



The meeting of Egerton Parish Council was held on Tuesday 9 January 2024
7pm Committee Room, Millennium Hall, Egerton

Present

Cllrs John Lawton, Peter Rawlinson, Jeff Hopkins, Pat Parr, Richard Wall, Simon Palmer, and Sonia Young (Clerk).

1) Apologies

County Councillor Charlie Simkins and Cllr Claire Foinette

2) Declarations of Interest

Cllr Pat Parr: Neighbour to the Orchard Nurseries site proposed for development.

Chair John Lawton: Neighbour to North Field

Cllr Simon Palmer: Neighbour to the Orchard Nurseries site proposed for development.

3) Minutes of the Previous Meeting – 5th December 2023

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

Proposed: Vice chair Peter Rawlinson. **Seconded:** Cllr Richard Wall. **All in agreement.**

4) Matters Arising from 5th December 2023 (not covered by the agenda below)

a) **The George Pub.** No update. Paintings and prints donated by Sheila Palmer to EPC had been lent to the pub but never displayed. These must be returned to EPC.

Action: Clerk to write to the owner of the pub seeking return of the items.

b) Renewal of fencing around the cricket field

No quotes received from EPFA.

Action: Cllr Jeff Hopkins to follow this up again.

c) Grant towards the installation of rural charging points

A partial grant is available, but EPC would have to find a substantial sum to match it. The issue requires more debate as EPC feels that this is something it would like to provide for residents.

d) Treeworks

A second quote is required.

Action: The Clerk.

e) Repairs to the car park

Work is scheduled to commence 15th January and last for four days. The School and Pre-school have alerted parents and extended drop off times. Nearby residents to be alerted by letter delivered by the clerk and no entry signs will also be put in position at both entrances.

f) Computer Centre

A meeting is scheduled for 22 January with all interested parties independently chaired by Nick Fox.

g) Tree for Elm Close

It was agreed that a pink flowering cherry should be planted. A field maple will be planted in addition to the silver birch planted earlier.

Action: The Clerk.

h) Canham Homes

The damage to the verges and grass have not been repaired.

Action: The Clerk to write to the MD of Canham Homes to remind it of its responsibility to oversee its contractors, and make good damage caused by them. It has been dug up three times by different utility companies in three places to connect Henshaw Place; a fourth dig is scheduled by Open Reach for 5 February.

5) Chairman to close the meeting for Public Discussion



Meeting closed at: 19.35pm
 Meeting re-opened at: 19.55pm

6) Footpaths Report 164 (See Appendix i)

Since the report was circulated to Cllrs prior to the meeting, Canham Homes has diverted the public right of way which the development crosses over. It no longer meets KCC's accessibility policy.

Action: Chair John Lawton to take photos of the changed line of the footpath; it is now not as shown on the approved plans and may need to be taken up further with KCC.

7) Highways Report (See Appendix ii)

There is another incidence of fly tipping in Barhams Mill Road.

Action: Clerk to report the dumped building materials to ABC.

Iden lane, Greehill Lane and Barhams Mill Road are a parlous state.

Action: John Lawton to make additional reports of potholes.

Drainage. Flooding incidents have increased significantly around the village - most specifically at The Forstal, at the lower end of Rock Hill Road, at Stonebridge Green and at the junction with New Road/Harmers Way. Damage to some properties was a critical concern.

Action: The Clerk to investigate the cost to the village of contracting a lineman to keep the persistently blocked drains and culverts clear. EPC agreed that KCC is not cleaning the drains at the frequency needed.

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 via the website with ABC to receive alerts of new applications.

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|------------------------|---|
| Case Reference: | PA/2023/2207 |
| Location | Land adjacent to Forstal Corner Cottage. Forstal Road |
| Proposal | Change of use, conversion, and extension of an existing stable block into a separate dwelling and garden area with access from Crockenhill Road |
| EPC view | Support The modest development is in keeping with the Parish Plan and has direct access to the highway. Proposed: Vice chair Peter Rawlinson. Seconded: Cllr Jeff Hopkins. All in agreement. |
| Case Reference: | PA/2023/2333 |
| Location | Captain John's Cottage, Land between 1 Crocken Hill Road and 2 Crocken Hill Cottages, Crocken Hill Road, Egerton, TN27 9BJ |
| Proposal | Variation to conditions 3 (Approved plans) and, 17 (Evidence of water use & efficiency) of planning permission PA/2022/2687 "Erection of dwelling house" to allow the construction of 2 no dormers (to rear) and 2 no roof lights (to front) and to remove the need to submit details to the LPA for condition 17 as it is considered not necessary as there is a mechanism to achieve this under the building regulations. |
| EPC view | Object The original application (2022/2687) was for dormer windows in the south facing roof, facing the fields behind the proposed new house, plus a panel of 3xVelux window in between the dormers. On the north side facing the road, two separate single-pane Velux windows were proposed, all to give light to a bedroom and bathroom on a third level (second floor) served by a staircase. |

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| | <p>The planning officer's report in respect of the original application was to remove this array of windows at that level by cutting out the dormer windows at the rear and having no windows at all on the north side (front) and leaving only the 3x panel Velux window the south (rear) and exclude a bedroom and bathroom on this second floor.</p> <p>So new plans were submitted (EPC had objected) and were approved under 2022/2687, with only a 3-panel Velux window on the south side facing the field, and no windows of any type on the front facing the road. The bedroom and bathroom were removed from the original plans, so the revised and approved plans showed only a storeroom, still served by a staircase.</p> <p>The current proposal (2023/2333) shown in the plans is to revert to the original idea (in 1) of two dormer windows on the south (rear) elevation with a 3-panel Velux window in between, with two single Velux windows on the north side facing the road.</p> <p>It could be assumed that this is to re-instate the idea of a bedroom and bathroom on that floor (as the staircase remained in the approved plans). As such, the current proposal is directly contrary to the approval given, going against the officer's published report which led to the revised plans with only one 3xpanel of Velux on the south (rear) side and no other windows at all at that level.</p> <p>The application itself defied the principles of both the Neighbourhood Plan and the ABC Local Plan. EPC would support ABC attaching strict conditions to this development.</p> <p>Proposed: Chair John Lawton. Seconded: Cllr Pat Parr. All in agreement. Vice-chair Peter Rawlinson abstained.</p> |
| Case Reference: | PA/2022/2093 |
| Location | Four Winds, New Road. TN27 9DT |
| Proposal | Outline application for the erection of 9 dwellings with formation of new access, to consider access and layout with all other matters reserved. |
| EPC view | Support The revised layout supports the proposed development's rural setting. Proposed: Chair John Lawton. Seconded: Vice-chair Peter Rawlinson. All in agreement. Cllrs Palmer and Parr abstained due to a conflict of interest. |
| Case Reference: | PA/2023/2032 |
| Location | Bois Barn, Mundy Bois Road, Egerton, TN27 9ER |
| Proposal | Conversion and alteration of an agricultural building into a single dwelling house, with associated curtilage and parking areas. |
| EPC view | No comment Proposed: Cllr Richard Wall. Seconded: Cllr Simon Palmer. All in agreement. |

9) Older People's Accommodation

No update.

10) Affordable Housing

No update.

11) Correspondence

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

KALC Dec news. All. 12/12/2023



CPRE report shortage of rural affordable housing. All. LT 12/12
 ABC Christmas refuse collection schedules. All. 19/12
 Aldington and Bonnington Neighbourhood Plan consultation. All. JC/LT. 19/12/2023
 ABC help for homeless and rough sleepers winter 2023. All.
 HUG2 grants launched by ABC. All. 19/12
 KCC highways – notice road closure Bedlam Lane Feb 15. All
 KCC Highways – notice of road closure New Road Feb 2. 21/12All
 Kent Police Rural Matters. 21/12 All/update/LT.
 UK shared prosperity fund grant (Ashford Rural areas). All. SW/ MR 2/01
 Communities Prepared training sessions. All. 02/01
 Ashford Volunteer Centre. All. 04/01/2024
 HSF4 Winter Energy Scheme information. All. 4/01
 AGE UK – donations of jumble sale items needed. All. 04/01
 D Day celebrations – further info. All & EPC events committee. 09/01/2024
 Kent radio – careers. All. Update. 09/01
 KALC area minutes. All. 09/01

Website

November minutes
 January agenda

EPC discussed an application under the UK Shared Prosperity Fund. They agreed it would be appropriate that as the grant is specifically to improve the outside community areas around village halls, that an application for a permanent beacon should be made with the aim of it being in situ before the D-Day Celebrations on 6 June when beacons will be lit across the nation.

Action: Clerk to source suppliers and estimates for the design of beacon specified in the Guide to D-Day celebration by the Pageant Master.

12) Accounts

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

| Expenditure | | Cheque No | £ |
|------------------------------------|---------|-----------|-----------------|
| Clerk Salary – Jan | S Young | | 1153.71 |
| HMRC | | | 249.64 |
| Printer ink/paper/laminate pouches | | | 118.58 |
| Total | | | £1521.93 |

| Income | | | |
|------------------|----------|--------|-------------------|
| annual fees | Wayleave | 500071 | 4.60 |
| Donation to NPFF | | 500072 | 200.00 |
| Transfer | | | 10,527.44 |
| Transfer | | | 10,690.94 |
| Total | | | £21,422.98 |

Bank Reconciliation Balance at 31st December 2023 = £28,718.17 less unrepresented cheques as follows

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| | | | |
|--|--|--|--|

Actual balance = £28,718.17 as at 31st December 2023

Accounts for Egerton update magazine

| | | | |
|--------------|--|--|---|
| Expenditure | | | £ |
| | | | |
| Total | | | |

| | | | |
|---------------|--|--|--|
| Income | | | |
| | | | |
| Total | | | |

Bank Reconciliation Balance at 31st December 2023 £2, 147.55 Less un-presented cheques as follows:

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Actual balance = £2,147.55 at 31st December 2023

Accounts for Village Projects

| Expenditure | | Cheque No | £ |
|---|------|-----------|--------------------|
| Transfer village hall improvement fund to village hall management committee | BACS | | 10,690.94 |
| Total | | | £10, 690.94 |

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|---------------|--|------|---------------|
| Income | | | |
| Interest | | BACS | 24.71 |
| Total | | | £21.24 |

Bank Reconciliation Balance at 31st December 2023 £13, 128.59 Less un-presented cheques as follows:

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Actual balance = £13,128.59 as at 31 December 2023

Village Projects fund

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|----------------------|--|-----------|
| Pre-school project | | 3,103.88 |
| Esme Slater woodland | | 10,024.71 |

Approval proposed.

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

12.1) Approval for the cost of a replacement tree, bank, Elm Close

It was proposed to spend up to £100 for a tree of at least 6ft in height.

Proposed: chair John Lawton. **Seconded:** Cllr Simon Palmer. **All in agreement**

12.2) Approval for a lockable office cabinet. Quotes were circulated in advance of the meeting.

It was proposed to spend approximately £300 for a 2m x 1.8m lockable cabinet with delivery. The cabinet will need to be put together.

Proposed: Chair John Lawton. **Seconded:** Cllr Simon Palmer. **All in agreement.**

13) Additional items

- Flooding at the Forstal

See under Item 7) Highways.

- Ongoing clearance of the footpath outside Cedar Mount



Cllr Pat Parr personally cleared five wheelbarrow loads of debris from the public footway outside of Cedar Mount.

It was agreed that the path should form part of KCC maintenance but that in practice this had not happened as Rob Hopkins used to clean and clear it when he was the village street cleaner.

Action: The clerk to investigate solutions.

- Date for the Parish Assembly

It was agreed that due to the early Easter it was practical to look for a date in mid- April.

Action: Clerk.

- Co-option of Cllrs

EPC approved the advertisement for two vacancies. It will be posted by The Clerk on Tuesday 30 January with a deadline for applications of Friday 15 March.

- approval of estimate to repair and paint the exterior of the Games Barn

Two quotes were circulated in advance of the meeting. EPC agreed the quote provided by Creative Coatings subject to the costs of jet washing the building prior to works commencing being confirmed.

Proposal to accept the estimate submitted by Contemporary Coatings.

Proposed: Chair John Lawton. **Seconded:** Vice-chair Peter Rawlinson. **All in agreement.**

Action: The Clerk to check re the jet-washing and then advise the Games Barn sub-committee.

15) Closed Session

The Clerk read the minutes of the closed session 5th December 2023 about donations made to the Neighbourhood Plan Fighting Fund.

The minutes were proposed as a true record of the closed session.

Proposed: Chair John Lawton. **Seconded:** Cllr Richard Wall. **All in agreement.**

The minutes will be held in a closed confidential file.

Meeting closed at 21.02pm

Next meeting Tuesday 9th January 2024 at 7pm

Appendix (i)

Report no. 164 of the Egerton footpaths representative for January 2024

5 *Outstanding Items remain from the December 2023 report.*

2 *Closed Items*

0 *New Items*

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 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.
2. **PROW211126930.** 09/11/21. Part of AW87 to the west of the church behind the Glebeland houses where the path is quite narrow has collapsed due to badger activity. Status: Still Work Scheduled but it is accessible with matting in place until a more permanent solution is found. Status: Still In Progress.

3. **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.
4. **PROW230285561.** 07/02/23. AW67. Egerton House Road, next to Willowdene, the 'finger' of the fingerpost at the entrance to this footpath has fallen off the post. Status: **RESOLVED – WORK COMPLETE.**
5. **PROW230288567.** 07/02/23. AW97. Near Frasers on Barhams Mill Road fingerpost is leaning into the hedge. Status: **RESOLVED – WORK COMPLETE.**
6. **PROW230732955.** 28/07/23. AW96. Barhams Mill Road, before Frasers, on the right-hand side from Egerton village end. Broken stile at the entrance to the footpath from the road. Status: Still Awaiting Allocation.
7. **19/10/23. AW81** (Greensand Way) at Stone Hill adjoining the 5-bar gate into the Heathcote's field out to Greenhill Lane. Stile too high (reported to KCC in June 2022 under PROW220641396 and marked as "Resolved – Officer Action" in September 2023) However, in mid-October a resident raised this issue again as it is totally unusable now. Email request sent on 17th October to landowner's Manager Alan Higgs to repair.

21/11/23. Update. Mr Higgs emailed to say he had fixed the broken plank. He sent a photo, but it didn't solve the original complaint which was the top plank was too high for shorter ladies to get over. I have asked Mr Higgs nicely if he could get that original problem sorted.

8. **27/10/23. AW92.** New Road – Canham Homes Development. Builders have started to install wooden steps to connect the public right of way footpath at the New Road end of the site and the new path for residents. The levels of the field have changed. If the wooden ones are to be permanent, they look slippery in wet weather and have no handrail.
31/10/2023. Emailed Canham Homes for a reply. On 14/11/2023 they responded that "for safety reasons the steps will be finished with a handrail on both sides".
8a) **PROW231147996.** 13/11/2023. AW92, as above. Reported this matter to KCC so that in the event of problems here later KCC will be aware of the situation. 16/11/2023. Reply from KCC: *"I inspected the steps in question and made some enquiries with the developer. Firstly, I noticed the steps were made from high pressure treated timber, which should last at least 20 years. There is a drop in the ground, and we would prefer steps to a slope as it would be safer – we felt concrete steps would look unsightly and although the whole development is not ideal for the locals, the wooden steps are far more pleasing on the eye. The developer has agreed to fit handrails, anti-slip bars on the steps and in relation to future maintenance, the steps will be covered by the land management company for which the residents will have to pay a service charge. It's still a work in progress and I will keep a watchful eye on things."*
23/11/23. Received a very good letter from Lois suggesting things for KCC to take into consideration on this subject, which was passed to KCC, and they replied: *"I've saved this on my AW92 file and will discuss it with my line manager."*

NEW ISSUES: none

Appendix (ii) Report no. 8 of the Egerton Highways Representative – January 2024

Summary

| | |
|--------------|---|
| Closed Items | 1 |
| Open Items | 3 |
| New Items | 5 |

Closed Issues

| Reference | Description & Status |
|-----------|---|
| 762311 | Soft verge damaged by Contractors |
| Logged | November 2023 |
| Status | Enquiry investigated and customer updated |

Outstanding Issues

| Reference | Description & Status |
|---------------|--|
| 646549 | Egerton House Road near The Coppice – Dip/Depression |
| Logged | 20/07/2022 |
| Status | Works being programmed |
| 706534 | Egerton House Road – Blocked Drain/Gully |
| Logged | March 2023 |
| Status update | Gully scheduled to be cleaned |
| 716257 | Multiple potholes – Coldbridge Lane |
| Logged | September 2023 |
| Status | Works being programmed |

New Issues

| Reference | Description & Status |
|-----------|---|
| 767532 | Pothole - Stonebridge Green Road |
| Logged | December 2023 |
| Status | Works being programmed |
| 767131 | Pothole - Stonebridge Green Road |
| Logged | December 2023 |
| Status | Works being programmed |
| 763231 | Blocked Drain & Gully – Rock Hill Road (by North End) |
| Logged | December 2023 |
| Status | Enquiry under investigation |



Egerton Parish Council

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| 764796 | Blocked Drain & Gully – Forstal road |
| Logged | December 2023 |
| Status | Enquiry under investigation |
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| 764836 | Flooding – Bedlam Lane (by Myrtle Cottages) |
| Logged | December 2023 |
| Status | Enquiry under investigation |