

EGERTON PARISH COUNCIL
7th July 2020

The meeting of the Parish Council was held on Tuesday 7th July 2020
Via Zoom at 8.00pm.

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

0 members of the public were present. Jane Carr NHP Chairman

1. Apologies:

2. Declarations of interest: Pat Parr- Gift of land, John Lawton- North Field

3. The minutes of the meeting on 3rd March 2020: The minutes were approved and signed as a true record of proceedings.

Proposed: Claire Foinette; **Seconded:** Lois Tilden;

4. Matters Arising from 3rd March 2020

a) Report No. 123 of the Egerton Footpaths Representative – July 2020

See attached report at end of minutes

Pat had continued to produce reports for April, May and June but no meetings had been held by EPC.

b) Highways: Report No. 11 July 2020

See attached report at end of minutes

New: Tim noted that there is a very big pot hole on New Road. John will report.

Action: John Lawton

Lois noted that her neighbour had received a letter of instruction from KCC to clear the drains on her property. Lois wrote a letter of complaint to Highways but has received no response. Richard suggested that Lois contact Charlie Simkins. John has already done this.

c) Older people's accommodation: Problems with arranging access continue, although Gary Reeve-Wing is now in direct contact with the New Road site developers and the owner of an alternative access option. Our solicitors recommended we appoint Vicky Phillips of Hobbs Parker to undertake valuation and other chartered surveyor consultancy work, which had been agreed between members by email. In place of the now redundant Heads of Terms Gary Reeve-Wing requested we jointly sign a 'Letter of Intent'. The Working Group asked Andrew Doinik of Halletts to redraft Gary's original proposal for this, and, having been circulated to and agreed by members, this has been signed by Heather and sent to Gary. Richard has circulated a more detailed Confidential note about these developments to members. The Working Group has met twice since our March meeting and will update members privately as things progress. **Action:** Richard King, Clerk

- d) **Extension to Games Barn:** This is on hold at this time. Bill has decided the time has come to step down from taking the bookings and invoicing of users of the Games Barn Thank you Bill and Joan for all your hard work over the years, you will be sadly missed. The Clerk has requested that an advert for a new booking Clerk be placed in the next Update magazine.
Action: Clerk
- e) **VE Day Celebration 75 Years:** Due to Coronavirus this event was cancelled. It is hoped that an event can take place out-doors on 15th August to celebrate VJ day. The working group are to have a meeting at some point in July which Claire will attend and update EPC at the August meeting.
Action: Claire Foinette
- f) **Red phone box, Stonebridge Green:** There are now shelves in the phone box with too many books being left so the shelves are over-flowing. Lois has offered to go and sort and take away excess books and store them ready for the fete.
Action: Lois Tilden
- g) **Trees in recreation ground and others to maybe be felled:** Prior to lock down the Clerk had contacted Aaron Pack but he was very busy. The Clerk will contact him again. **Action:** Clerk
- h) **GDPR:** Information audit forms have been received from all clubs, John will document.
Action: John Lawton
- i) **Steps:** The 14 anti-slip plates purchased have been fitted. Sarah thought there needed to be more fitted. Following discussions it was agreed that some more plates should be purchased. The Clerk will look into this.
Action: Clerk
- j) **CCTV in car park-Police Forum:** Peter is following up on this. **Action:** Peter Rawlinson
- k) **Garden Community Proposal:** John reported
- 1) 3 of 8 landowners have withdrawn. This represents a small loss of available land for houses but significantly it also means the motorway junction cannot be built as proposed as the land required is no longer available.
 - 2) A significant part of the proposed development area has been given permission for mineral extraction. This effectively puts this land out of scope for development for 10-20 years.
 - 3) The effect of both of the above is to reduce the scale of the development to perhaps as little as 2000 houses until the quarried land becomes available
 - 4) Requirements for a motorway junction include a minimum of 10,000 houses and 10,000 jobs. For the reasons above and other MBC/Lenham Heath cannot deliver that requirement.
 - 5) MBC argued for continuation of the project and the further spend to the P&R committee on the basis of some discussions with ABC planners to join together and between them provide the meet requirements for a motorway junction which would be sited elsewhere along the transport corridor, closer to Ashford and in the Ashford borough.
 - 6) The Lenham Heath landowner situation is complicated with 2 of the 5 remaining being family trusts and transacting with them is not as straightforward as with others. It is also the case that the commercial proposition for the landowners does not look very attractive, with part payments up

front but most being paid over a couple of decades and contingent on successful sales. This seems to leave landowners with quite a lot of the risk.

Despite the above MBC Planning and Resources Committee have approved an additional spend of £100,000, taking the total to £300,000 for further work on the plan for the Lenham Heath Development. The meeting was held over the internet and public attendance was possible although no public participation was allowed. MBC stated that public participation was not feasible, this is despite other Local Authorities conducting meetings over the internet with full public participation.

Part of MBC Planning Dept justification for the additional spend was predicated on communication with Ashford Borough Council about working together on a project which produces enough jobs and houses to qualify for a motorway junction. John Lawton made enquiries in this regard with ABC planners via our Borough Councillor Ken Mullholland with the following response.

Just to let you know that officers here are in the process of arranging another discussion with our opposite numbers at Maidstone BC. In advance of that, I understand that MBC's original proposals as set out in their submission for the MBC 'call for sites' exercise were regarded as being unlikely to be of a sufficient scale to be able to justify the delivery of a new M20 junction in the Lenham area, and so they are reconsidering what alternative approaches they might want to pursue.

Like you, I have seen various media reports attributing references from MBC Councillors to 'liaison' with ABC but I can assure that there has been no formal (or, as far as I know, informal) contact on this matter with either officers or members here. Certainly any references to large scale development on our side of the border should be regarded as wholly speculative at this point. When we know a bit more about the timescale and process for Maidstone's Local Plan from their officers, we'll keep you in the loop.

John will continue to follow up on this item.

Action John Lawton

Peter has received a letter from Damian Green offering to visit EPC to keep them informed as to progress of otherwise of this development. Peter will write back and request the visit.

Action: Peter Rawlinson

- l) **Speed humps and white lines:** Following the request for white painted lines to be placed on the speed humps leading to the car park and lines to show path kerb edges this work has been completed.
- m). **Mole Hills on recreation ground:** The Clerk requested Kilby's pest control to deal with this problem and received a quote of £90 which Cllrs agreed to. The Clerk will check with Kilby's if the problem has now been resolved.
Action: Clerk
- n) **Spring Clean:** Sarah had to self isolate early March so continued organising the Spring Clean remotely. Sarah expressed heartfelt and grateful thanks to Peter for taking up the task of organising litter pickers on the day.

- o) **Playground equipment:** Claire was to have a table at the Parish Assembly for villagers to have a say in what might be purchased but the Parish Assembly was cancelled due to Coronavirus.
- p). **Mowing:** Aspire have taken over from Heber Horticultural. Some members of the cricket club are not happy with the work that is being carried out. The Clerk has been liaising between Aspire and the cricket club committee. The Clerk will suggest a meeting between the various parties.
Action: Clerk
- q). **New notice board:** This has been erected onto the wall of the Computer Centre.
- r). **Parish Assembly:** To be held on Thursday March 19th in the Millennium hall. Due to Coronavirus lock down this event was cancelled.
5. **PCSO:** A report has been received this month.
6. **Neighbourhood Plan Update:** Report by Jane Carr
The extended date for return of comments and questionnaires on the draft Reg 14 Plan is 10th June. So far 31 questionnaires have been returned, as well as 2 responses from developers and 3 emailed comments on specific aspects of the plan. The responses have been broadly supportive of the plan, although considerable concern has been expressed about existing failings in utilities provision (specifically water, electricity, sewerage) as well as speeding and congestion on village lanes. After discussion, it was agreed that the date should not be extended for a further period but that responses received after the 10th would be accepted. The 51 questionnaires and verbal comments from the November public meeting will also be taken into consideration. Although referenda will not now take place until 6th May 2021, the Ministry of Housing, Communities and Local Government advise that 'neighbourhood plans awaiting referendums can be given significant weight in decision-making'. It was therefore agreed that the NP Steering Group should go ahead with any re-drafting and report to EPC by September with a view to sending the re-drafted plan to Ashford Borough Council later in September for the formal 6 week consultation, and subsequent Examination.
John put forward a request that councillors vote as to whether they were for or against development of the North Field Site.
5 councillors voted against development
3 councillors wanted further information from the developers before forming a view
John unable to vote as has an interest
Lois will draft a letter from the PC to ABC to say that the Parish Council would not support a planning application to develop houses on the North Field site at this time. **Action:** Lois Tilden
7. **Sale of shop:** Richard reported that after the public meeting the proposed purchasers of the Village Stores withdrew at the last minute early in March, and the shop was put back on the market. The couple previously interested also withdrew, but a third party got in touch with the parish council in early April and appear to be serious. They have been in contact ever since. They have visited the shop twice and in their last email confirmed their continuing interest. Fundamental criteria for them moving forward would be being able to re-instate the post office facility and we've put them in touch with Sam Coe at the Post Office who in May emailed that the PO would be happy to put a Local Post Office into the shop rather than a part time outreach. Hopefully they'll make an offer.

Meanwhile the pop-up Post Office in the Computer Centre, to be run by Alan Knight, the Postmaster at Headcorn, should open for business next Friday, initially using a dedicated mobile phone connection, although a dedicated landline will be installed on Thursday. It will be open for two hours two days a week. The days will be Tuesdays (we have asked for 3 to 5pm) and Friday afternoons to coincide with the Farmers Market. Heather is dealing with the detail.

Action: Clerk

8. **Response to Coronavirus:** Pat reported that the emergency plan which was in place worked well. There was a very good response from volunteers helping out in many different ways. Richard asked Peter to put an article in the next Update magazine. **Action:** Peter Rawlinson

9. **Barrow House:** When the pub was The George an Asset of Community Value was set on the pub. This remains in place until October 2020. It was agreed that we should re-apply to have the Barrow House listed as an asset of community value after the current designation expires in October, the Clerk will find out how to do this

Action: Clerk

10. **Approve revised Risk Assessment, Statement of Internal Control (SIC), Governance and accountability:** As this is the first meeting since March there is a lot of business, this item will be discussed at the August meeting. The Clerk will circulate all paperwork prior to the meeting.

11. **Risk Assessments and maintenance:** Sarah requested that once she and Claire had carried out risk assessments that any work that needed to be carried out could be discussed with the Clerk and the maintenance team. It was decided following discussions that the present system would continue. Any works that could not be carried out by the maintenance team and needed to be carried out by others the Clerk would organise a quote for the work and the Council would decide if the work should be carried out.

Action: Clerk

12. **Correspondence**

Correspondence

All circulated by email in advance unless marked with a *

Action

*Hedge cutting on Crocken Hill **The Clerk has written letters to residents to request that the hedge be cut back to prevent lorries having wing mirrors damaged.**

*Thank you for donation- Millennium hall, Wealden Wheels, St James church

KALC NEWS MAY 2020: All 4/6

Local Electricity Bill Wednesday (10th June): All 9/6

NALC publishes new edition of Points of Light: All 9/6

Rural Services Network Bulletin: All 9/6

HM Prison & Probation Service - Community Payback Scheme: Overview: All 16/6

ABC Vegetation letter: All 16/6

Kentish Stour Countryside Partnership leaflet: All 16/6

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NALC New model code of conduct consultation: All 16/6 **Sarah requested this be discussed at August meeting.**

KALC CEO Bulletin for June 2020: All + Jane Carr 23/6

Kent PCC's Summer newsletter: All 25/6

KALC Virtual events: All 7/7

Rural Services Network: All 7/7

Web Items

May minutes-NO meeting held

July agenda

Draft June minutes-NO meeting held

13. Accounts

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

Proposed Tim Oliver; **Seconded:** John Lawton;
All agreed

Expenditure		Cheque No	£
Tim Kent	Repair of map case/posts	BACS	101.00
Tim Kent	White paint on speed humps	BACS	299.20
Jimmy Boyle	PPE	BACS	11.84
Came & Co Insurance	Renewal (long term)	BACS	712.27
Reimburse Mrs H James	Goods	BACS	13.38
Mrs H James	July salary	BACS	753.71
HMRC	July	BACS	215.00
			2106.40

Income			

Bank Reconciliation Balance as at 30th June 2020 £7,488.09 less un-presented cheques as follows

Actual balance = £7,488.09 as at 30th June 2020

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Accounts for Egerton update magazine

Expenditure		Cheque No	£

Income			
Advertising			315.00
			315.00

Bank Reconciliation Balance as at 30th June 2020 £6,477.20 Less un-presented cheques as follows:

Actual balance = £6,477.20 as at 30th June 2020

Accounts for Village Projects

Expenditure		Cheque No	£

Income			
Interest			0.82
			0.82

Bank Reconciliation Balance as at 30th June 2020 £20,600.87 Less un-presented cheques as follows:

Actual balance = £20,600.87 as at 30th June 2020

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Village Projects fund	
Pre-school move	= £11,288.65
Village Hall	= £ 9,312.22

Total	= £20,600.87

Accounts for Neighbourhood Plan

Expenditure		Cheque No	£

Income			

Accounts for VE day 75th Anniversary

Expenditure		Cheque No	£

Income			

- a) **Section 1 Annual Governance Statement 2019/20**
This was read out by Peter and approved, completed and signed
- b) **Section 2 Accounting Statements 2019/20**
These were read out by Peter and approved, completed and signed. The Clerk will submit all documentation to external auditors, as in previous years.
- c) Total Budget 2019-2020 £37,055
- d) Precept and Grant £19,540
Actual amount spent to date is £11,360.10

14. Public Discussion

As there were no members of public present Richard moved to the next item.

15. 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:

20/00787/AS Full Planning Permission	Pluckley Upper Weald Ward	Mundy Bois House, Mundy Bois Road, Egerton, Ashford, Kent, TN27 9EU Installation of new wildlife pond
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Recommend support to encourage wildlife.

20/00799/AS	Egerton	Weald North Ward	Sun Patch, The Street, Egerton, Ashford, Kent, TN27 9AL Demolition of existing bungalow and erection of two detached dwellings with associated amenity and parking.
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Recommend EPC supports this as the use of vernacular materials is welcome, fitting in with the Egerton Parish Design statement and sympathetic to the nearby architecture.

20/00783/AS	Egerton	Weald North Ward	Rockhill Oast House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP Proposed garden office outbuilding
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Recommend comment only, neither support nor object.

20/00756/AS	Egerton	Weald North Ward	The Olde Carriage House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP Erection of garage and potting shed
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Recommend comment only, neither support nor object.

20/00764/AS	Egerton	Weald North Ward	Mobile Home Land north of Wanden Mead, Wanden Lane, Egerton, Ashford, Kent, TN27 8DB Retrospective Change of Use Application for Use of Pre-Approved
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			Mobile Home/Welfare Space as Temporary Accommodation for Agricultural Workers
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Recommend that EPC comments on this in similar vein since there are already a lot more new buildings built by the same farmer/landowner in this tiny and very rural lane and permanent residency in this caravan is not desirable. It should not be repositioned but removed altogether when the building work is finished.

20/00644/AS	Egerton	Weald North Ward	7 Good Intent Cottages, Stonebridge Green Road, Egerton, Ashford, Kent, TN27 9AP Proposed installation of rear dormer
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20/00661/AS	Egerton	Weald North Ward	7 Good Intent Cottages, Stonebridge Green Road, Egerton, Ashford, Kent, TN27 9AP Proposed installation of rear dormer with internal alterations.
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EPC already lodged a comment in support:

Awaiting decision:

20/00615/AS	Egerton	Weald North Ward	Outbuilding at, Ragged Barn, Mundy Bois Road, Egerton, Kent Prior approval for change of use from one agricultural barn and land within their curtilage to one dwelling house and associated operational development
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Consultation letter regarding planning application **20/00615/AS Outbuilding at Ragged Barn, Mundy Bois Road, Egerton, Kent.**

20/00609/AS	Egerton	Weald North Ward	Malthouse Farm, Rock Hill Road, Egerton, Ashford, Kent, TN27 9EB Alterations to the attic rooms to enclose the staircase and form a shower room. Alteration to the attic window facing west and add roof light to shower room. Remove existing door in attic to repositioning it in new opening.
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Consultation letter regarding planning application **20/00564/AS** in respect of **Forge House, The Street, Egerton, Ashford, Kent, TN27 9AJ.**

20/00564/AS	Egerton	Weald North Ward	Forge House, The Street, Egerton, Ashford, Kent, TN27 9AJ Conversion of existing bedroom to family bathroom. Expose original oak beams in kitchen. Replace hardboard first floor ceilings with plasterboard. Repair and replace internal lime plaster and cement plaster. New plasterboard to replace hardboard on existing partition
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			walls. Convert cupboard to W.C. ground floor. Installation of boiler. Boiler flue installed on rear roof slope.
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19/01386/AS			The Hollies, Mundy Bois, Pluckley TN27 0ST Demolition of existing redundant buildings and to erect 4 no. dwellings with new access, hardstanding and associated infrastructure
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Decided planning applications:

18/01206/CONA/AS Permit	Egerton	Weald North Ward	Agricultural Building known as Tyler Barn, Old Harrow Farm, Link Hill Lane, Egerton, Kent Discharge of conditions: 3, 4, 6 & 7
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19/01676/AS Withdrawn By Applicant	Egerton	Weald North Ward	Agricultural Building, Wanden Farm, Wanden Lane, Egerton, Kent Proposed Demolition of Existing Barn and Replacement with 2 Detached Traditional Dwellings, with access and amenity curtilage
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20/00447/AS Permit	Egerton	Weald North Ward	Old Harrow Farm, Link Hill Lane, Egerton, Ashford, Kent, TN27 9BH Outdoor Heated Swimming Pool and filtration unit, with slatted safety cover
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16. Any other business/information:

- Rabbit holes-Claire
- Debris behind hall-Claire **When it rains the mud and debris slide down the bank onto the emergency exit path. The Clerk will obtain a quote for a retaining wall.**
- Welcome Pack to Mr and Mrs David and Claire Mappedoram, new(ish) residents of 1 Glebeland, The Street, and a Welcome Pack to Robin Freeman, new resident of Caedmon Cottage, Rockhill Road (middle house of 3 opposite molly steps footpath).

The meeting closed at 10.10pm

Next meeting: Tuesday 4th August 2020

Report No. 123 of the Egerton Footpaths Representative – July 2020

5 OUTSTANDING ISSUES FROM THE JUNE 2020 REPORT ARE UNCHANGED; ITEMS 6, 7 AND 8 HAVE A CHANGE

1. **PROW981700 and 599699.** (John Bunyard). Reported 14th August. AW64 Opposite Egerton House, right hand side of large field. Dangerous stile sloping down steep hill. Still *“Work Scheduled”*.
2. **PROW549664.** (Graham Howland). 14/05/19. AW84 Erosion of steps down to Egerton House Road/Coach Road from the Court Lodge orchard. Still *“Work Scheduled”*
3. **PROW544509.** 21/07/19. Sarah Elworthy. AW64 opposite Egerton House, track on right hand side of field, down steep steps to sheep field, through gate or over stile if gate closed, a short distance further on a stile is broken/damaged. Still *“Work Scheduled”*
4. **PROW359025.** 09/09/19. Sarah. AW94 Coldbridge. Broken stile on the right-hand side of the lane, (just before Heather’s woodyard). Still *“Awaiting Allocation”*.
5. **PROW191180108.** 06/11/19. Heather. AW65 behind Heather’s house, Jollis Field, Coldbridge Lane, at river bridge, a tree has fallen. Still *“Allocated – Awaiting Inspection”*
6. **PROW191125195.** 13/11/19. Heather. AW178 Byway from Hazeldene Farm towards Coach Road where the Greensand Way crosses it there is a gate on the right where another tree has fallen. **Gone back to “Awaiting Allocation” due to the fact that Maidstone and Ashford are debating about who is responsible as it is on the boundary. Hey-Ho.**
7. **PROW200125016.** 02/01/2020. Angus Buchanan. AW91. Footpath fingerpost is lying on the ground on the right-hand side at the boundary of Egerton House wood if coming from Pemples Cross. Still *“Scheduled”*
8. **PROW 200491079, PROW 200489540 and PROW 200484748.** AW90. Green Wickets, Rockhill Road. The outcome of the three 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.**

No New Footpath Items:

0 Closed Items
8 Outstanding Items
0 New Issues

Report no. 11 of the Egerton Highways Representative - July 2020

Summary

Closed Items **5**

Open Items **6**

New Items **1**

Closed Issues

42002745 & Pemples Cross/Coldbridge Lane/Egerton House Road/Coach Road - White Road

42002744	Markings Refresh
Status	Works Completed
42002702 & 42002703	Field Mill Road/Stonebridge Green Road/Iden Lane - White Road Markings Refresh
Status	Works Completed
507086	Stonebridge Green Road - Blocked Drain/Gully
Status	Works Completed
42002704 & 42002707	Rock Hill Road/New Road – White Road Markings Refresh
Status	Works Completed
42002705	Crocken Hill Road/Forstal Road - White Road Markings Refresh
Status	Works Completed
Outstanding Issues	
453975 and 439404	General condition of the road and road edges along Egerton House Road between Star & Garter Cottage and Egerton House.
Status	Enquiry investigated and customer updated
Update	Contrary to earlier reports the drainage works in Egerton House Road have not been completed. Works are now scheduled for the 5th March and a Road Closure notice has been published. The KCC Steward has advised that they plan to effect road repairs immediately the drainage works are completed. Successful completion of this item it is hoped will also address new items 494689 & 487600 which KCC are showing as completed
July Update	Email from Lisa Willoughby to Charlie Simkins dated 6th June 2020 and copied to JL Further to my email below of 2nd June, having now had a chance to look at the individual enquiries, I can confirm that drainage works have now been completed which does mean that we can now plan again for road surfacing repairs. Lee Goodman, Operations Engineer is planning to visit the site in the coming days to inspect and raise patching works which will be completed as part of the current Pothole Patching Programme (formerly publicised as the Pothole Blitz).
494689	Egerton House Road, Star & Garter - Dip/Depression in carriageway
Status	Enquiry under investigation KCC state works completed but this is not correct. Item kept on outstanding items list pending comment from KCC.
May Update	No change
June Update	See above
July Update	
489008	Chapel Lane - Drainage & Flooding - Ditch Problems

Status Enquiry under investigation
May Update **Enquiry attended – more work required**
June Update **No change**
July Update No change
July update **Enquiry attended – more work required**

505386 Crocken Hill road -Blocked Drain/Gully
Status **Enquiry under investigation**
July update **No change**

507083 Forstal Road/Bedlam Lane – Flooding
Status **Works being programmed**
July update **No change**

499922 Chapel Lane - Drainage & flooding – Ditch Problems
Status **Enquiry under investigation**
July update **No change**

489008 Chapel Lane - Drainage & flooding – Ditch Problems
Status **Enquiry attended – more work required**
July update **No change**

No ref **Stone Hill Road – pothole and escape of water, adjacent to a previously repaired pothole. Reported by C Simkins but not on KCC website so no reference allocated.**
July Update **Darren Anderson inspected Stone Hill Road yesterday to look at the pothole you spoke about that was showing signs of water. Darren did find the location and will continue to monitor but currently no action needs to be taken. There is some slight unevenness of the wearing surface course, no more than 10 mm and there was no evidence of water coming from beneath the surface of the carriageway.**

JL Comment – in view of the above comment I propose removing this from the report going forward

New Issues
509870 **Rock Hill Road – Drainage & Flooding**
Status **Works being programmed**