple Potholes
Logged	13 th October 2020
Status	Works complete

Outstanding Issues

Reference	Description & Status
489008	Chapel Lane - Drainage & Flooding - Ditch Problems
Logged	14 th February 2020
Status	Enquiry under investigation
505386	Crocken Hill road -Blocked Drain/Gully
Logged	12 th May 2020
Status	Works being programmed
507083	Forstal Road/Bedlam Lane – Flooding
Logged	26 th May 2020
Status	Enquiry under investigation
517224	Munday Bois Road – Flooding & Drainage
Logged	3 rd August 2020
Status	Works being programmed
525179	Field Mill Road, by Field Mill – Drainage & Flooding, Blocked drain/gully
Logged	16 th September 2020
Status	Enquiry under investigation
494493	Kingsland Lane – Drainage and Flooding, Carriageway flooded
Logged	29 th February 2020
Status	Works being programmed
527650	Forstal Road/Bedlam Lane – Multiple Potholes
Logged	30 th September 2020
Status	Works being programmed
527709	Bell Lane – Finger post sign knocked over at junction of Green Hill Lane and Bell Lane

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Logged 30th September 2020
Status Works being programmed/Order raised

New Issues

Reference	Description & Status
536786	Forstal Road – dip/depression
Logged	26 th November 2020
Status	Works being programmed
536790	Rock Hill Road
Logged	22 nd November 2020
Status	Works underway – Rock Hill Road closed
538371	Road sign missing/damaged – assumed to be requested Diversion sign
Logged	30 th November 2020
Status	Enquiry under investigation