



Meeting of the Parish Council was held on Tuesday 5th July 2022
7.30pm Committee Room, Millennium Hall, Egerton

Present

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

Borough Councillor Ken Mulholland

4 members of the public were present

1) Declarations of Interest

Chairman Richard King – no interest in any matters on the agenda

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

2) Apologies

County Councillor Charlie Simkins

3) Minutes of the Previous Meeting

The minutes of the meeting on 7th June 2022

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

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

4) Matters Arising from 7th June 2022

a) Sale of the Shop

No developments to report. It was noted that the shop is now back on the market and being offered at £450,00. A meeting of the Egerton Community Stores directors is being arranged.

b) Post Office

Service and hours promoted on Facebook and Next Door.

c) Heathlands Garden Settlement

Cllrs Lawton and Tilden attended meeting called by Lenham PC on 14 June. Lenham has contracted 2 barristers to represent it at the September hearing. The Planning Inspector has given Maidstone Borough Council 7 pages of feedback and a deadline of mid-July to provide the required missing detail.

Given the implications of the size of the development for the borough of Ashford without the necessary improvements to infrastructure, and the complete lack of public comment from ABC about the proposed development so close to the boundary line, it was agreed that EPC would write to ABC seeking answers to a number of pressing questions.

It was also agreed that a joint letter with Charing PC should be sent to ABC about the impact on traffic along the A20 and other transport links.

Action: Cllr Lois Tilden to draft a letter and circulate it to Cllrs for comment approval; copy to Borough Councillor Ken Mulholland.

d) Village noticeboards

No update available re siting of the Noticeboard at The Forstal.

Action: Cllr Lois Tilden

f) Tree planting – The Queen's Canopy

The potted oak was planted by Egerton WI at Stonebridge Green.

g) Neighbourhood Plan

The grant application to KCC via County Cllr Charlie Simkins for funds to print Egerton Neighbourhood Plan for all residents was refused by KCC legal team on the basis that it would be 'political'. EPC has challenged the basis for the refusal via Cllr Simkins.

h) 5G Masts

Vice Chairman Peter Rawlinson will send a letter to MP Damian Green

Action: Vice Chairman Peter Rawlinson

i) The George

No update available.

Action: The Clerk to add to the September meeting agenda

J) Rubbish at Elm Close garages

Items cleared.

5) Chairman to close the meeting for public discussion

Chairman closed the meeting for public discussion.

Meeting closed 7.51pm

Meeting re-opened 8.08pm

6) Footpaths report No 147 (see Appendix i)

Cllr Pat Parr reported five outstanding issues and one closed at Bedewell. New issue reported re the stile at Stonehill to Green Lane is too high.

7) Highways report No 36 (see Appendix ii)

Cllr John Lawton said KCC has sprayed the vegetation to clear the ragstone wall opposite Stisted Way to allow for the planned repairs to the pointing.

The KCC portal will not allow EPC to register a request for a 7.5 tonne weight limit for Green Hill Lane, so Cllr Lawton has asked the KCC steward and County Councillor Charlie Simkins to action the request.

8) Planning

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/online_planning/

Individuals may also register with ABC to receive regular alerts of applications and decisions.

22/00837/AS	Egerton	Weald North Ward	Garden Cottage, Egerton House Road, Egerton, Ashford, Kent, TN27 9BD Proposed detached garage / workshop building with solar panels on South Elevation
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EPC view: This proposal will complement the refurbished house and is a significant improvement on the existing semi-derelict outbuilding. The materials and design meet the principles in the Egerton Parish Design Statement. The installation of discreet solar panels on the lower section of the garage roof fulfils the need to generate on-site electricity, thus meeting the climate change and renewable energy policy D8 in the 2022 Egerton Neighbourhood Plan and other relevant policies in the ABC Local Plan.

Proposed: Support in view of the obvious improvement on the existing garage, the importance of energy self-sufficiency and in the interests of climate change mitigation.

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

22/00898/AS	Egerton	Weald North Ward	Rough Withers, Chapel Lane, Egerton, Ashford, Kent, TN27 9BX Certificate of lawful development - Proposed erection of a single storey side extension and single storey rear extension. The removal of the front porch. Replacement of external windows and doors. Addition of weatherboarding to ground floor level to finish at damp proof course level. All materials proposed are to match existing
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EPC view: These latest plans make smaller external changes and extensions to the house than the full planning application that was approved at this property last year. Materials will match existing.

Proposed: no objection

Proposed: Vice Chairman Peter Rawlinson. **Seconded:** Cllr Claire Foinette. **All in agreement.** Cllr Lois Tilden did not take part in the discussion or vote as she is a neighbour to this property.

22/00963/AS	Egerton	Weald North Ward	Land south of Wanden End Barn, Wanden Lane, Egerton, Kent Proposed agriculture building for use as general farm storage and for sheep handling.
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EPC view: In 2010 (10/01706/AS) a large hay barn was granted planning permission, comprising some 464 sq. metres in floor area at this address. That later became the subject of a planning application in 2019 for conversion into a pair of semi-detached dwellings but this was withdrawn in favour of demolition and the creation of two detached dwellings, now under construction.

(20/00913/AS). There have also been smaller domestic buildings (16/00146/AS) and temporary mobile homes for staff mess rooms, and sow pens with the same farm address ([21/00998/AS](#)). The permission sought here is to create a large sheep rearing/lambing/shearing building further along the lane, 7.5m (24') high, 30m (98') long and 15m (50') wide – which has the same floor area as the 2011 hay barn that is now being replaced. EPC will comment to suggest ABC look at the site history and make a site visit to Wanden Lane.

Proposed: Object based on drainage, flooding, over-development in a remote area of the village and conflicting with previous planning applications at the same location since the 2010 barn was demolished for housing and could have been used for the current proposal instead.

Proposed: Vice chairman Peter Rawlinson. **Seconded** Cllr Claire Foinette. **All in agreement.**

9) Playground improvements

Cllr Claire Foinette highlighted issues raised by Wicksteed's annual playground inspection: the wet pour lifting; painting the swing frame; signage required for the basketball area.

Action: Clerk. The wet pour will be addressed by contractors during agreed works to improvement the play area.

Comment had been made by a villager about a potential increase in noise from the play area if facilities were extended and the potential increase in anti-social behaviour. It was agreed to add the installation of CCTV around the hall car park as an agenda item at the next meeting.

10) The Parish Assembly

The Parish Assembly had gathered residents' views and votes on several important issues that will feed into the next Parish Plan and prioritise future spending and areas for grant funding. (See Appendix (iii).) The issues raised will be considered at the next meeting.

Total attendees: 92

Total community groups present: 18

Other: English Rural Housing was at The Assembly to talk to residents about the proposed development of affordable housing on the Gale Field site and Lansdown Asset Management was also at The Assembly to talk to villagers about the development of older people's accommodation on the Orchard Nurseries site.

It was agreed to upload the presentation created for the Parish Assembly to the EPC website.

11) Older People's Accommodation

The proposed development and developer, as well as the access route to the proposed development site, became a matter of public record on 22 June at the Parish Assembly.

The Heads of Terms is being drawn up by Lansdown Asset Management. It will pass to EPC's lawyers for review and the Working Group for Older People's Accommodation (WGOPA). The terms will define the options for the purchase of the land known as Orchard Nurseries from EPC, the amounts of monies to be paid – and at what point they will be paid. Following legal advice and review, the WGOPA will make a recommendation to full Council at the next meeting in September.

The WGPOPA recommended that EPC approve that an outline planning application should be made by Lansdown Asset Management to Ashford Borough Council to develop the land known as Orchard Nurseries into housing suitable for older people.

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

12) Affordable Housing

Cllr Lois Tilden said that English Rural Housing (ERH) deputy development director Alison Thompson had been pleased by the level of interest shown in the proposed development of affordable housing on the Gale Field Site at The Parish Assembly on 22 June. During the evening, the results of the consultation process were fully shared with residents, and concerns about drainage and protection of hedging and trees were discussed; 14 people had registered an interest in one of the homes. On the basis of the consultation with the village and additional feedback from EPC to ERH about the preference for a crescent shape layout and a wish to see more 3-bedroom properties within the development, it was proposed that EPC approve that ERH proceed with an application to Ashford Borough Council for outline planning permission on the site known as Gale Field.

Proposed: Chairman Richard King. **Seconded:** Cllr Pat Parr. **All in agreement.**

13) Correspondence

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

Rural Village Service Group. All. 7/06

ARCK Oast to Coast. All. 7/06

KALC News. All. 7/06

Lenham invitation to attend MBC local plan review. All. 9/06

NALC bulletin. All. 10/06

Streetworks closure Swan Lane 11 July 19 days. All. 13/06

Rural Services Network – Rural affordable housing seminar. All. 14/06

ABC launches Platinum jubilee civic awards. All. 14/06

Invitation for EPC to decorate St James Church. All. 16/06

Rural Services Network seminar on rural health and social care 27 July. All. 21/06

KLAC Councillors' conference Lenham. All. 20/06

Highway improvements splits into East and West Kent teams. All. 23/06

Highways improvement to Crockenhill 14 July. All. 23/06

Alison Thompson English Rural Housing update on consultation 27/06 All

KALC agenda 6 July area meet. All

Census 2021 results. All. 27/06

KALC bulletin – Housing Minister's speech on planning/ supply. All. 30/06

KCC Environment and transport committee report – 123 bus withdrawn end Oct 2022. All. 30/06

Music Festival feedback re viability of using village hall. All. 05/07/202

ICO decision notice. All. 05/07

- KCC Environment and transport committee report – 123 bus to be withdrawn October 2022. Chairman Richard King, Vice chairman Peter Rawlinson, Cllr Richard Wall and member of the public Graham Howland will form a committee to review residents' access to schools, hospitals and key services following the announcement of the withdrawal of 85k in grant funding to support the 123 Egerton bus service.

- The Information Commissioner's Office

The ICO has written to EPC chairman Richard King and Clerk Sonia Young to advise that EPC could not rely on 14(2) in its response to a Freedom of Information Request submitted by Mr Jeremy Eustace on 13 May 2022. EPC has 35 days to issue a new response to Mr Eustace. All in agreement that a fresh response should be issued.

Action: The Clerk

- Music Festival feedback on its future viability without full access to the village hall.

EPC agreed that it should move forward as quickly as possible to provide a dedicated site for the pre-school that would allow it to vacate the village hall and give greater access to village groups and activities such as the Music Festival in 2025. It was agreed that a dedicated committee would need to be formed to maintain the progress as soon as funds become available.

A letter will be written to the Music Festival Secretary Jane Carr to update The Music Festival organising team about the timeline for development of a standalone pre-school building using funds released by the sale of the Orchard Nurseries site for the development of Older People's Accommodation.

Action: The Clerk.

Website

May minutes

July agenda

AGAR

Parish Assembly notice

14) Accounts

Accounts

Expenditure		Cheque No	£
Annual insurance	BHIB	BACS	983.57
Stationery	Reimburse Sonia young	BACS	11.75
Parish Assembly food&drink&prize	Reimburse Sonia Young	BACS	120.70
Paper plates/ cups parish assembly	Reimburse Sonia Young	BACS	9.89
P Rawlinson conference climate change	KALC	BACS	48.00
Playground/ skatepark inspections	Wicksteed	BACS	288.00
NPlan website changes	Captive Webs	BACS	18.75
N Plan website hosting	Captive Webs	BACS	110.00
N Plan website changes	Captive Webs	BACS	32.50
Annual subscription	KALC	BACS	507.26
Internal Audit/AGAR	David Buckett	BACS	666.20
July salary	Sonia Young	BACS	1040.12
HMRC	NI and tax	BACS	40.54
Total			£3,877.28

Income			
Transfer from deposit acc	From jubilee reserve fund to pay invoices	BACS	570.59
Total			£570.59

Bank Reconciliation Balance at 30th June 2022 £13,548.18 less un-presented cheques as follows:

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Actual balance = £13,548.18 at 30th June 2022

Accounts for Egerton update magazine

Expenditure		Cheque No	£
Total			

Income			
Total			

Bank Reconciliation Balance at 30th June 2022 £4,564.30 Less un-presented cheques as follows:

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Actual balance = £4,564.30 at 30th June 2022

Accounts for Village Projects

Expenditure		Cheque No	£

Income			
Interest			0.26
Total			£00.26

Bank Reconciliation Balance at 30th June 2022 £30,907.34 Less un-presented cheques as follows:

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Actual balance = £30,907.34 at 30th June 2022

Village Projects fund

Pre-school move	£11,288.65
Esme Slater woodland	£10,000.00
Village Hall	£ 9,618.69

Accounts to be approved and budget spend to date noted. The accounts were approved.

Proposed: Cllr John Lawton. **Seconded:** Cllr Lois Tilden. **All in agreement.**

15) Additional items

- The Music Festival**

It was agreed to send a letter to the organising committee of Egerton Music Festival to thank them for all the hard work and organisation that went into the 2022 Festival and what a tonic it has been for the village. EPC wished to acknowledge how successful the Week had been.

- Welcome Packs**

Cllr Pat Parr advised that a quote of £50 had been secured to print 20 new copies of the Welcome pack and was seeking EPC approval to go ahead. The quote was approved.

- Village archive**

A team of volunteers has been set up to review the village archives and establish one central archive from all the materials stored in multiple locations across the village as well as computerise as many records as possible. The project will require funding.

- August Egerton Parish Council meeting**

Vice chairman Peter Rawlinson proposed EPC hold its next meeting on Tuesday 6 September and not meet in August.

Proposed: Vice Chairman Peter Rawlinson. **Seconded:** Cllr Claire Foinette. **All in agreement.**

16) Closed Session Items

The Clerk read the confidential minute of the 7th June closed session that related to an update from the Working Group for Older People's Accommodation, an update on the potential development of affordable housing and an update on the sale of the village shop.

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

Proposed: Chairman Richard King. **Seconded:** Cllr Richard Wall. **All in agreement.**

Meeting closed at 10.40pm

Next meeting Tuesday 6 September.

Appendix (i)

Report no. 147 of the Egerton footpaths representative – July 2022 Meeting

5 *Outstanding Issues remain from the June 2022 report.*

1 Closed Issue

3 New Issues (but issues 1 and 2 already dealt with).

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. Status: Assigned to an officer, remedial action will be taken.
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). Status: Assigned to an officer, remedial action will be taken.
3. **PROW 210959063.** 10/09/21. AW75 at Heronsdale, Wanden Lane. Egerton resident complaint of overgrowth (brambles) and fence panel leaning towards the footpath. Status: Still Awaiting Allocation.
4. **PROW211126930.** 09/11/21. Part of AW87 to the west of the church behind the Glebeland houses where the path is quite narrow. Badgers have again been active and collapsed the side of the path about halfway along. Status: Still Work Scheduled but it is accessible with matting in place until a more permanent solution is found.
5. **PROW211117086.** 21/11/21. AW64 Footpath opposite Egerton House on Greensand Way in a small, wooded area towards the byway up to Coach Road. Two planks missing/broken on the bridge over a small stream. Status: Still Work Added to Forward Maintenance Plan.

NEW ISSUES:

1. **PROW220662514.** 09/06/22. AW79 at Rock Cottage end, Rockhill Road. Overgrown vegetation on this first part which is designated by KCC to be cleared by them. Status: Verges cleared by KCC; hedges cleared by Peter Rawlinson.
2. **Enquiry.** A lady from Maidstone Ramblers wanted to know if it was possible to get a small part of driveway at Newland Green Farm designated as a footpath as it had been used for over 20 years as part of footpath AW73 from Pluckley/Smarden end onto Newland Green Lane instead of stopping short of the driveway, turning left and then left again down towards the Wanden Lane area and joining onto AW70 (see footpaths map overleaf). Contact details given for KCC East Kent Public Rights of Way Department. It was noted that this farm track had only ever

been allowed as a privilege to walkers when the building was used for farm animals, but now it was converted into a private home it was not reasonable for people to walk immediately outside the residents' windows as it did not respect their privacy. Cllr Tilden will contact the residents to see if there is scope for an alternative walking route to join the existing PROWs on the Definitive map.

The map below shows the farm track that walkers have had the privilege of using



3. **PROW220641396.** 22/06/22. AW81. Stone Hill to Green Hill. At the Parish Assembly two separate reports were made regarding the boundary stile between the Stone Hill properties to the large field out to Green Hill. The stile there is too high for ladies to manage.

Appendix (ii)

Report no. 36 of the Egerton Highways Representative – July 2022

Summary

Closed Items	2
Open Items	9
New Items	2

Closed Issues

Reference	Description & Status
42003475	Stonebridge Green road - Salt bin damaged
Logged	May 2022
Status	Works completed
42003475	Stonebridge Green road - Salt bin damaged
Logged	May 2022
Status	Work completed

Outstanding Issues

Reference	Description & Status
42003307	Rock Hill Road – Retaining Wall vegetation damage to grouting

Logged	May 2021
Status	Further to the update in the June meeting the vegetation has been sprayed and the mortar repairs can now be undertaken by KCC.
589193	Stonebridge Green Road - Blocked drain/gully
Logged	2nd August 2021
Status	Enquiry attended - more work required
Update	No change
634285	Iden Lane – Multiple Potholes and road edge collapse
Logged	April 2022
Status	Works being programmed
60001892	Forstal Road - Trees dead, dying or diseased
Logged	May 2022
Status	Enquiry attended – more work required
60002069	Green Hill Lane – Potholes
Logged	May 2022
Status	Works being programmed
60001954 & 60001990	Field Mill Road – Soft verge damage
Logged	May 2022
Status	Works being programmed
638068	Link Hill Lane – Multiple Potholes
Logged	May 2022
Status	Works being programmed
No reference	Pembles Cross/Barham Mill Road – Road repair
Logged	Unknown
Status	Order raised

New Issues

Reference	Description & Status
641298	Newland Green – Drainage and Flooding Sandbag issue
Logged	June 2022
Status	Enquiry under investigation
642327	Hazeldene Farm – Dip depression
Logged	June 2022
Status	Work being programmed

Green Hill Lane – Road and Verge repairs

A 7.5 tonne limit for Green Hill Lane has been requested in accordance with the decision taken at the June Parish Council meeting.

Crocken Hill Road – Resurfacing

Highways will be surface dressing Crocken Hill Road between the junctions of Forstal Road and Chapel Lane on 14th July. The road will be closed for one day between 5.00 am and 7.00pm.



Complaint to KCC **follow up**

A further letter has been sent to County Councillor Charlie Simkins following receipt of a response to EPCs complaint.



Clerk: Sonia Young

Millennium Hall

Elm Close

Egerton

Kent

TN27 9DS

01233 756501

clerkegertonpc@hotmail.co.uk

Letter sent via email 14th June 2022 to Charlie.simkins@kent.gov.uk

Dear Charlie

You will recall I wrote to you on 24th February on behalf of EPC making a detailed complaint in relation to the closure of Forge Hill in Pluckley for the water main replacement works in December.

A second detailed complaint was made in the same letter in relation to alleged 'emergency' works on Mundy Bois Road.

As a consequence of the problems, EPC requested various actions that would help prevent such problems being caused again and apologies be made to the affected residents including the parents whose children were abandoned a mile from their homes, the residents of Green Hill Lane who had suffered the most but also the wider community of Egerton.

Barbara Westmacott, Senior Streetworks Co-ordinator (East), eventually responded to our complaint on 13th April – some seven weeks later. An apology was at least made for the delay in replying. A copy of Ms Westmacott's response is attached for ease of reference.

The response fails to address the substantive issues we have raised and fails to recognise that much of what happened could and should have been avoided. Statements such as "KCC Streetworks continue to work closely with all utilities to reduce the disruption caused by works...." is complacent when it is clear communications have not been adequate. Ms Westmacott acknowledges that SEW did not notify KCC of the works on Mundy Bois Road before closing the road and signposting a dangerous diversion. It is not acceptable to brush this off with "KCC did what they could when they knew", and it was "regrettable". It seems that the utility companies are almost a law to themselves when it comes to closing roads and signposting diversions for an emergency. It begs the question of whether this is indeed appropriate, of how an "emergency" defined and who decides what is and isn't an emergency.



The lack of acknowledgment and apology in Ms Westmacott's response to the very real problems caused by the actions and failures of KCC, SEW and contractors is frankly insulting. People and property have been put in peril and this cannot be dismissed so lightly.

You may or may not be aware of a further incident which further evidences the mismanagement of utility repairs and the impact on road users. Despite Forge Hill being closed for over 6 months, no sooner had the works been completed and the road reopened when once again Forge Hill was closed by SEW for a repair at Pluckley Thorn. This was work that should have been done at the same time as the water main replacement work but yet again we hear excuses from SEW that it was a different team. To make matters worse SEW closed, presumably with Streetworks knowledge, Forge Hill in its entirety despite a much better diversion being possible using the Pinnock and Rose Farm Lane.

Egerton Parish Council wish to make clear their considerable concerns with the how road closures are being managed and the apparently inadequate communications between KCC Streetworks and the Utility companies. Changes to the current processes are clearly needed.

EPC also asks me to repeat its request, made in the letter of 24th February, for formal apologies to be given to the parents whose children were abandoned at Pluckley Farm Shop, the residents of Green Hill Lane and the wider community of Egerton.

I look forward to hearing from you.

Kind regards

Yours sincerely
Sonia Young



Appendix (iii)
Parish Assembly survey results

What aspects of life in Egerton are the most important to you?

Aspect	Percentage (stars)
Businesses in village (pub. Shop etc)	20.8%
Character of the village	17.6%
Community activities (eg Fete)	11.0%
Green spaces	11.0%
Bus services	9.9%
Development	9.9%
Millennium Hall	7.7%
Speeding on village roads	6.6%
Sport and leisure facilities	2.2%
Anti-social behaviour and crime	2.2%
Communications	1.1%

What are your biggest concerns?

Current issue	Percentage (stars)
Massive development at Lenham	28.5%
Viability of local assets (ego shop, pub, PO)	26.2%
Managing need for new houses while retaining village character	21.4%
Encouraging safe usage of our roads	14.4%
Saving local bus service	9.5%