

EGERTON PARISH COUNCIL

The meeting of the Parish Council was held on Tuesday 5th September 2017
in the Committee Room of the Village Hall, Egerton at 8.00pm.

Present: Jennifer Buchanan, Ambrose Oliver, Tim Oliver, Pat Parr, Alison Richey, Rob Walker and Heather James (Clerk).

7 members of the public were present and Alan Watson.

1. **Apologies:** Richard King (Chairman), Peter Rawlinson (Vice Chairman), Claire Foinette, Geraldine Dyer (Ward Councillor)
2. **Declarations of interest:** Pat Parr, Gift of land
3. Due to both Richard and Peter being absent Alison Richey Chaired the meeting. Alison introduced Alan Watson speedwatch co-ordinator Kent Police. Alan outlined details of how the scheme worked and following questions Jennifer has offered to look into the possibility of volunteers running a scheme within Egerton. The excessive speed of some cyclists is to be reported to PCSO and speeding cars at night time. These cannot be patrolled by volunteers. **Action:** Jennifer Buchanan, Clerk
4. The minutes of the meeting on 1st August 2017: The minutes were approved and signed as a true record of proceedings.
Proposed: Pat Parr; **Seconded:** Ambrose Oliver;
5. **Matters Arising from 1st August 2017**
 - a) **Footpaths and stiles:**
Report No. 89 of the Egerton Footpaths Representative – September 2017
Outstanding Footpath Issues:
 1. **AW92 - New Road to Orchard and Tumulus etc.** Pedestrian gate. No progress.
 2. **PROW237696.** AW68 the stile there has rotten wooden struts which makes the plank very unstable and dangerous. KCC supplied a new wooden stile kit a month ago but it has not been installed. *KCC will investigate.*
 3. **PROW597453.** AW68 further along is a fence-type structure almost impossible to climb over, plus there is a metal sheep gate attached with string. KCC supplied a new wooden stile kit a month ago but it has not been installed. *KCC will investigate.*
 4. **PROW818728.** AW81. From Stone Hill along the ridge to near the end of the path at Greenhill, the wooden stile has broken. *Inspected. Landowner Action.* Will check this when the cattle are not in there!
 5. **PROW306422.** Fallen wooden fingerpost along the Iden Lane byway towards the Pluckley end. *KCC Inspected. Work Scheduled.* Checked on 20 08 17 work not completed.
 6. **PROW362453.** AW72. Between Forstal Farm and Poplar Farm broken fingerpost. *KCC Inspected. Work Scheduled.* Claire to be asked if it has been done.
 7. KCC have supplied a new wooden stile at the end of Tim's property, opposite Stone Hill, which looks really nice, vegetation cleared for this entrance.

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b) **HIGHWAYS (outstanding from August meeting)**

1. **Report No. 273866.** Parish Assembly request for road signs for Field Mill. KCC state "*Enquiry Resolved with Customer*". Heather reported that the resident who made the request needs to apply for road signs.
2. **Report No. 293395.** Blocked drains at Stonebridge Green. KCC state "*under investigation*".

c) **Neighbourhood and Parish Plans:** Await follow up from Peter next month. **Action:** Peter Rawlinson

d) **Broadband:** There are still problems within the village and residents with prefix 840 numbers are still waiting to be changed to 756 prefix numbers. The Clerk will chase up BT Openreach contacts.
Action: Clerk

e) **Sale of barn:** All village items have been moved to various storage places within Egerton. Pat has delivered a welcome pack to Mr John Fuller at the barn.

f) **Entrance signs/Village gateways:** Five entrance signs/gates will be needed for each entry point to the village. Julian Swift has offered his assistance with sign design which will then be submitted to KCC who will then advise on costs. It will be necessary for Pat, Alison and Julian to have a site meeting at each area where a gate will be positioned.
Action: Pat Parr, Alison Richey.

g) **Mobile phone signal:** Peter will write to Damian Green to update him on recent news. This will be discussed at the November meeting.
Action: Peter Rawlinson

h) **Play area:** The Wicksteed inspection has taken place and a report received. Overall the inspection went well with only a few comments but with nothing with a high priority. Jennifer and Heather will follow up on the report.
Action: Clerk, Jennifer Buchanan

i) **Trees:** The Clerk has not heard from Aaron since accepting the quote, the Clerk will follow up.
Action: Clerk

j) **Notice boards:** The Clerk is awaiting a quote from Egerton Builders for the repairs to the notice board on the wall of the Queens Arms. Julian Swift has offered his assistance to re-vamp or re-new the notice board on the Glebe which when ready will be put in the new position on the wall of the Computer Centre.
Action: Clerk

k) **Fly The Red Ensign:** Having offered to pay for the Red Ensign flag and it being bought, Rob Walker with the help of John Lumley, raised the flag ready for the service which was held at 10.30am on Sunday 3rd September. The service was conducted by Curate Jack Bateson with an address on behalf of HRH The Earl of Wessex by Captain Peter Widd.

l) **Mower:** Following a discussion with John Lumley PCC church warden Richard has permission to use the mowers belonging to the church to mow the Glebe grass. A key will be given to Graham to access the building housing the mowers belonging to the church.

m) **Millennium hall bin:** The Clerk purchased a bin for cigarette butts to put on the Millennium hall wall near to the patio doors. During a site walk the Clerk noticed a new bin had already been put in place. Due to slight confusion the hall committee had also purchased a bin. The bin purchased by the Clerk is to be put on the pavilion wall and paid by the playing fields committee. The Clerk has contacted the treasurer of

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the Millennium hall and offered to pay for the bin as had been agreed previously by the PC

Action: Clerk.

- n) **Letter re: Shadoxhurst planning:** The Clerk has received the list of villages who responded to letter from David Ledger and sent round to Cllrs on 22/8/2017. The Clerk will keep a copy of list on file.
Action: Clerk
- o) **Village road sign:** Following a request from a villager to have a road name along Field Mill Road the Clerk contacted highways KCC who then advised the Clerk to contact ABC. The Clerk has not been able to move forward with this at the moment so it was suggested to report to KCC on the usual reporting page that the sign is missing.
Action: Clerk
- p) **Gift of Land:** Richard to update progress at October meeting. **Action:** Richard King
- q) **Garden:** The WI keep the garden by the Millennium hall and have advised EPC that they have the funds in place to have the garden refurbished. When the work takes place some sort of border will be placed along the path way by the Committee room to stop the mud being washed from the garden into the drain gully. When this is in place the drain gully will be cleaned out to stop flooding over the winter.

5) Correspondence

All circulated by email in advance unless marked with a *

Action

New roof for play area: All 29/8 **The cost of a new roof from Wicksteed is £929.85 + VAT. The Clerk will source quotes from local builders.**

Wicksteed inspection report: All 29/8 5h

Church lighting: 29/8 **Following discussions the PC voted to pay £100 to the Church for the next ¼ year of electricity. The PCC will look into LED lighting. The PCC are to hold An Auction of Promises on September 15 including a fish and chip supper all in aid of St James's church.**

*Millennium hall sign opposite Barrow House. **A request has been put in for a sign pointing to the Millennium hall off New Road opposite the Barrow House. The Clerk will look into this.**

Note

*East Kent Carers' report

FREE EVENT - INVITATION TO LOW CARBON BRITAIN 2017: All 8/8

REFORM OF DATA PROTECTION LEGISLATION: All 10/8

ABC KALC group response to the Local Plan: Richard, Lois 10/8

(rightsofwayimprovementplan] Rights of Way Improvement Plan - Invitation to Join: All 15/8 **Pat would like this email resent.**

Invitation to attend an event in Kent hosted by your local ambulance service: All 17/8

Annual Ashford (formally Parish and Urban Community) Forum - 3rd October: Claire 22/8

M2 Junction 5 Improvements - Public Consultation 6/9-17/10: All 22/8

Message from Kent Police: All 24/8

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Kent Highways Parish Seminar 2017 (AS/SH/SW) 1/11/2017: All 5/9

South East Water draft drought plan 2017 – consultation: All 5/9

South East Water customer metering programme: All 5/9

Egerton WTW - Access road repairs 20-21 September: All 5/9 **A letter has been received from Southern Water that the access road will be repaired and so closed on 20-21 September.**

Street cleaning: **Jim Stears has presented an invoice to the Clerk for work carried out and has stated he no longer wishes to empty bins and do street cleaning. Tim and his daughter Emma have offered to empty bins and Pat has offered to empty the bin on the Glebe. Thank you to you all. If black sacks are needed the Clerk will provide them. Also thank you to Tim and Haidan for all the work they carry out around the village, it is much appreciated.**

Web Items

July Minutes

September agenda

6) Accounts:

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

Proposed Tim Oliver; **Seconded:** Pat Parr;

Expenditure		Cheque No	£
KALC	NHP books	BACS	33.25
Jim Stears	cleaning	1316	294.10
Peter Rawlinson reimburse	Entertainment shop owners	BACS	109.30
Wicksteed	Inspection	BACS	170.40
Thorneloe & Co	Professional charges	BACS	266.00
Hampshire Flag Co	Red Ensign	BACS	42.36
Parker bulbs	planters	1317	130.14
Mrs H James	September salary	BACS	635.39
HMRC	September	BACS	178.92
			1859.86

Income			
Payment for bulbs	WI	500042	65.00
			65.00

Bank Reconciliation Balance as at 31st August 2017 = £10,645.63 less un-presented cheques as follows:

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Actual balance = £10,645.63 as at 31st August 2017

Village Projects fund
Pre-school move = £ 8,648.15
Village Hall = £ 8,212.51

Total = £16,860.66

Accounts for Egerton update magazine

Expenditure		Cheque No	£
Printbig	printing	BACS	1264.00
			1264.00

Income			
Advertising			422.50
			422.50

Bank Reconciliation: Balance as at 31st August 2017 = £4,674.45 Less un-presented cheques as follows:

Actual balance = £4,674.45 as at 31st August 2017

Accounts for Egerton Neighbourhood Plan

Expenditure		Cheque No	£
KALC books	As above		

Income			

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- a) Total Budget and Precept 2017-2018 £32,840.00
Actual amount spent to date is £8,261.25

7) **Public Discussion**

Alison Richey closed the meeting at 9.34pm for the public discussion, the meeting re-opened at 9.35pm.

8) **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:

17/01257/AS	Egerton	Weald North	West View, Stone Hill Road, Egerton, Ashford, Kent, TN27 9DU Proposed agricultural building
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Support

17/01181/AS	Egerton	Weald North	Agricultural Building known as Tyler Barn, Old Harrow Farm, Link Hill Lane, Egerton, Kent Prior approval for change of use from agricultural barn and land within its curtilage to one dwelling house
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No comment on prior approval

Awaiting decision:

Decided planning applications:

17/01007/AS Refuse	Egerton	Weald North	Hollis Oast, Egerton House Road, Egerton, Ashford, Kent, TN27 9BD Change of use, conversion and extension of existing garden store to annexe accommodation in association with Hollis Oast
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17/01008/AS Refuse Consent	Egerton	Weald North	Hollis Oast, Egerton House Road, Egerton, Ashford, Kent, TN27 9BD Conversion and extension of existing garden store to annexe accommodation in association with Hollis Oast
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16/00463/CONA/AS Permit	Egerton	Weald North	George Inn, The Street, Egerton, Ashford, Kent, TN27 9DJ Discharge condition 7
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16/00463/CONB/AS Permit	Egerton	Weald North	George Inn, The Street, Egerton, Ashford, Kent, TN27 9DJ Discharge of conditions 4b, 5 & 9
01058/AS Permit	Egerton	Weald North	Barn at, Groom Farm, Newland Green Lane, Egerton, Kent External changes to facilitate conversion of building to dwelling granted under prior approval 17/00608/AS and change of use of land to residential
/00941/AS Grant Consent	Egerton	Weald North	Rockhill House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP Formation of new opening in rear (NW) elevation wall and insertion of glazed doors with fixed side screens, enlargement of existing window to SW facing elevation, insertion of internal partitions to boot room to create WC, and insertion of ground floor vents to NW and NE elevations.
17/00940/AS Permit	Egerton	Weald North	Rockhill House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP Erection of a potting shed with bin and log store and adjacent greenhouse with new rear access, rebuilding of garden wall in Kentish ragstone and wall fronting highway all previously consented under application 15/00092/AS and construction of timber gazebo in northernmost part of garden.
17/01135/AS Proposed Use/Development Would Be Lawful	Egerton	Weald North	13 Harmers Way, Egerton, Ashford, Kent, TN27 9DN Lawful development certificate - proposed - replacement conservatory roof

Material Planning Considerations

When a decision is made on a planning application, only certain issues are taken into account; these are often referred to as 'material planning considerations'.

MATERIAL PLANNING CONSIDERATIONS:

Issues that may be relevant to the decision

(There may exist further material planning considerations not included here)

- Local, strategic, national planning policies and policies in the Development Plan
- Emerging new plans which have already been through at least one stage of public consultation
- Pre-application planning consultation carried out by, or on behalf of, the applicant
- Government and Planning Inspectorate requirements - circulars, orders, statutory instruments, guidance and advice
- Previous appeal decisions and planning Inquiry reports
- Principles of Case Law held through the Courts
- Loss of sunlight (based on Building Research Establishment guidance)
- Overshadowing/loss of outlook to the detriment of residential amenity (though not loss of view as such)
- Overlooking and loss of privacy
- Highway Issues: traffic generation, vehicular access, highway safety
- Noise or disturbance resulting from use, including proposed hours of operation
- Smells and fumes
- Capacity of physical infrastructure, e.g. in the public drainage or water systems
- Deficiencies in social facilities, e.g. spaces in schools
- Storage & handling of hazardous materials and development of contaminated land
- Loss or effect on trees
- Adverse impact on nature conservation interests & biodiversity opportunities
- Effect on listed buildings and conservation areas
- Incompatible or unacceptable uses
- Local financial considerations offered as a contribution or grant
- Layout and density of building design, visual appearance and finishing materials
- Inadequate or inappropriate landscaping or means of enclosure

The weight attached to material considerations in reaching a decision is a matter of judgement for the decision-taker however the decision-taker is required to demonstrate that in reaching that decision that they have considered all relevant matters.

Generally greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.

If an identified problem can be dealt with by means of a suitable condition then the Local Planning Authority is required to consider this rather than by issuing a refusal.

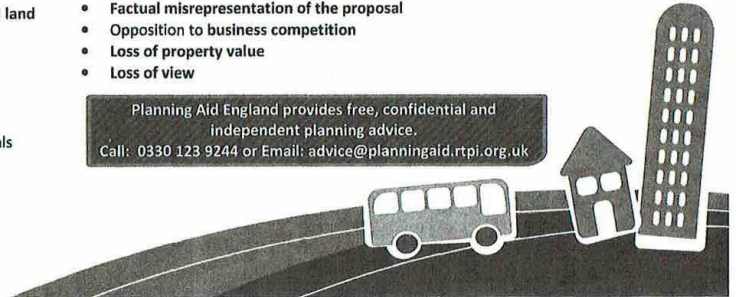
NON-MATERIAL PLANNING CONSIDERATIONS:

Issues that are not relevant to the decision:

(There exist further non-material planning considerations not included in this list)

- Matters controlled under building regulations or other non-planning legislation e.g. structural stability, drainage details, fire precautions, matters covered by licences etc.
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of access, covenants, ancient and other rights to light etc.
- Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts).
- Opposition to the principle of development when this has been settled by an outline planning permission or appeal
- Applicant's personal circumstances (unless exceptionally and clearly relevant, e.g. provision of facilities for someone with a physical disability)
- Previously made objections/representations regarding another site or application
- Factual misrepresentation of the proposal
- Opposition to business competition
- Loss of property value
- Loss of view

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Call: 0330 123 9244 or Email: advice@planningaid.rtpi.org.uk



9) Any other business/information:

- Red phone box food bank. **Offer of surplus fresh veg from villager, the PC thought it not a viable proposition, the Clerk will write and thank the villager.**
- Street cleaning and bins
- Christmas on the Glebe date **9th December all offers of help will be gratefully received by the small Committee.**
- Fete 7th July 2018 **Pat Parr is collecting well looked after second hand books.**
- Lois: **The PC would like to thank Lois for all of the different jobs she carries out on behalf of the PC, it is most appreciated.**

The meeting closed at 9.57pm

Next meeting: Tuesday 3rd October 2017 at 8.00pm