

EGERTON PARISH COUNCIL

5th October 2021

Meeting of the Parish Council was held on Tuesday 5th October 2021
8pm Millennium Hall, Egerton

Present

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

Ken Mullholland (Ward Councillor – Ashford Borough Council)

6 members of the public were present

1) Apologies

Pat Parr – holiday

2) Declarations of Interest

Chairman Richard King: declared no financial or business interest in any matters on this agenda nor in any land put forward for development in the Neighbourhood Plan or any land excluded from development in the Neighbourhood Plan process.

Cllr John Lawton: property owned in Harmers Way

Cllr Tim Oliver: a relation of his is the owner of Gale Field which is proposed for development in the Neighbourhood Plan.

Cllr Lois Tilden: declared no financial or business interest in any matters on this agenda nor in any land put forward for development in the Neighbourhood Plan or any land excluded from development in the Neighbourhood Plan process.

3) Minutes of the Previous Meetings

The minutes of the meeting on 7th September 2021

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

Proposed: Cllr Tim Oliver. **Seconded:** Cllr Lois Tilden. **Peter Rawlinson abstained as he was not in attendance.**

All agreed.

4) Matters Arising from 7th September 2021

a) Footpaths Report No 138 of the Egerton Footpaths Representative - see appendix i) at end of the minutes.

b) Highways Report 27 of the Egerton Highways Representative – see appendix ii) at end of the minutes.

Cllr John Lawton advised that in comparison to prior years, the highways were in poorer state of repair going into the winter months due to budget cuts.

Blocked drains and gulleys are an ongoing issue but where they have been maintained and cleared the frequency of localised flooding has been visibly reduced.

Action: the issue to be highlighted in the next edition of Egerton Update to encourage everyone to maintain their ditches and clear pipes.

The steward of Kent County Council Highways has been in contact with Cllr John Lawton in regard to setting up a meeting to review the state of the wall opposite to Stisted Way.

c) Sale of the Shop

Nothing to report.

d) Post Office

The service has improved in terms of consistency but staff shortages have impacted on opening.

e) Older People's Accommodation

Move to update EPC in closed session and exclude the press and public due to the commercial sensitivities of the discussions. **Proposed:** Chair Richard King. **Seconded:** Vice chairman Peter Rawlinson. **All in agreement**

5) Chairman closed the meeting for public discussion

Closed: 20.38pm

Opened: 20.45pm

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6) Neighbourhood Plan update

Steering Group (ENPSG) Chair Jane Carr was unable to attend the meeting but provided an update that was read at the meeting by Cllr Lois Tilden as follows:

1. Examination of the Plan

As reported briefly at the September meeting, the Examination of the Neighbourhood Plan commenced at the end of August. On 26th August, the Examiner – Derek Stebbings – wrote formally to outline the examination process and attached an annex with nine questions for which he requested answers by 17th September. He also requested that his letter be placed on both the ABC and the Egerton Neighbourhood Plan web sites. The Egerton Neighbourhood Plan Steering Group Committee (ENPSGC) response to the nine questions was sent on 15th September and now appears on both the ABC and our web site (www.egertonnp.co.uk) alongside his letter and annex.

Mr Stebbings' questions, and ENPSGC responses, covered the following issues:

- Local Green Spaces – the Examiner requested, and was provided with, a modification of the policy text and the addition of two maps;
- Key Views and Vistas – the Examiner asked if there was additional evidence to justify the views selected. In response ENPSGC provided a summary of the selection process and a copy of the chart showing the assessment outcomes;
- Local Heritage Assets – the Examiner proposed ENPSGC include only those assets which met Historic England's suggested criteria. The chart currently in the Plan has been amended to reflect this suggestion;
- Light Pollution and Dark Skies – the Examiner suggested that the current policy was too detailed and possibly difficult to enforce as a result. The policy has been re-drafted to take on board this advice and to reference Local Plan Policy and the NDP;
- Community Facilities – the Examiner requested confirmation of the currently registered Community Assets and this has been provided;
- Local Needs Affordable Housing – the Examiner noted the government's recent 'First Homes initiative and suggested a reference to it even though the plan is covered by the transitional arrangements. In consideration of that advice a new paragraph (7.26) was been drafted and the subsequent paragraph modified;
- Land at Orchard Nurseries – the Examiner requested that reference to future benefits to the village should be removed from the policy. Both the policy and paragraph 7.30 were re-drafted accordingly. The Examiner also asked for clarification of the vehicular access to the site. ENPSGC response indicated that details of the negotiation for access were covered by commercial confidentiality. If successful within the timeframe of the Examination, the policy would be modified to show access with an accompanying plan. If unsuccessful within the timeframe, the policy will be amended to become a Community Aspiration in the Plan;
- Water Supply and Drainage – the Examiner asked for clarification of Clause 4 of the policy which covers waste disposal and therefore should be excluded as within the category of 'excluded development'. The clause was included on the recommendation of KCC and deletion would be acceptable if KCC also in agreement;
- National Planning Policy Framework, July 2021 – the Examiner asked whether any modification should be considered in the light of the July modifications. ENPSGC confirmed that the current Plan had taken into consideration Chapter 12 on Neighbourhood Planning and relevant paragraphs on local housing needs assessment, rural exception sites for affordable housing and design issues. The response also noted that an assessment of the Parish Design Statement alongside the latest guidance had found no significant divergence or omissions.

On 15th September ENPSGC received an additional letter from the Examiner asking for comments on, and/or supplementary remarks to, an email from Mr. Jeremy Eustace which had been passed to him by ABC. A reply was sent on 17th September. All three documents were been added to the neighbourhood plan web site at the request of the Examiner.

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The reply to the Examiner provided further background to the issue of access to the Orchard Nurseries site, covering the history from 2016 to the present, and included the Parish Council's discussions with ABC and, through its sub-group (the Older People's Working Party), the negotiation with the owners of the New Road site (s.30 in the Local Plan).

On 21st September ENPSGC were advised by IPE that the Examiner had no further questions. Although ENPSGC has not yet received the final report, or a timetable for its delivery, Mr Stebbings' initial assessment of an approximate 6-week process suggests that it his report should be received towards the end of October.

2. Responses to Reg.16 Consultation

ENPSGC is currently working through the Reg.16 responses and will make any necessary amendments to the Plan alongside those that have already been suggested by the Examiner and those that may be proposed in his final report. The next meeting of the Steering Group will be on 26th October.

7) Planning

Planning applications submitted to Ashford Borough Council this month for Egerton Parish Council to consider, 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.

21/01591/AS	Egerton	Weald North Ward	Land at Barn End, Rock Hill Farm, Rock Hill Road, Egerton Change of use of agricultural land to residential garden and a construction of a shed and personal workshop.
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EPC view: An earlier proposal was refused by ABC as it represented "unjustified and unacceptable encroachment into the countryside". The proposal now submitted for comment seeks a change of use of the land and a slight amendment to the position of the proposed shed.

Proposed: No comment

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

21/01644/AS	Egerton	Weald North Ward	Verge outside Egerton Primary School, Rock Hill Road, Egerton Prior Notification for Proposed 17.0m Phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works.
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EPC view: To require the contractors to put forward a full planning application; to propose the contractors plan a visit to Egerton Parish Council to review and find a site that would be just as beneficial to the village as whole but less controversial – potentially on land owned by the EPC. See **Appendix iii**

Propose: Object on the basis that the application become the subject of a full planning application

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

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20/01715/AS DOE Ref: APP/E2205/W/21/3273050	Egerton	Weald North Ward	Appeal proposal: Land north east of The Low House, Forstal Road, Egerton Application for planning in principle for an entry level exception scheme in accordance with Paragraph 71 National Planning Policy Framework 2019 comprising the erection of up to 9 entry level (discounted market sales) dwellings
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EPC view: This case was considered very fully when first submitted and all the documentation held by ABC will be studied by the Planning Inspector. There is no need to comment further as EPC's comments were detailed and taken into consideration when the case was refused. The Planning Inspectorate state that no new information should be issued. However EPC will try to speak to the planning officer at ABC to find out if it will be pointed out that the Egerton Neighbourhood Plan has now reached Examination stage. The deadline for comments to the Inspectorate is 22 October. It will be decided by written representations, not a public hearing.

Propose: Lois Tilden to communicate with the planning officer concerned in regard to the (above) issues.

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

8) Vacancy

The Clerk advised that the ABC Electoral Services Officer had not received requests from 10 electors for an election, so co-option of a councillor would be the next step.

It was agreed that expressions of interest in being co-opted would be sought via a notice on the Egerton Parish Council website and all three village noticeboards. Applications will be submitted via The Clerk. The applications will be discussed and voted on at the next available Parish Council meeting after the closing date has passed for submitting letters of interest.

9) Proposal to introduce a Policy on Bullying and Harassment

The policy was circulated in advance of the meeting.

Proposed: Vice Chairman Peter Rawlinson. **Seconded:** Cllr Lois Tilden. **All in agreement.**

Action: Clerk to pass approved document for upload to the EPC website.

10) EPC Risk Assessment 2021

The updated EPC Risk Assessment document was circulated to all Councillors in advance of the meeting.

Document approved subject to the addition of a section to cover the risk presented by a localised or national outbreak of an infectious disease.

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

11) Correspondence*

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

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Local Govt Bulletin/ KALC – consultation on permitted development rights. All. 7/09

Kent Rural Taskforce report. 06/09

WHP Telecoms - Proposed 5G Telecommunications Installation for H3G UK. LT. 07/09

ABC extension for comment to draft corporate plan. All. 07/09

NALC chief exec bulletin. All. 7/09

KCC Commissioned free Covid-19/infection control safe advice and training. All. KLO 07/09

PCSO Kyle Farnfield – attendance at EPC meets. All. 08/09

ABC planning committee meeting. LT/JC. 08/09

Village photography competition. All. 08/09

KALC update on environmental projects. All. 08/09

KALC minutes September. All 09/09

KALC training – project management. All. 09/09

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Kent PCC – newsletter from Commissioner Matthew Scott. All. 10/09
KALC – learning and development survey. All. 10/09
Action in Rural Kent Oast to Coast summer edition. All. 10/09
NALC chief execs bulletin. All. 13/09
Queen’s Jubilee Celebrations outline plans. All. 13/09
ABC tackling homelessness and arrears in public and private sector housing. All. 14/09
Anti-social harassment complaint. All. 14/09
KALC training courses. All. 15/09
KALC Emergency Flood training. PP. 16/09
NALC chief exec bulletin. All. 20/09
KALC chief exec bulletin. 21/09
Boughton Malherbe PC advice sought re closure of Grafty Green Village shop. RK/PR/CF. 22/09
Stratton Richey – village defibrillator checked and pads replaced after being deployed. 22/09
Minutes of ABC planning Committee. LT/ JC. 22/09
PCSO Kyle Farnfield apologies for non-attendance/ notice of leaving. All. 22/09
ABC Environmental Waste Team results. All.
PCSO Kyle Farnfield – newsletter. All. 24/09
ABC mayor invite to environmental action event Nov 2. All. 28/09
Rural bulletin. All.28/09
KALC Annual Finance Conference Oct 20. EPC Finance Committee. 29/09
ABC parish budget timetable. Finance Committee/ all. 29/09
ABC fuel shortage impact on rubbish collection. All. 30/09
Kent PCC update from Matthew Scott and link to crime survey. All. 30/09
KALC AGM programme details. All. 1/10
The Queens Jubilee – Beacon lighting. (KALC) All. 04/10
NALC Chief Exec bulletin. All. 04/10/2021
ABC Recoup Plastic Recycling project. 04/10
PCSO temp Laura Langridge. All. 04/10
Correspondence from Les Bidewell. All. 04/10

Cllr Claire Foinette advised that a committee had been established to look at how Egerton might celebrate The Queen’s Platinum Jubilee with centralised activities focussed on the Saturday (4th June) of the extended Bank Holiday weekend 2 and 3rd June 2022. This would allow residents to celebrate locally with their own street parties on Sunday 5th.

It was noted that the Jubilee had a ‘Green theme’ in partnership with The Woodland Trust and as such Graham Howland agreed to be seconded to the organising committee in his capacity as Tree Warden to identify potential sites for planting.

The Clerk to attend the KALC Annual Finance Conference on Wednesday 20th October.

Website

September minutes

October agenda

12) Finance

Expenditure		Cheque No	£
George Green Gardening	Clearance behind Hall	BACS	75.00
S Young	Printer ink - colour	BACS	39.42
Captive Web	Neighbourhood Plan website updates 13 & 19 Sept	BACS	31.25
S Young	Replacement Basketball backboard and new hoop	BACS	312.93

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Captive webb	Neighbourhood Plan update 26 sept	BACS	25.00
Wicksteed	Replacement toddler swing seat	BACS	162.76
Sonia Young	Salary	BACS	921.66
HMRC	Salary	BACS	390.40
Total			1958.42

Income			
Donation Geoff Wickens Trust	Playground repairs	Cheque	1222.60
ABC precept	2 nd payment	BACS	12147.00
Total			13369.60

Bank Reconciliation Balance as at 30th September 2021 £20,267.73 less un-presented cheques as follows:

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Actual balance = £20,267.73 as at 30th September 2021

Accounts for Egerton update magazine

Expenditure		Cheque No	£
Total			

Income			
Total			

Bank Reconciliation Balance as at 30th September 2021 £5012.70 Less un-presented cheques as follows:

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Actual balance = £5012.70 as at 30th September 2021

Accounts for Village Projects

Expenditure		Cheque No	£

Income			
Interest			0.18
Total			£0.18

Bank Reconciliation Balance as at 30th September 2021 £20, 890.70 Less un-presented cheques as follows:

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Actual balance = £20, 890.70 as at 30th September 2021

Village Projects fund

Pre-school move	£11,288.65
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Village Hall	£ 9,602.05
Total	£20,890.70

Accounts for Neighbourhood Plan

Expenditure		Cheque No	£

Income			

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

Action: EPC Finance Committee to meet 4th November to review budget spend and requirements for the 2022/23 financial year and start preparations for the precept.

13) Any other business

- Social media

The council discussed whether it should set up an account on Egerton NextDoor but agreed that all necessary communications should be posted on the existing EPC website for reasons of accessibility and transparency and its ability to disseminate information responsibly to the widest number of residents. It was agreed that the addition of a FAQs section would be beneficial.

- Proposal to move EPC meetings to start at 19.30pm

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

- Welcome packs

Cllr Pat Parr advised that no new packs were required at this stage

- Lenham Heath Garden Village

Vice chairman Peter Rawlinson attended a meeting at Lenham Village Hall at the invitation of Lenham Parish Council.

He said the building of 5,000 homes was still being pushed as a viable development by Maidstone Borough Council (MBC) and that the area it has designated for the 5,000 new homes had moved much closer to Egerton and the Borough of Ashford. He said that there was a real threat that ABC might look to join up with a new large allocation of houses on 'its' side adjacent to Egerton.

Cllr Rawlinson said MBC actions showed that it was attempting to circumvent the Neighbourhood Plan for Lenham under which Lenham had already been forced to find locations for an additional 1,500 homes.

Lenham Parish Council said the plans did not show how the A20 would cope with the addition of the traffic generated by 5,000 extra homes and that if the new station halt proposed for the new Garden Village went ahead, it would be likely that existing stations at Lenham and Charing would close as both could not offer disabled access.

The proposal offered no additional jobs, said Cllr Rawlinson, and was a real example of bad planning in the wrong place. The proposed development is the size of Tenterden and Lenham would become a suburb of it.

Cllr Rawlinson said the public had only 6 weeks from the end of October to make their comments on the proposed development and encouraged all Egerton residents to make their concerns known by making an objection.

14) Closed Session items

Meeting closed at 22. 18pm

Next meeting: Tuesday 2nd November 2021

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Appendix i

Report no. 138 of the Egerton footpaths representative – September 2021 meeting

4 Outstanding Issues remain from the September 2021 report. Issues 3 and 4 have been updated since that report.

0 Closed Issues

2 New Issues

The outstanding issues below are listed with the KCC Reference, the date reported, the footpath number, the location, the difficulty experienced and the status of action.

1. **PROW 210554009.** 24/05/21. AW76 opposite Kingsland Lane, Mundy Bois Road. Broken stile. Still Awaiting Allocation
2. **PROW 210561834.** 24/05/21. AW79 Mundy Bois Road to Rockhill Road (opposite The Laurels). Broken stile (bottom plank flicks up when you step on it as both ends have come loose from the supporting posts). Still Awaiting Allocation.
3. **PROW 210696737.** 24/06/21. AW88 Stone Hill end of this footpath. Fallen tree from Barlings side over the track. KCC felt this was the landowner's tree and offered to contact the owner, the result of which was KCC will take responsibility for this issue and get it cleared.
4. **PROW 210834144.** 15/08/21. AW90 Green Wickets Animal Sanctuary, Rockhill Road end. A resident reported that the wooden fingerpost is lying on the ground at the entrance of the property. The Clerk lives nearby and will check that it has been re-erected.

NEW ISSUE:

1. **PROW 210959063.** 10/09/21. AW75 at Heronsdale, Wanden Lane. Egerton resident complaint of overgrowth (brambles) and fence panel leaning towards the footpath. Below photos were sent to KCC.



2. **PROW210998966.** 20/09/21. AW76 opposite Kingsland Lane, Mundy Bois Road, broken stile. This was reported in July 2019 under ref PROW214250. In March 2020 KCC reported 'landowner action' and deleted it from their records. Now under this new number it says Awaiting Allocation.

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Appendix ii

Report no. 27 of the Egerton Highways Representative – October 2021

Summary

Closed Items	1
Open Items	6
New Items	2

Closed Issues

Reference	Description & Status
562299	Stonebridge Green Road – Blocked Drain/Gully
Logged	March 2021
Update	Enquiry investigated and customer updated

Outstanding Issues

Reference	Description & Status
546693	Link Hill Lane - Drainage & Flooding, Blocked drain
Logged	17/01/2021
Update	Works being programmed
42003307	Rock Hill Road – Retaining Wall vegetation damage to grouting
Logged	May 2021
	The clerk advises that wall is <u>not</u> the property of EPC
Update	KCC have asked for a site meeting – date to be arranged.
583038	Crocken Hill Road – Steps from highway to pavement overgrown
Logged	June 2021
Status	Work has been planned as part of regular schedule and will be undertaken shortly.
Update	No change
589193	Stonebridge Green Road - Blocked drain/gully
Logged	July 2021
Status	Job attended more work required
Update	No change
589015	Stonebridge Green Road - Blocked drain/gully
Logged	July 2021
Status	Job attended more work required
Update	No change
589164	Mundy Bois Road nr Newland Green – Ditch Problems
Logged	July 2021

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Status	Enquiry under investigation
Update	No change

New Issues

Reference	Description & Status
594146	Stonebridge Green Road – Drainage & Flooding
Logged	Sept 2021
Status	Works being programmed
598619	Forstal Road - Bus Stop Lines worn
Logged	Sept 2021
Status	Enquiry under investigation

Appendix iii

21/01644/AS	Verge outside Egerton Primary School, Rock Hill Road, Egerton Prior Notification for Proposed 17.0m Phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works.
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This is an application for prior approval, meaning that the applicant has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. For mobile network development these matters include the siting and appearance of the equipment to be deployed. A local planning authority cannot consider any other matters when determining a prior approval application. There is a requirement for engagement through site and/or written notices to allow representations, for example from local residents, and the views of certain named consultees, such as the highway authority (KHS). This gives the local planning authority the opportunity to refuse the development on certain grounds. If the local planning authority has not made a decision within 56 days of receipt of the application, then the developer may exercise the permitted development right without awaiting such approval.

Background

The proposal is for a 5G (Fifth Generation) mobile signal monopole by WHP Telecoms to upgrade the CK Hutchinson Network. 5G uses higher frequency radio signals that have a shorter range and will require more base station sites than the existing networks.

Base stations transmit and receive radio waves to connect the users of mobile phones and other devices to mobile communications networks. The strength of the radio waves from base station antennas reduces rapidly with increasing distance and the levels at locations where the public can be exposed tend to be small. The radio waves transmitted by base stations are radiofrequency electromagnetic fields (EMFs), a form of non-ionising radiation, and have frequencies in the microwave region of the electromagnetic spectrum. This kind of radiation is at low levels and is not the harmful variety.

The maximum output power from each base station is set by operators to balance call/data traffic across the different sites that make up the network. The actual output power at any given time depends on the amount of calls and data being handled and use of excessive power at any given site reduces the capacity of the network for other users. So, optimising transmitted powers to be the minimum needed to carry out communications effectively is an important feature of efficient network design. It also tends to keep public exposures low. In Egerton the usage would be much lower than in a densely populated urban area and this should reduce the level of transmitted output.

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This application appears to be part of the Government's UK-wide initiative under the Shared Rural Network (SRN), a total £1 billion deal with EE, O2, Three and Vodafone investing in a network of new and existing phone masts, overseen by a jointly owned company called Digital Mobile Spectrum Limited. They would all share, in order to bring 5G to rural areas. It was announced last year that up to ten rural areas would be picked to have 5G trials. The 5G applications being demonstrated in rural areas aim to attract commercial investment in 5G technology beyond towns and cities. It is something of a mystery that Egerton has been identified for this, since there are fewer than 500 houses in Egerton yet Ashford town does not appear to feature on the list of towns covered to date, although Maidstone is already equipped. Consulting available research, a single base station can transmit enough 5G radio waves to serve 1 million appliances within 0.38 square miles.

In future, the lack of 5G could reduce the desirability of living in Egerton.

The dilemma is that whilst most people want fast and reliable mobile signals to reach where they work and live, base stations, monopoles, masts and antennae are critical to providing that service. This equipment arouses opposition from residents objecting to their location, height and look.

The application is controversial for two main reasons.

The first is based on fear or concern about the effect of radio-waves on people, especially children. There is plenty of research on this matter as well as mis-information and a few conspiracy theories. The Government, through Public Health England and OfCom, has published information based on research which states *"the overall exposure is expected to remain low relative to guidelines and, as such, there should be no consequences for public health"*.

Ofcom carries out measurements to confirm transmitter base do not exceed the restrictions set out in the ICNIRP guidelines. Over the past few months, Ofcom has measured radio wave emission levels at 5G sites in 10 UK towns and cities and, in all cases, the levels recorded are a small fraction of those in the guidelines published by the International Commission for Non-Ionising Radiation Protection. The maximum measured at any mobile site was approximately only 1.5% of the maximum guideline levels. So, on this basis, there is no cause for concern.

The second is the effect of a monopole on the vista when approaching the village and from within the village. The monopole would be prominent at a height of 17 metres, about 55 feet. It would well exceed the height of the nearby trees. It will certainly adversely affect the setting of the Egerton Conservation Area which begins only a few metres away. The nearby houses and the school will suffer an obvious visual impact. The applicants, WHP Telecoms, state: "The site selection process has been influenced by the street furniture around the vicinity including street lighting columns." This is odd since there aren't any!

The applicants do not mention the school, as if it doesn't exist. They state that the grass verge is appropriate rather than the pavement, thus not in the way of pedestrians, ignoring the fact there is no pavement at that point and the grass verge acts as a safety buffer zone for children before a busy and crowded road at school start and finish times.

Other issues and options for alternative sites

The applicants also state that "the alternative would be a Greenfield site but that there is no such location in this cell search area". The meaning of this statement is difficult to unravel. The documents submitted with the application and from other research, the range of 5G availability from a mast or monopole depends on many factors, wavelength frequency being the most important of all. Some signals tend to have a range of only a couple of hundred metres whilst other signals generally have a range of a mile and a half. So the effectiveness of a monopole and its transmitting base station across Egerton could still be limited. It does bring into question the cost effectiveness of a 55 ft high monopole in the village as opposed to a much larger mast (more like a

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small pylon) along with substantial base stations being positioned somewhere else, such as between Egerton and Pluckley or Charing that could cover a much wider area. But this would involve a larger piece of land which would most likely be in private ownership.

The 5G 20m (65') monopole and base station proposed near the junction of Crockenhill Road and Forstal Road this time last year (ref 20/01262/AS) was permitted but no action has been taken as yet. The question needs to be raised as to whether this will be adequate without the need for another one a mile away at the top of the village.

Monopoles can be painted in camouflaging colours or have other screening effects added to reduce the visual impact.

Recommendation

Recommend EPC objects and urges ABC to refuse this application. Ask ABC for the opportunity of a visit from the applicants so that a clearer picture can be obtained and better suggestions for a location could be explored. The earlier approval for the monopole in the Forstal needs to be flagged up as the cost-effectiveness of the two projects looks dubious and it is clear from Government statements that mobile signal providers should be linked to avoid wasting money and avoid littering the countryside unnecessarily with highly visible structures.