

EGERTON PARISH COUNCIL

3rd August 2021

**AGM and meeting of the Parish Council was held on Tuesday 3rd August 2021
Millennium Hall, Egerton**

Present

Richard King (Chairman), Peter Rawlinson (Vice Chairman), Cllrs Claire Foinette, Jeff Hopkins, Tim Oliver, Pat Parr, Lois Tilden, Sonia Young (Clerk)

Ken Mullholland (Ward Councillor – Ashford Borough Council)

One member of the public present

1) Apologies

Cllr John Lawton – holiday

Cllr Sarah Elworthy – childcare

2) Declarations of Interest

Chairman Richard King: declared no financial or business interest in any matters on this agenda nor in any land put forward for development in the Neighbourhood Plan or any land excluded from development in the Neighbourhood Plan.

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

Cllr Tim Oliver: a relation of his is the owner of Gale Field which is proposed for development in the Neighbourhood Plan.

Cllr Lois Tilden: stated that as a matter of record that she had a personal planning item listed for which she would leave the room. She declared no other interests.

3) Minutes of the Previous Meetings

The minutes of the meeting on 4th May 2021

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

Proposed: Cllr Claire Foinette. **Seconded:** Cllr Jeff Hopkins. **All in agreement**

The minutes from the Extraordinary Meeting 24th May 2021

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

Proposed: Cllr Pat Parr. **Seconded:** Cllr Tim Oliver. **All in agreement**

The minutes from the Extraordinary Meeting 22nd July 2021

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

Proposed: Cllr Pat Parr. **Seconded:** Cllr Tim Oliver. **All in agreement**

4) Matters Arising from 4th May 2021

a) Footpaths Report No 136 of the Egerton Footpaths Representative - see appendix i) at end of the minutes.

No new issues. Three outstanding.

b) Highways Report 25 of the Egerton Highways Representative – see appendix ii) at end of the minutes.

c) Sale of the Shop

Nothing to report.

d) Pop-up Post Office

Staffing issues have impacted on consistency of service.

e) Broadband and fibre to the home

Update deferred until the September meeting.

f) The Barrow House Public House

Successful re-opening under new ownership. Name has reverted to The George.

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g) Mowing

Communication from Aspire about the impact of the spring and summer weather on grass cutting was posted on all village noticeboards.

5) Public Discussion

The meeting closed at 20.12 for public discussion.

The meeting re-opened 20.23.

6) Planning

Planning applications submitted to Ashford Borough Council this month for Egerton Parish Council to consider, 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

21/001600/AS	Egerton	Weald North Ward	Land adjoining Four Winds, New Road, Egerton Erection of 15 dwellings together with all necessary infrastructure
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Russell Jarvis, of Jarvis Land Promotions Limited, prospective developer of the land at New Road, updated EPC on the background that had led to the revised plans now under consideration for housing on the New Road site and subsequently answered questions that arose from Cllrs.

Cllr Lois Tilden presented a report on the latest planning application for the development of this site that had been allocated for housing by Ashford Borough Council in its 2030 Local Plan.

She pointed out that EPC had fully considered this application when it was submitted last year and most of the previous comments still held in relation to this revised application. Her full report is attached, (Appendix iii) as later submitted to ABC. The most significant points to make this time were that:

- a. The layout places a detached house in a position that blocks potential access to Orchard Nurseries (and this is at a low point on the site, which could cause drainage problems);
- b. The Applicant's Design and Access Statement falsely states that: "The proposed scheme respects the emerging plan Egerton Parish Plan" when it does the opposite, ignoring the Orchard Nurseries Site as an opportunity to develop it for older people with local connections;
- c. the site marked out is beyond the ABC allocation with no justification;
- d. it encroaches over the public footpath;
- e. there are still too many 1.8m brick walls and fences, with an urbanising effect;
- f. there are already localised flooding problems that have not been addressed.

For all those reasons it was recommended that EPC should object to the application and seek Cllr Ken Mulholland's support to refer the case to the Planning Committee for a decision.

Mr Jarvis commented on some of the points raised, during which some debate ensued. Mr Jarvis said that the proposed scheme was the optimum for the village in terms of character, design and would be of a quality that Egerton village deserved but said that he could not at present allow for access to Orchard Nurseries. He advised that that application had been the subject of rigorous planning review by the ABC Urban Design Team who informed the design and were satisfied with the outcome.

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Cllr Peter Rawlinson said that the Older People's Housing Working Group had spent eight months negotiating with Mr Jeremy Eustace, the representative of the family that currently owns the New Road site. Throughout those discussions, the Working Group had consistently made efforts to engage positively with the landowners and their representative.

The aim had been to secure a point of access through the potential New Road development to Orchard Nurseries, the land that was kindly bequeathed to the village by the late Derek Marks. Cllr Rawlinson said that in the previous proposed iteration of the New Road development proposals shared by the potential developers and landowners' representative with the Group and the Parish Council during the discussions to reach an agreement, a gap between houses as a potential route for access had been included. The Parish Council had, as a result, made a formal financial offer to secure that access and had agreed to six additional conditions that were subsequently requested by the landowners' representative.

Cllr Rawlinson said that the negotiations had not been concluded because on the 9th June 2021 (subsequent to the meeting the correct date was established as being 14th May 2021), the landowners' representative, Mr Eustace, contacted the Clerk to say that the planning applicants had been informed the site could be affected by a standstill on housing development in some parts of the borough, related to sewerage, drainage and water quality issues affecting the wetlands at Stodmarsh, outside Canterbury. He had stated this had the effect of stalling negotiations. It later proved that the site was not affected. The potential developers had then submitted a new set of formal plans to Ashford Borough Council for the New Road development, which are those now under consideration.

Cllr Rawlinson said that it was worrying to see the latest plans placing a house at the point of potential access to Orchard Nurseries, which currently would make access to Orchard Nurseries from the New Road development impossible.

Cllr Rawlinson therefore asked if there was anything more that the Working Group and the Parish Council could offer to secure access to Orchard Nurseries. Mr Jarvis replied with a recommendation of more support for the other site. When questioned further, Mr Jarvis said that if the Parish Council were to positively support the separate planning application for housing development on North Field, then he would work with the owners of the New Road site to provide access.

In response to a challenge by Cllrs Foinette, Tilden and others that this was unethical, and EPC had no authority to enter into or be party to such tactics, Mr Jarvis commented that it was the kind of thing that goes on all the time in local planning authorities.

Borough Councillor Ken Mulholland said that this did not represent the case with Ashford Borough Council. Mr Jarvis added that he hoped all parties could reach an agreement on all matters and if it were his call, access would be granted, but his role was to consult the landowners and act on their instruction.

It was proposed to submit a strong objection to ABC and ask Ken Mullholland officially to elevate the case to the ABC Planning Committee for decision. **Proposed:** Cllr Tilden. **Seconded:** Cllr Jeff Hopkins.

All in agreement.

Detailed comments on this application are in the Annex to these minutes. (See appendix iii)

Cllr Lois Tilden left the meeting.

21/01179/AS & 21/01178/AS	Egerton	Weald North Ward	Potters Forstal Farm, Chapel Lane, Egerton TN27 9BX 1. Internal & external alterations to existing annexe building 2. Same - Listed Building
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EPC view: Farm building sited some distance from the road. External improvement works that will not materially alter the appearance. Internal and structural alterations will ensure the building is preserved.

Propose: Support

Proposed: Chair Richard King. **Seconded:** Vice chair Peter Rawlinson. **All in agreement.**

Cllr Lois Tilden re-joined the meeting.

21/01336/AS	Egerton	Weald North Ward	Browns Kitchen, Green Hill Lane, Egerton TN27 9EY Addition of 2no dormer windows to an approved and implements garages [retrospective] (alternative scheme to Planning Ref: 19/00788/A)
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EPC view: This did not appear to have been constructed according to the plans submitted and approved. This application appears to seek to regularise the changes that were made beyond the original planning permission. The original plans were for a new three-bay garage, with 3 cars drawn on the plans; Velux-style windows in the roof; and outside steps to access an upper floor. These plans were granted on the basis that they represented a building of an acceptable size commensurate with its function as an incidental outbuilding serving the dwelling. Dormer windows were created in the building contrary to the approved plans and the frontage had been altered. The appearance now is that the building is not being used for the original garaging purposes.

Propose: Object

Proposed: Chair Richard King. **Seconded:** Cllr Jeff Hopkins. **All in agreement.**

7 Neighbourhood Plan - update

Jane Carr, Chair of the Neighbourhood Plan Steering Committee, was not available to present but submitted a report which was read out by Cllr Lois Tilden:

We would like to put on public record a number of points in relation to the 3 ½ years of voluntary work undertaken by the Steering Group on behalf of the EPC and the village, to rectify the misinformation and misrepresentation that has emerged over the last 6-9 months, primarily in social media comments:

- The Steering Group has consulted the village at every stage in the development of the Plan over the last 3 ½ years;
- No member of the Steering Group has any financial interest in any of the sites put forward during the 3 ½ years;
- The Steering Group has listened to the understandable concerns of residents living close to any proposed development;
- and also understands landowners' wish to press the case for their own sites for financial or other reasons;
- The Egerton Housing Needs Survey, undertaken by the independent Action with Rural Communities in Kent in October 2018 – with its above average response rate of 40% - has therefore been used by the Steering Group to assess objectively local housing need;
- It is vitally important that residents are encouraged to read the Plan, rather than accept inaccurate and misleading information circulated by those with specific, personal interests;
- It is equally important, in spite of what may be a sense of consultation overload, that as many residents as possible are encouraged not only to read the Plan (at www.egertonnp.co.uk) but also to vote in the Referendum; and I hope that all parish councillors, on whose behalf the Steering Group has been working over the years, will actively encourage residents to participate.

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Councillors thanked Jane and the Steering Group for their hard work and for the update report. They agreed unanimously to encourage residents to take note of the facts in the draft Neighbourhood Plan and its website and to take well-informed views prior to the Referendum.

8) Older People's accommodation update

Move to update EPC in closed session and exclude the press and public due to the commercial sensitivities of the discussions.

Proposed: Chair Richard King. **Seconded:** Vice Chair Peter Rawlinson. **All in agreement**

9) PCSO Kyle Farnfield PCSO 46061547 – no report received

Action: Clerk to invite PCSO 46061547 to the next meeting

10) HR – update

Clerk Sonia Young had successfully passed a six-month probation period and was confirmed 1st July 2021 in the post of The Clerk and Responsible Officer for Egerton Parish Council. The Clerk's salary was reviewed by The Finance Committee with an increase effective from 1st August 2021. The Clerk reported that the Monitoring Officer at Ashford Borough Council had concluded its investigation into complaints raised by an Egerton Parish Councillor (EPC 3rd November 2020 minutes: Item 5 and EPC 2nd February minutes 2020: Item 4a). The Monitoring Officer concluded that all complaints made were unfounded, suggested the parties could reconsider mediation and the Parish Council might seek the assistance of KALC. Due to the sensitivities of the subject matter the Clerk recommended moving any further discussion to a closed session, excluding the press and public.

Proposed: Cllr Claire Foinette. **Seconded:** Cllr Lois Tilden. **All in agreement.**

11) Correspondence*

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

Mott Macdonald – southern water survey unit on EPC land. All. 8/07

KALC: latest report from the Kent Police Rural Task Force and the Spring 2021 issue of Rural Matters All. 08/07

Civility and respect at heart of public life: NALC chief exec bulletin. All. 08/07

KALC networking day July 10th. All. 08/07

Rural Housing Alliance new guide for Parish Councils. All. JC. 15/07/2021

KCC – Southernden Lane close for repair. All. 15/07

KALC local Govt bulletin – local nature pilot programme outcomes. All. 15/07

KCC Highways – Coach Road closure drainage works. All. 15/07/2021

ABC textile arts project LoveAshford events. All. 15/07

ABC floral spitfire Battle of Britain Commemorative display. All. 15/07

PCSO Kyle Farnfield July report. All 23/07

KALC meeting minutes – 20mph zones. All. 23/07

KALC Ashford area minutes. All 23/07

KALC chief exec bulletin – All. 23/07

Govt bulletin. Community fund now open for applications. All. 23/07

NALC chief execs bulletin. All. 23/07

Rural services network bulletin incl Virgin increase in fibre delivery to rural areas. All. 23/07

GOVT bulletin – launch of Building Beautiful Places Plan. All & JC. 23/07

Kent Stour Countryside Partnership. All. 27/07

Rural Services Network – rural housing debate. All. 27/07

KCC – closure of Rock Hill Road for gas works from 9 Aug for 5 days. All. 27/07

KCC adult social care strategy development workshops. All. 27/05

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Govt survey on fly tipping. (KALC forward). All. 28/07

ABC improvement of central Ashford. All. 02/08

Website

Draft August minutes

12) Finance

Expenditure		Cheque No	£
R James Fencing	Post/sleeve Egerton sign	BACS	546.00
BHIB Councils Insurance	EPC annual insurance	BACS	954.11
Sonia Young	Salary	BACS	752.67
HMRC	Salary	BACS	309.41
Total			2562.19

Income			
Total			

Bank Reconciliation Balance as at 31st July 2021 £10,869.39 less un-presented cheques as follows:

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Actual balance = £10,869.39 as at 31st July 2021

Accounts for Egerton update magazine

Expenditure		Cheque No	£
Total			

Income			
Advertising			345.00
Total			345.00

Bank Reconciliation Balance as at 31st July 2021 £6,300.70 Less un-presented cheques as follows:

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Actual balance = £6,300.70 as at 31st July 2021

Accounts for Village Projects

Expenditure		Cheque No	£

Income			
Interest			0.17

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Total			£0.17

Bank Reconciliation Balance as at 31st July 2021 £20, 890.34 Less un-presented cheques as follows:

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Actual balance = £20, 890.34 as at 31st July 2021

Village Projects fund

Pre-school move	£11,288.65
Village Hall	£ 9,601.69
Total	£20,890.34

Accounts for Neighbourhood Plan

Expenditure		Cheque No	£

Income			

Approval of the accounts for the month, for cheques to be signed and internet transfers to take place. Clerk to remove Bison Print Invoice as a query flagged by Cllr Pat Parr before approval.

Proposed: Cllr Pat Parr. **Seconded:** Cllr Tim Oliver. **All in agreement.**

13) Health and Safety – playground repairs

The Clerk advised urgent repairs and replacement required for the large skate ramp; the toddler swings; the basketball hoop. Estimated costs circulated prior. The Clerk advised that the repairs had not been identified as required at the point the precept was submitted to ABC and would cost approx. £1,282. Proposal to approve the unbudgeted repair.

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

Action: Clerk to approach the Geoff Wickens Trust to see if a grant might be available to meet 50% of the estimated costs.

14) Games Barn – proposal for a new roof

Three estimates for a complete replacement roof were circulated to all Cllrs for consideration prior to the meeting. Recommendations based on site meetings with the proposed contractors by Cllrs Foinette and Oliver were accepted and approved.

EPC gave its approval for the Games Barn Sub Committee to proceed with the work.

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

15) Any other business

- Permission sought by EPFC for placement of three new benches, a wooden storage shed, new cricket nets (cost approx. £40,000) and additional waste bin sited near to the sports pavilion

Permission given. **All in agreement.** **Action:** Clerk to confirm approval by letter to EFPC

- Microlight flying over the village

Cllr Lois Tilden reported that she had received a number of complaints about microlights 'buzzing' over houses in the village. She had contacted Chris Stevens, who hosts a club. He will

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remind all new members of the agreed protocols to maintain height over the built-up area of the village and of the regulated number of days allowed for flying. Chris Stevens asked villagers to please ring him direct with the identifying microflight numbers if any cause a nuisance. Tel: 01233 756027.

- Pre-school proposal for approval to improve outdoor play area

The Pre-school plans circulated by the Clerk to Cllrs were approved with recommendation that large pebbles only be used only to fill over muddied areas and not gravel that might walk into the hall and damage the floor.

The Clerk advised that she had put the new Pre-School committee in touch with local bodies that might be approached for grants to help fund urgent upgrades to the the pre-school equipment and facilities.

- Flooding in Rock Hill Road

The recent very heavy downpours caused significant flooding as drains in Rock Hill Road/ junction with Stone Hill and around Stonebridge Green are blocked and/ or overgrown/ damaged and ditches have not been maintained. The subsequent run off from the road poured into gardens and around properties.

Action: John Lawton to report the matter to KCC Highways and also to County Councillor Charlie Simkins to see if the drains can be pumped out and cleaned before the winter and flooding causes serious problems for residents around the village.

16) Closed session

The Clerk read the confidential minute of the 4th May closed session

The minutes of the previous month's closed session were approved and signed as a true record of proceedings.

Proposed: Cllr Tim Oliver. **Seconded:** Cllr Claire Foinette. **All in agreement.**

The Clerk read the minutes of the closed session of the Extraordinary Meeting 24th May 2021.

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

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

The Clerk read the minutes of the closed session of the Extraordinary Meeting 22nd July 2021.

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

Proposed: Vice Chair Peter Rawlinson. **Seconded:** Cllr Jeff Hopkins. **All in agreement.**

Confidential minutes were taken on this closed session, for approval in due course.

The meeting closed at 10.05pm

Next meeting: Tuesday 7th September 2021

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Appendix i

Report no. 136 of the Egerton footpaths representative – August 2021 meeting

3 Outstanding Issues remain from the July 2021 report.

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. Still Awaiting Allocation
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). Still Awaiting Allocation.
3. **PROW 210696737.** 24/06/21. AW88 Stone Hill end of this footpath. Fallen tree from Barlings side over the track. Now only 4-5 year olds can crawl underneath the branches! Still Awaiting Allocation.

NEW ISSUE: (none)

Appendix ii

Report no. 25 of the Egerton Highways Representative – August 2021

Summary

Closed Items	4
Open Items	5
New Items	8

Closed Issues

Reference	Description & Status
574272	Bedlam Lane/Forstal Road – Pothole
Logged	May 2021
Status	Works completed
583035	Stonebridge Green Road nr Old Orchard Cottage - Pothole
Logged	June 2021
Status	Works Completed
581905	Crocken Hill Road – Material/Obstruction on Road
Logged	June 2021
Status	Enquiry investigated and customer updated
581906	Crocken Hill Road – Multiple Potholes

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Logged	June 2021
Status	Works Completed

Outstanding Issues

Reference	Description & Status
546693	Link Hill Lane - Drainage & Flooding, Blocked drain
Logged	17/01/2021
Status	Enquiry under investigation
562299	Stonebridge Green Road – Blocked Drain/Gully
Logged	March 2021
Status	Enquiry under investigation
No Ref	Bedlam Lane – nr Badgers Works raised by KCC Highways
Logged	March 2021
Status	Order raised
42003307	Rock Hill Road – Retaining Wall vegetation damage to grouting
Logged	May 2021
Status	Enquiry attended – more work required
583038	Crocken Hill Road – Steps from highway to pavement overgrown
Logged	June 2021
Status	Work has been planned as part of regular schedule and will be undertaken shortly.

New Issues

Reference	Description & Status
589193	Stonebridge Green Road - Blocked drain/gully
Logged	July 2021
Status	Enquiry under investigation
589015	Stonebridge Green Road - Blocked drain/gully
Logged	July 2021
Status	Enquiry under investigation
589164	Mundy Bois Road nr Newland Green – Ditch Problems
Logged	July 2021
Status	Enquiry under investigation
Other matter	Newland Green Lane – KCC raised issue road repairs – Order raised
	Forge Lane – KCC raised issue road repairs – Order raised
	Chapel Lane – KCC raised issue road repairs – Order raised
	Iden Lane – KCC raised issue road repairs – Order raised
	Green Hill Lane – KCC raised issue road repairs – Order raised

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Appendix iii

Planning Application 21/001600/AS – Land adjoining Four Winds, New Road, Egerton

1. Egerton Parish Council fully considered this application when it was submitted last year and most of the previous comments still hold in relation to this revised application. There are many positive aspects in the architectural design of the buildings, meeting the Egerton Parish Design Statement's principles (although it should be noted Egerton is not in the High Weald area as described in the applicant's design and access document). That said, there are strong negative reasons outweighing the good points, leading EPC to object to this application.

2. Last year and early this year, EPC were in negotiations with the landowners' representative to gain access to an adjoining site, Orchard Nurseries, which was gifted to EPC for the benefit of the village and destined for development of housing for older people in the village. It features in the draft Egerton Neighbourhood Plan now at Reg 15 stage. Despite reaching an understanding with the landowners' representative on a financial settlement for the provision of access from the New Road site into Orchard Nurseries, the landowners withdrew from negotiations that would have led to a signed legal agreement.

3. The most significant points to make this time are that:

a. The layout places a detached house in a position that blocks potential access to Orchard Nurseries (and this is at a low point on the site, which could cause drainage problems). The Applicant's Design and Access Statement wrongly and falsely states that: "the proposed scheme respects the emerging plan Egerton Parish Plan" (sic). The fact is that it disrespects the Egerton Neighbourhood Plan, completely ignoring and making no mention of the allocation of the Orchard Nurseries Site as a housing site for older people in the village. Indeed, the New Road proposals seem purposely designed to frustrate the development of the Orchard Nurseries site. The Design and Access Statement goes on to say that: "The most important community issues highlighted by the document are the sustaining of Egerton's primary school, pre-school, supporting the provision of better mobile phone reception throughout the village, more road markings to reinforce speed limits, the provision of additional housing for older people, the reduction of noise pollution from the M20 and the setting up of an additional bus service that meets local needs." And yet, having highlighted this most important of community issues (manageable homes for Egerton's older residents), the applicant is in fact promoting a closed cul-de-sac layout which, if allowed, in its current form would thwart the construction of the Orchard Nurseries development and nullify the delivery of much needed housing for older persons. This need was clearly identified in a Housing Needs Survey conducted by ACRK for the Neighbourhood Plan. The profits from the sale of the Orchard Nursery homes would be used to build the pre-school and other village facilities to benefit the village as a whole, but this too is foiled by the New Road scheme. Were the New Road site developed in accordance with the master plan accompanying the application it would effectively frustrate the implementation of the Orchard Nurseries development altogether. Moreover, the New Road scheme with its proposed 9 large, detached houses will doubtless only meet the demands of wealthy people from way outside this locality who have no interest in the community. A double whammy.

b. The site is still some 20 metres beyond the site allocation in ABC's 2030 Plan. The planning consultant acting for the applicant states that this is a "slight modification". Not so, another 20 metres by 80m (the depth of the site from New Road) is 1600 sq m which is 0.16hectare, 0.4 acre. ABC's policy s30 stated that the development should mirror the building line opposite at Harmers Way but this plan goes beyond it. To make matters worse, in the applicant's Design and Access statement, page 40 shows the site taking up even more land - the whole field is delineated in red.

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c. The agent for the developer states that the site needs to be this larger size to provide for 15 houses. Yet the plans show a low density of 11.5 dwellings per hectare, lower than Stevens Close and Harmers Way at 14.5 dwellings per hectare and much lower density than Rock Hill and the Street in the highest points in the village. This is not “reflecting the grain and character of the village” as quoted in the supporting documents. The layout also looks quite confused with swathes of paved areas, an awkward set-up with driveways and turning circles that create too much hard surfacing - which in turn need more commensurate soft landscaping. A less disjointed layout would automatically soften the effect.

d. The plans show the site still encroaching on footpath AW92, with the line of the footpath becoming paved, along service roads and driveways on the site. This appears to be contrary to KCC’s position that there must be no disturbance of the surface of the right of way or obstruction of its use either during or following any approved development. The 3 houses drawn on the masterplan that front onto the footpath show their front windows as only about 3 metres from the footpath. That seems a very odd layout as it neither provides privacy for the occupiers nor a walk or trot that could be described as enjoyment of the countryside under the terms of legislation on countryside access. The developers’ agent refers to an error in the mapping of AW92 but it is clear from the definitive map lodged with KCC that it runs across the New Road field in line with the junction of New Road and Stone Hill road. If the developers/landowners believe there is an error in the definitive map they must take this up with KCC and seek to make an order to divert it to the course they believe it should take.

e. The plans still show a lot of boundary brick walls and close boarded fencing 1.8m high (6 feet). This urbanises the site. Egerton, contrary to the developer’s views, is not like Shadoxhurst. The village layouts and vernacular design do not compare. Egerton is more rural, with commanding views from the Greensand Ridge over the Weald to the South and to the North Downs in the opposite direction with a much larger Conservation area and more than three times as many listed buildings. The layout of the housing for the New Road site may create more “privacy” but so many high walls and fences would detract from the rural setting on the far edge of the village. Furthermore, brick walls are more costly to maintain - re-pointing is skilled work. This would be the first development seen on approaching the village from Pluckley and the urban effect would spoil the vista.

f. The types of homes proposed tend to the extreme ends of the housing market. There are no smaller detached or semi-detached open-market homes to meet the needs of couples or young families wishing to move within, into or back to Egerton on the first or second rung of the housing ladder. The most recent open market developments in the village have nearly all been substantial detached properties (Stisted Way, Stevens Close and Harmers Way, plus enlarged replacement dwellings and barn conversions that require considerable capital or income. There is no need for so many detached houses on the open market: some semi-detached open market homes would help “intermediate” buyers, assist Ashford in its bid to create homes that are needed (as opposed to meeting a nebulous market demand) and thus aid a more pleasing layout within the correct s.30 site plan.

g. The highway and traffic issues need more attention to meet KHS requirements.

h. There is inadequate climate change mitigation and a lack of energy conservation measures.

i. Drainage needs more thorough attention on site and outside it, especially in view of recent weather events and the flooding that already occurs frequently at the junction of New road and Stone Hill road.