



The meeting of Egerton Parish Council was held on Tuesday 5 Sept 2023  
7.30pm Committee Room, Millennium Hall, Egerton

## **Present**

**Cllrs Peter Rawlinson, Jeff Hopkins, Pat Parr, Claire Foinette, Richard Wall, Graham Howland, Simon Palmer, and Sonia Young (Clerk).**

**Borough Councillor Kayleigh Brunger-Randall**

Three members of the public were present.

### **1) Apologies**

Chairman John Lawton and County Councillor Charlie Simkins

### **2) Declarations of Interest**

**Cllr Graham Howland:** Neighbour to North Field and relative to the owner of G(S)ale Field

**Cllr Pat Parr:** Neighbour to the Orchard Nurseries site proposed for the Older People's accommodation.

**Cllr Simon Palmer:** Neighbour to the Orchard Nurseries site proposed for the Older People's accommodation.

### **3) Minutes of the Previous Meeting – 4<sup>th</sup> July 2023**

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

**Proposed:** Cllr Claire Foinette. **Seconded:** Cllr Jeff Hopkins. **All in agreement.** Cllr Graham Howland abstained as he was not present at the 4 July meeting.

### **4) Matters Arising from 4<sup>th</sup> July** (not covered by the agenda below)

**a) The George Pub.** The Egerton Christmas Fair will be hosted at the pub on Saturday 9<sup>th</sup> December.

#### **b) School bus to Homewood in Tenterden**

**Action:** Chair John Lawton to draft a letter to County Cllr Charlie Simkins to express concern about the unacceptable one-year gap in the school bus service.

#### **c) Emergency Plan**

Cllrs Pat Parr and Claire Foinette have worked to update the plan and it is now in draft form for review by Vice-Chairman Peter Rawlinson. All volunteers have been contacted and all those who have indicated that they may need assistance in an emergency, recorded. There was a good response to the article placed in the August edition of Egerton Update. Meeting Chair Peter Rawlinson thanked both Cllrs for all their tireless work to update the Emergency Plan.

#### **d) Renewal of fencing around the cricket field.**

Quotes pending from the EPFA.

### **5) Chairman to close the meeting for Public Discussion**

Meeting closed at: 19.37pm

Meeting re-opened at: 19.42pm

### **6) Footpaths Report 160 (See Appendix i)**

Cllr Pat Parr advised that the fallen tree blocking the footpath from Link Hill Lane has been removed and thanked the landowner for their swift response. There is a 28-day consultation running relating to the Order made on 21 August 2023 to permanently divert Egerton footpath AW25.

### **7) Highways Report (See Appendix ii)**



## 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/](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 and any matters under or for investigation because of potential planning breaches.

<b>Case Reference:</b>	<b>PA/2023/1367</b>
<b>Location</b>	Box Farm, Bedlam Lane, Egerton, TN27 9BY
<b>Proposal</b>	Two storey rear extension, single storey side extension, addition of roof lights, and entrance porch. Re-submission of withdrawn application PA/2023/0778

**EPC view:** Re submission of application 2023/0778 that was withdrawn in June. This is a more modest proposal that removes the controversial new entrance and keeps the Annex looking like a Barn. Overall, this is an improvement on the former application against which there were a host of objections. However, it still represents a large increase in floor area. It now complies with the Parish Design Statement.

**Propose:** Comment only

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

<b>Case Reference:</b>	<b>PA/2023/1456</b>
<b>Location</b>	Jollis Field, Coldbridge Lane, Egerton, Ashford, Kent TN27 9BP
<b>Proposal</b>	Proposed conversion and extension to existing garage to create annexe.
<b>Deadline</b>	

**EPC view:** Changes are in keeping with the existing property and so are also in keeping with Parish Design Statement. The increase in footprint moves towards the existing house and not into a new direction. Conversion is to facilitate down-sizing for the existing owners.

**Propose:** Comment only.

**Proposed:** Cllr Richard Wall. **Seconded:** Cllr Pat Parr. **All in agreement.**

<b>Case Reference:</b>	<b>PA/2023/1508</b>
<b>Location</b>	Lark Hill Farm, Link Hill Lane, Egerton, TN27 9BG
<b>Proposal</b>	Installation of new equine fencing

**EPC view:** There were several objections to the change of use to the ancient farmland and the building of a manege. EPC does not object to the use of fencing, however in this sensitive environment it is felt that traditional post and rail fencing would be more appropriate. The use of equine wire fencing would also stop the movement of hedgehogs and other wild animals that should be allowed free movement and the ability to roam in established territories. EPC is also greatly concerned that on the application plan, the fencing going away from the manege has no trees shown. It is EPC's understanding that this current boundary has several young and mature trees that must be protected. If the trees and hedging are retained, and the fencing used is appropriate for wildlife, and in keeping with the sensitive environment, it would be supported.

**Propose:** Object

**Proposed:** Cllr Richard Wall. **Seconded:** Cllr Simon Palmer. **All in agreement.**



<b>Case Reference:</b>	<b>PA/2023/1380</b>
<b>Location</b>	Greenway, Coldbridge Lane, Egerton, TN27 9BP
<b>Proposal</b>	Change of use and conversion of a workshop to a three-bedroom dwelling. Changes to windows and doors including two new dormer windows to rear elevation. Vehicular access from Coldbridge Lane, associated parking, landscaping, and garden area

**EPC view:** This application is in open countryside and away from the confines of Egerton village and the confines of Egerton Forstal. The fact the workshop has never been used brings into question the proposal, particularly as another new additional workshop is included in the plans in front of the proposed property. The application complies with the Parish Design Statement and is unlikely to get any objections as it is some distance from other properties. The Parish Council cannot support this application as it creates another property and ribbon development. The conversion of outbuildings that have never been used and/or are no longer needed is development by stealth. We bow to the decision of ABC to determine if this is acceptable and to address the legality of the conversion.

**Propose:** comment only. **Proposed:** Cllr Richard Wall. **Seconded:** Cllr Graham Howland. **All in agreement.**

- Planning appeal – **no update available**

## 9) Older People’s Accommodation

The Working Group for Older People’s Accommodation advised that outline planning permission for the development of the site known as Orchard Nurseries was still pending. A revised layout for the development was shown at the meeting – the new layout takes account of the trees that the arborist indicated needed to remain. The revised plan also includes a widened access road to meet KCC requirements. The ecologist has been on site, a report is pending.

## 10) Affordable Housing

No change to the status of the planning application as reported at the 4 July meeting.

**Action:** Clerk to send a letter to Southern Water and English Rural Housing regarding the appropriateness of the proposed solutions for surface drainage.

## 11) Role description and proposed approach to co-option of a 9<sup>th</sup> Egerton Cllr

The Clerk reported no response to the advertisements run to fill the vacancy for a 9<sup>th</sup> councillor on the Parish Council.

It was proposed that Egerton Parish Council run as an eight-person council.

**Proposed:** Cllr Richard Wall. **Seconded:** Cllr Claire Foinette. **All in agreement.**



## 12) Village tidy-up

The Clerk advised a date of Saturday 7 October has been agreed to clean the village street signs. Several Cllrs have volunteered to take part. The clean-up will be publicised to see if other residents might volunteer to assist. The Clerk will apportion the village nearer the time to cover as many signs as possible.

The Clerk has met two contractors on site to look at solutions for replacing the worn wooden steps from the playground to the cricket field. Estimates for the works are pending. The replacement has not been budgeted. However, the steps are nearing the end of their useful life.

A bench on the playground has been taped off for safety reasons. It will be removed shortly and replaced with a new memorial bench.

It was proposed to increase the hourly rate paid for the removal of rubbish from EPC-owned litter bins and occasional leaf clearance from high traffic areas. The rate proposed was £10.50 per hour - a £2 per hour increase in line with the Minimum Wage.

**Proposed:** Cllr Pat Parr. **Seconded:** Cllr Simon Palmer. **All in agreement.**

**Action:** Clerk to notify the contractor.

The fallen tree on the lower recreation field has been cut up and removed to tidy up the area. The remaining small debris will need to be burnt in the autumn.

The Clerk has contacted an arborist to report on several dead, dying, and encroaching trees on parish-owned land. The date of the visit is to be confirmed. The report will inform and direct the actions and priority order of treeworks.

## Accounts and Correspondence for 4 July 2023

### Correspondence

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

ABC launch MyAshford portal. All. 08/08

KALC reminder of live consultation deadlines. All. 8/08

KALC news August. All. 08/08

ABC surveys its tenants. All. 08/08

ABC consults on moving the civic centre to aid cost cutting. All. 9/08

KALC – dealing with plaque of Asian hornets: recognition and risks. All. 10/08

Applications open for Coronation Living Heritage Fund. All. 14/08

Notification from Three re removal of units and equipment placed outside school. All. 14/08

KCC notification closure New Road 9 – 27 Oct. All. 17/08

Duke of Cornwall Youth Community Resilience awards poster. PP.JL. PR. 22/08/2023

KALC training. All. 22/08

KCC M20 moveable barrier project update. All. 22/08

ABC Planning Guide. All. 29/08/2023 KALC area meet agenda. CF. All. 28/08

Update minutes on Egerton Christmas Fair. All. MR update. 28/08

Consultation on Faversham Neighbourhood Plan. All. LT & JC 05/09

ABC - Government intends to legislate to make Natural England's rules on nutrient pollution advisory rather than mandatory. All LT JC. 05/09/2023

ABC purchases old Wool Mill site to build social housing. All LT. 05.09

KCC 2nd call for hard rock quarry sites. All. 05.09

## Website

June minutes



## Egerton Parish Council

### Accounts

Expenditure		Cheque No	£
Legal work	Hallett and Co	BACS	1,992.00
Weedkilling and clearance around village hall	G Green	BACS	105.00
Removal of scrub, nettles, and brambles	Tom Hope	BACS	1040.00
Repay Ken Mulholland borough grant awarded to print the Neighbourhood Plan. Return requested by K Mullholland and ABC	Ashford Borough Council	BACS	1,000.00
Clerk Salary – Sept	S Young		1120.97
HMRC			33.97
<b>Total</b>			<b>£5291.94</b>

Income			
Transfer from EPC deposit	Surplus from jubilee donation to Egerton archives	BACS	679.23
Transfer from EPC deposit	Donations	BACS	1,500
<b>Total</b>			<b>£2179.23</b>

**Bank Reconciliation Balance at 31<sup>st</sup> August 2023 = £19,207.20.** Less un-presented cheques as follows:

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**Actual balance = £19,207.20 at 31<sup>st</sup> August 2023**

**The above includes a reserve of £1,000 in the form of a grant from former borough Cllr Ken Mulholland.**

### Accounts for Egerton update magazine

Expenditure			£
Print and Paper Aug edition	Lotus Design & Print		858.00
Update delivery	A Arthur		130.00
<b>Total</b>			<b>£988.00</b>

Income			
Advertising			100.00
<b>Total</b>			<b>£100.00</b>

**Bank Reconciliation Balance at 31<sup>st</sup> August 2023 £4,089.80.** Less un-presented cheques as follows:

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**Actual balance = £4,089.80 at 31<sup>st</sup> August 2023**

### Accounts for Village Projects

Expenditure		Cheque No	£
<b>Total</b>			

Income			
Interest		BACS	18.97
<b>Total</b>			<b>£18.97</b>

**Bank Reconciliation Balance at 31<sup>st</sup> August 2023= £25,659.65.** Less un-presented cheques as follows:

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**Actual balance = £25,659.65 at 31<sup>st</sup> August 2023**

### Village Projects fund

Pre-school move	5,715.88
Esme Slatter woodland	10,000.00
Village Hall	9943.77

**Proposal to accept the accounts as stated.**

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

### 14) Additional items

#### - Games Barn Heating

Cllr Claire Foinette presented two estimates received to replace the existing heating system in the Games Barn which is at the end of its useful life. Quote one: £17, 850 heat source pumps.

Quote two: £4, 755, plus VAT, for a modern efficient like-for-like replacement.

EPC agreed that the heating should be replaced as soon as possible and that a like for like solution vs the costly heat source pump solution would be more appropriate

**Proposal to allow the Games Barn Sub-Committee to decide which contractor to use to install replacement heating when a third quote is received and to opt for a like for like wall-mounted replacement system.**

**Proposed:** Cllr Claire Foinette. **Seconded:** Chair Peter Rawlinson. **All in agreement.**

#### - hedge trimming at New Road/ junctions

The hedges along New Road have been reported as obscuring visibility. EPC agreed to talk to the landowners to understand when time will permit them to carry out the necessary cutting as the start date for undertaking hedge cutting has reduced significantly from 1 July to 1 September

**Members of the public left the meeting at 21.20pm**

### 15) Closed session

Closed session held to allow the clerk to read the confidential minutes of the confidential session **Item 15)** of the 4 July meeting in which the EPC Working Group for Older People's Housing updated all EPC councillors.

**Proposal to approve the minutes as a true record of the closed session as noted above.**

**Proposed:** Cllr Jeff Hopkins. **Seconded:** Cllr Claire Foinette. **All in agreement.** Cllr Graham Howland abstained as he was absent from the meeting. Cllrs Simon Palmer and Pat Parr abstained due to the conflict of interests.

**Meeting closed at 21.37pm**

**Next meeting Tuesday 3<sup>rd</sup> October 2023**

## Appendix (i)

### **Report no. 160 of the Egerton footpaths representative for September 2023**

5 Outstanding Items remain from the July 2023 report.

2 Closed Items (4 and 7 below)

2 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. Badgers have again been active and collapsed the side of the path about halfway along. 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.

**UPDATE:** Contacted KCC to say that as we had dealt with Item 7 below ourselves could they in exchange work on this outstanding item. The area manager responded: *"I inspected this bridge with one of my asset management team. Agreed that it needs replacing and it's on the list to do so, but it is money as usual causing delays. I emailed my contractor to see if we can make good for now at the very least and will let you know what he says."*

4. **PROW220641396.** 22/06/22. AW81. Stone Hill to Green Hill. At the Parish Assembly two separate reports were made regarding the boundary stile between the Stone Hill properties to the large field out to Green Hill. The stile there is too high for ladies to manage. Status: Resolved – Officer Action. ITEM CLOSED.
5. **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: Still Allocated – Awaiting Inspection.
6. **PROW230288567.** 07/02/23. AW97. Near Frasers on Barhams Mill Road the fingerpost is leaning into, and being held up by, the hedge. Still Allocated – Awaiting Inspection.
7. **PROW230657059.** 26/06/23. AW91. Up Link Hill Lane on the corner beside Bedewell there is a fallen tree. The Clerk wrote to the landowner at Bedewell and Mrs Martin has confirmed that the path has been cleared. ITEM CLOSED.

**NEW ISSUES:**

1. 12/07/23. AW73 at Newland Green Farm. Access from AW73 Pluckley end onto Newland Green Lane used to be permitted along a short track at this farm. Since new occupation this has been closed with gates and a notice.

A resident has asked the Parish Council: *“There could be a simple linking path across the first field to preserve privacy at the discretion of the landowner. Can the Parish Council request this and offer to pay for any stile or such?”*

2. **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:



**Appendix ii)**

Report no. 3 of the Egerton Highways Representative – Sept 2023

**Summary**

<b>Closed Items</b>	<b>2</b>
<b>Open Items</b>	<b>5</b>
<b>New Items</b>	<b>1</b>

**Closed Issues**

Reference	Description & Status
728834	Crocken Hill Road
Logged	June 2023
Status	Works completed
728844	Mundy Bois Road – Pothole
Logged	June 2023
Status	Works completed

**Outstanding Issues**

Reference	Description & Status
60002069	Green Hill Lane – Potholes
Logged	24/05/2022
Status	Enquiry investigated and customer updated
646549	Egerton House Road near The Coppice – Dip/Depression
Logged	20/07/2022
Status	Works being programmed
60004358	Green Hill Lane- Ditch Problems Drainage & Flooding



## Egerton Parish Council

Logged	Feb 2023
Status	Enquiry investigated and customer updated
706534	Egerton House Road – Blocked Drain/Gully
Logged	March 2023
Status update	Gully scheduled to be cleaned
708761	Barhams Mill road - Potholes
Logged	May 2023
Status	Enquiry investigated and customer updated



Egerton Parish Council

## New Issues

Reference	Description & Status
742594	Mundy Bois Road – Rocks on road
Logged	August 2023
Status	Enquiry under investigation



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