

EGERTON PARISH COUNCIL

**The monthly meeting of the Parish Council was held on Tuesday 7 December 2010
in the Millennium Village Hall, Egerton at 8.00pm.**

Present: Tim Lee (Chairman), Viv Foulds, Richard Hopkins, Pat Parr, Alison Richey and Bill Smyth. Lois Tilden (Clerk) and 10 members of the public were also present. Alison Richey chaired items 3 & 4 (Open to members of the public and Planning)

1. Apologies: Richard King (Vice-Chairman), Hugh Ellison (ABC Ward Councillor); Wendy Payne apologised after the meeting for her inability to attend; Roger Harper did not make contact.

2. Declarations of interest: Tim Lee, Pat Parr, Richard Hopkins (first planning item)

The Chairman proposed that in view of public concern in planning matters and his own interest in one of the items, he should step aside and that Alison Richey should chair the open session and the planning items; and that the meeting should begin with those items. This was seconded by Viv Foulds and the meeting proceeded accordingly.

3. Alison Richey (in the Chair) closed the EPC meeting for public discussion at 8.07 pm and invited public comments. Members of the public outlined their concerns about planning application:

10/01576/AS Full Planning Permission	Land East of Orchard Nurseries, Stonebridge Green Road: Two general purpose barns and hardstanding on land east of Orchard Nurseries (retrospective) – previously granted permitted rights by ABC under the GDO as an agricultural notification that turned out to be wrongly ascribed by ABC.
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Hugo Fenwick made a personal statement about the development, living opposite the site in question. Whilst he said he understood the needs of the applicant he did not believe that the buildings now in place were sympathetic to the Conservation Area, nor in keeping with the Village Design statement. Stonebridge Green road was a gateway to the village, lined with hedgerows, open fields and historic buildings; the site contained a Bronze age burial ground (tumulus) and its view was obscured by the new buildings. The new buildings were incongruous in the setting of Court Lodge Farm (Grade II Listed) and its stone outbuildings. He asked if EPC would take his and other residents' views into account when commenting to ABC. Residents were getting together to make a joint objection to ABC.

Robert Pearman also stated his objections to the development, being on land overlooking the site. He stated that a condition of his purchase of his property was that he had an uninterrupted view of the field. He said that the access was dangerous, on a blind corner, adding to the hazards and noise on such a narrow and winding road.

John Lumley pointed out that the precise siting of the buildings was a more significant issue than the scale of the buildings; if they had been positioned differently, the impact would have been diminished or eliminated. He felt that the storage of materials could have been further away from the road and lower down, on a longer track and more obscured from view.

David Atkins added that the footpath across the field, and the views from it, were now marred by the buildings. He added that this application provided an opportunity to get ABC's error put right and that common sense should prevail to move the buildings further from the road and out of view. He believed that the elevation of the buildings was the biggest cause of the detriment to the village scene and also thought that the buildings had not been constructed in accordance with the plans - a site visit by ABC was required.

Joshua Lumley said that as he lived opposite, merely a few metres away from the buildings, the view from his property was now blotted out by the buildings and the echoing noise from extra traffic using the site was excessive. He added that there were inaccuracies in the statement in the developer's application: only one alternative option was discussed by the developer (this was after the footings had been dug and prepared) and was just as detrimental, whereas the statement referred to several options.

Liz Millbrook said that she thought the cost implications for the developer – with a knock-on effect back onto ABC as it was an ABC error that led to permitted rights being confirmed – would deter ABC from deciding not to grant planning permission.

Alison Richey said that she understood that in planning terms there was no right to a view; the Clerk confirmed this was her understanding although David Atkins thought there was a legal precedent that suggested otherwise. The Clerk read out the comments that EPC had made when the agricultural notification had been received earlier in the year, to

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emphasise that EPC had already been seized of most of the points raised by residents; and that it was evident from ABC's check list ABC had not totally overlooked them when assessing the original case. Alison Richey said that EPC would take into account residents' views in determining which stance EPC should take in responding to ABC. At 8.23pm, after establishing there were no further public comments, Alison Richey re-opened the EPC the meeting for:

4. PLANNING: *(Consideration of applications submitted to Ashford Borough Council and noting decisions recently taken: details on line at: http://www.ashford.gov.uk/online_planning/)*

Alison Richey invited each disinterested Parish Councillor to make any further observations on the case [10/01576/AS](#). Viv Foulds said that she had been opposed to the original agricultural notification but in view of the fact that ABC had concluded it met permitted development rights, albeit in error, she would feel obliged to abstain if the Parish Council were to oppose the current planning application or to propose that the buildings should be removed, in view of the potential cost to the applicant. Bill Smyth was disappointed that ABC had made the original error and reached the same conclusion, with concerns about the potential cost to the tax-payer. Alison Richey thought that it was important that the matter was being considered by the ABC Planning Committee (as advised by Ward Councillor Hugh Ellison) and not delegated to officers, in view of the history; and that a site visit was imperative to reach the optimum solution. The Clerk suggested that it was possible for EPC to make observational comments that were neither recorded as in support nor as objecting. The previous comments by EPC could be underscored and enhanced, with the additional point about a site visit. She added the suggestion that if planning permission were granted, there could be conditions attached including no permitted development to take place thereafter (i.e. any development that would normally be permitted under the GDO would still require planning permission) and the traffic movements to be restricted. It was agreed unanimously by the three voting councillors that this should be EPC's response to ABC.

EPC comment:

10/01576/AS Full Planning Permission	Land East of Orchard Nurseries, Stonebridge Green Road, Egerton, Kent Two general purpose barns and hardstanding on land east of Orchard Nurseries (retrospective)	<i>Re-emphasis of earlier observations, neither support nor object but seek site visit by planning committee and if approved, recommend no permitted development (summary – see ABC website for more detail)</i>
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Other new applications:

10/01479/AS Full Planning Permission	The Laurels, Mundy Bois Road, Egerton, Ashford, Kent, TN27 9ER Two storey side extension and new drive and crossover.	<i>Supported</i>
10/01468/AS Listed Building Consent	Stone Hill Barn, Stone Hill Road, Egerton, Ashford, Kent, TN27 9DU Replacement windows/doors to external elevations and internal alterations to provide for new staircase and relocation of a door on the south west elevation	<i>Supported</i>
10/01555/AS Cert. of Lawful Use or Dev (exist)	Wanden Barn, Wanden Lane, Egerton, Ashford, Kent, TN27 9DB Application for Lawful Development Certificate - existing - change of use of land from agricultural to garden	<i>Draw to ABC attention need for condition of no further permitted dev.</i>
10/01487/AS Full Planning Permission	Barling Manor, Stone Hill Road, Egerton, Ashford, Kent, TN27 9DU Erection of hardwood conservatory.	<i>Supported</i>
10/01488/AS Listed Building Consent	Barling Manor, Stone Hill Road, Egerton, Ashford, Kent, TN27 9DU Remove existing conservatory. Replace with new hardwood conservatory. Minor alterations to include new opening, stud wall & re-instate doorway	<i>Supported</i>

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Decisions taken by ABC: Permitted:

10/00144/AS Full Planning Permission	Barn at Forstal Farm, Forstal Road, Egerton, Kent Proposed barn conversion to single dwelling
09/00657/AMND/AS First Submission - Non material change	The Halt, Forge Lane, Egerton: Enlarge carport to the front by 1.5 metres on approved application 09/00657 - replacement chalet bungalow & car port
10/01430/AS Full Planning Permission	Woodside Bungalow, Coach Road: Pitched roof side & rear extension and improvements
10/00552/AS Amended plans	Fairview Bungalow, Egerton House Road,: replacement dwelling and garage
10/01090/AS Full Planning Permission	Fairways, Rock Hill Road: Entrance lobby to side elevation

Decision taken by ABC: refused:

10/01311/AS Cert of lawful use or dev: existing dev is not lawful	Unit 1, Willow Farm, Stonebridge Green Road: Carpentry workshop
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The Clerk reported that residents had approached some parish councillors about concerns that Hope cottage in Kingsland Lane was not being extended according to the plans. Pat Parr and the Clerk carried out a site visit and noted a few differences from the paper plans. The Clerk checked the final plans on the website. Amended plans had been submitted on 31 March and approved on 1 April. The Clerk had contacted ABC to clarify a number of points: all aspects had been thoroughly checked by ABC and the development was within the permission granted. Pat Parr would notify the residents.

Action: Pat Parr

5. **The minutes of the meeting on 2 November 2010:** The minutes were approved and signed as a true record of proceedings. *Proposed Pat Parr; seconded: Alison Richey.*

6. **MATTERS ARISING FROM THE MINUTES 2 November 2010**

a. Recreation ground:

Lower rec: The Clerk had spoken to Ben Hope about the soil test results following David Northcroft's consultants' survey. They would have a more detailed discussion on site when the weather improved. Although grass was growing through, it was important to ensure the area affected was in optimum condition for grazing and recreation. David Northcroft would be sending the Clerk the rent that would have been due from Ben Hope for the half-year. Viv Foulds had contacted Roger James for a quote for fencing repairs, including a stile. This was at a higher level than expected and it was agreed that Viv would obtain two more quotes for comparison.

Action: Viv Foulds, Clerk

Trees: Kath Hilder and Mike Steed were compiling a list of about 10 suitable small species of trees for memorial trees, allowing for colour, height, spread, native or not. Following this, the Clerk would place the plan of trees and the approved list on the EPC website for the public to access. Alison Richey said that she had been in touch with Jeremy Ault to trim the fir trees and other overhanging trees adjacent to Old School Court and Jubilee Villas – pruning was planned for 28 December. Overgrown hedging/ brambles would be included – Bill Smyth said he would try to be present to assist.

Action: Kath Hilder, Michael Steed, Alison Richey, Bill Smyth, Clerk

Football field and other rec areas: The Clerk would ask Heber to keep an eye on the need to cut the grass again in March and to submit their terms for the next financial year, so EPC could consider for approval.

Action: Clerk

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Drainage on the Recreation ground leading to the cricket field: Richard H said that the work he completed earlier in the year was a gift to EPC & EPFA.

Playground, Skatepark, Youth needs: The Clerk had received an invitation from Wicksteeds for a further playground inspection: she would check if a year had passed since the last inspection. Stuart Pearson of the Cricket Club had made a picnic bench that would be stored safely during the winter. Bill had provided the materials and Stuart had kindly made it at no charge to EPC.
Action: Clerk

Dog fouling: The Clerk had asked the ABC dog wardens to carry out more under-cover visits to track down the misbehaved dog owners. She would monitor the situation
Action: Clerk

Benches in need of painting: Anthony Hicks had produced great results in refurbishing the benches. His invoice had been submitted for payment. The Clerk would thank him for his efforts.
Action: Bill Smyth, Clerk

Sports pavilion: The timetable was still on track. A grant from the closure of the Julie Rose fund had been forthcoming via Hugh Ellison. Other grant applications were still outstanding to provide funds - and donations had been received - for fit-out.
Action: Bill Smyth, Richard Hopkins, Richard King

b. Traffic calming/disabled people's bays in the car park: The sign to the car park was yet to be straightened.

Action: Bill Smyth

c. the Glebe and other land matters: Bill Smyth said he would fund a further treatment by Green Thumb from his own pocket as he felt it was justified to kill off the moss. Other councillors expressed their gratitude. Investigation on land titles for Pemples Cross and Stonebridge Green would be fitted in when time permitted.
Action: Bill Smyth, Clerk

d. Highways: Egerton had received its 1 ton salt bag from KHS, delivered to Richard Hopkins – although the snow clearance required at the car park had quickly used it all up. The Clerk had requested a refill. KHS reports had been circulated regularly by the Clerk to parish councillors and via the 130 people on her Neighbourhood Watch network; KHS had exceeded expectations by gritting all the primary routes regularly and extended the secondary routes - Egerton's main through roads were now included (New Road, Rock Hill, Crockenhill, Mundy Bois Road, Forstal Road, Bedlam Lane, Stonebridge Green, Field Mill Road.) KHS had worked efficiently and had kept parishes well informed; the Clerk had thanked her KHS contacts.
Action: Clerk, Richard Hopkins

e. Winter gritting and snow clearance: The EPC Winter maintenance sub-committee (Alison Richey, Pat Parr, Richard Hopkins and the Clerk) had met and agreed a policy and strategy for public roads not covered by KHS, and the car park: Elm Close being the highest priority although KHS had kindly added it in as a favour in view of the musical production at the Hall. The Clerk had published this strategy on the EPC website and circulated it by email to the NW network. It was agreed that during snowfall and icy conditions, the Committee would assess the situation and activate the plan. This would also include getting more volunteers if needed to clear/grit pavements in the Street and Elm Close. There was additional provision in the next year's budget and enough funds within maintenance or contingency for this year to pay for a few sessions of heavy-duty snow clearing & gritting. During recent snow, Richard Hopkins (as a KHS contractor-farmer and with KHS' endorsement) had initially cleared Elm Close. Richard H and Graham Palmer had cleared most of the car park and access ramps, using contents of the newly-delivered KHS salt bag. Costs/expenses would be reimbursed by EPC. Pat Parr, Bill Smyth and others had helpfully cleared pavements in the Street and Elm Close.

Action: Richard Hopkins, Pat Parr, Alison Richey, Bill Smyth, Clerk

f. Traffic Management forum: In place of Alison Richey, Bill Smyth had attended a meeting on 18 November at Singleton Environment Centre. The proposal to seek from the Government a reduction from 60mph to 50mph on rural roads was supported by 49 parishes; Richard King added his weight as a KCC councillor. Pluckley PC had been using a speed

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measuring device that showed the range of speeds within their 40mph limit area as being between 24 and 55 mph. This was an unfortunate indication that even if a lower limit were in force many people were unlikely to adhere to it and policing it was also unlikely. Nevertheless it was thought it could provide some benefits. The next meeting was to be held sometime in February.

Action: Bill Smyth, Alison Richey

g. Bus route 523/new route to Headcorn: Richard King's enquiry about a minor change to connect with the No 12 bus to Tenterden was awaited.

Action: Richard King

h. Housing: i. Local Needs: ERH had invited new tenants and councillors to visit the premises on 8 December. The Clerk had asked ERH to ensure that damaged parking bays and grass verges opposite the site would be reinstated once the work was complete.

Action: Clerk

ii. Older people's accommodation in a "cluster" settlement to serve several villages: There was no news to report. Pat Parr offered to check the situation with ABC and report back.

Action: Pat Parr

iii. Older people's accommodation in Egerton: Richard King believed he had found a potential exception site and had engaged support of Mary Silverton at KCC to sustain the KCC policy of helping elderly people stay in individual sheltered accommodation in their own communities rather than in residential homes elsewhere.

Action: Richard King

iv. Sanctuary Housing: Charges to Harmer's Way residents: The Clerk had written a stern, detailed letter to Sanctuary Housing, copying it to ABC, with a list of all their concerns and had asked for a meeting with SH's manager and surveyor. Sanctuary Housing professed not to have received the letter but on being pressed, and being sent an email, agreed that a meeting would be useful. The surveyor (George Allen) had been in touch with a view to setting up a meeting with Councillors and the Clerk and look into all complaints listed.

Action: Alison Richey, Tim Lee, Roger Harper, Clerk

i. Red Telephone Kiosk at Stonebridge Green – EPC adoption: Tim Lee had led a meeting with local people interested in forming a preservation group and had identified volunteers for cleaning and future funding for re-painting. They had thoughts of using it as a noticeboard, art & photo gallery, for a footpaths guide, for local history and memorabilia and perhaps put up a plaque. Richard King had replaced the broken light bulb and had put in a Christmas tree to brighten up the green. A further meeting would be held to firm up their ideas.

Action: Tim Lee

j. EPC's role/ publicity/Newsletter/ Welcome Pack/ Parish Assembly on Wednesday 19 May /website: The Clerk was putting finishing touches to the draft minutes of the Parish Assembly. Pat Parr was to deliver the Welcome Pack to new residents at The Laurels when they had moved in.

Action: Pat Parr, Clerk

k. Risk management/Clerk's successor: The Clerk had updated the memory sticks, one being retained by Alison Richey. The Clerk had received no comments on the draft job specification and advert for the Clerk's post, with a salary to be negotiated and on the basis of 14 hrs a week an appointment target date of 1 April, to allow overlap at a critical and demanding time of the year until her departure on 31 May. The Clerk would arrange publicity on Noticeboards, via the NW network, EPC and KALC websites, ABC parish clerk networks and the Parish magazine due out in January. Alison Richey said she knew of possible interest already and other councillors would promote the vacancy.

Action: All

l. Footpaths and stiles: Pat Parr provided a monthly written report. KCC had no more funds for signage but there may be funds for other aspects of footpath action. Richard Hopkins thought that the Footpath at the Green Wicket Animal Sanctuary was blocked but Pat said she and Bill had only recently checked this and the way was clear; if it appeared blocked again this would be tackled.

Action: Pat Parr

m. Neighbourhood Watch Co-ordinator & Police matters: The Clerk reiterated the message that any suspicious activity or crime in action should be reported to the Police and not to her, otherwise precious time could be lost. If a crime

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appeared to be in progress, the number to call is 999; otherwise, 01622 690 690. More reports had arrived from the internet about scams; members of the public should be on their guard.

n. Local Authority consortium: Richard King's proposal for a group of, say, six local parishes, plus the relevant local Borough Councillors and the local KCC Member was going ahead with its first meeting on 6 December at Smarden. They would discuss common concerns and try to reach conclusions on workable solutions across the three tiers of local government. Tim Lee had now received an invitation. **Action: Richard King**

o. Survey of trees worthy of TPOs: The Clerk had established that ABC would look at the survey conducted by her and Michael Steed when there was sufficient time; it was not an ABC priority. **Action: Clerk**

p. Village sign: Refurbishment/ replacement of the sign would be considered in May (new Councillors?) **Action: All**

q. George Inn: Bill Smyth said that the new landlord was still seeking views of locals about new signage and motif for the pub and would be in touch with ABC for listed building consent for any new signs. There was also a proposal to convert the stables in the offing. The landlord had also said he would be prepared to put a drinks bar in the Hall.

r. Acoustics in the Hall: It was agreed that EPC would donate £50 to the Hall Committee towards the cost of the newly completed work to improve the acoustics. **Action: Clerk**

7. CORRESPONDENCE (emailed or circulated to all Councillors or both unless otherwise stated)

For action:

Defra: request to communities about supporting vulnerable people in winter – consult Over 60s, views of postmen would be helpful; otherwise encourage neighbours to look in on the most vulnerable.

DCLG : fairer future for Social Housing consultation doc – comments invited

ABC and Health Authority overview meeting – Pat Parr will attend

ABC Street trading consultation document – any comments?

ABC Active tour project – seeking interest form parishes for additional events and coaching (for a fee) – no interest

ABC Parish Forum meeting 1 Dec – cancelled due to inclement weather

Kent & Medway Fire & Rescue Service future plans & poster publicity – for comment by 17 Jan

KCSP funding plea - no interest

Sustainable Communities Act - plea to support action (Steve Shaw) – no interest

Lord Lieutenant of Kent's invitation to Civic Service – Tim Lee attending

For noting:

KCC Annual performance report 2009-10; KCC Rail fare rises Statement

KCC Explore Kent walks; Kent Link Bulletin

KHS Winter service reports – sent out up to several times a day during snowy weather

KHS Greenhill lane road closure

ABC Leader's note -Cllr Peter Wood; ABC area parish Clerk's meeting 3 Nov – clerk was unable to attend. Next in Feb.

ACRK Annual Summary 2009-10; ACRK Rural News; Oast to Coast

Wealden Wheels Newsletter;

Funding buddies new website

Clerks & Councils Direct

CPRE Campaigns update

Community engagement training opportunities - Tanya Burdett

Ashford Rural Trust Newsletter

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8. ACCOUNTS

a. Monthly income & expenditure:

Income:

Peppercorn rent Hall Committee 0.05

Expenditure:

Priscilla Harper plants for Glebe tubs	44.98
Viking Direct Stationery	240.58
Heber Horticultural	218.08
Anthony Hicks	412.59
Lois Tilden Clerk sal end Dec	491.78
HMRC Tax & NI end Dec	165.68

Approval of the accounts for the month, for cheques to be signed: Proposed: Bill Smyth; Seconded: Alison Richey

b. Budget review and preparation for 2011/12 budget and precept

The Finance sub-committee had met again on 1 December and reached preliminary views on the budget and precept for next year; Councillors had been given the earlier data and were invited to give some thought to expenditure this year against the budget and what should be in the budget for next year, to aid the deliberations of the Finance Committee. The key observations were: new Clerk and handover in April & May would increase the salary budget; training for possible new councillors and Clerk; covering the cost of more repairs to the access to the car park from Elm Close; minimising if possible the liability for the access road to the SW treatment works but setting aside £2,000; anticipating about £1,000 for snow clearing/winter gritting based on EPC priorities and funding beyond KHS' regime; expenditure of up to £2,000 on new fencing in the lower rec; more tree pruning and general maintenance; and concerns about the possible reduction of the concurrent functions grant from ABC. This resulted in a budget for 2011-12 of £27,810 (this year £24,610) and a precept of £14,476 (this year £12,394). **Proposed: Tim Lee; seconded Pat Parr; adopted.**

10. ANY OTHER BUSINESS

Pat Parr had attended a meeting held by ABC about Government proposals in the **White Paper on Health**. The key points were to make the NHS more accountable, with the slogan "No decision about me without me"; there would no longer be a priority on setting targets; Primary Care Trusts would be abolished; GPs will get 70% of the £1.2 billion budget for this area to obtain services for their patients; there will be a new commissioning board and the Strategic Health Authority will be abolished; this should provide a better framework for ABC to work more closely with GPs. Implementation date will be April 2013.

Bill Smyth reminded everyone about the **Christmas lunch** in the George on Wednesday 22 December at individuals' expense.

The Chairman wished everyone present a **Merry Christmas** and **Happy New Year**.

The meeting closed at 10.30 pm

Next meeting Tuesday 11 January 2011 (not 4 January)