

EGERTON PARISH COUNCIL

The meeting of the Parish Council was held on Tuesday 7th August 2018
in the Committee Room of the Village Hall, Egerton at 8.00pm.

Present: Peter Rawlinson (vice Chairman), Jennifer Buchanan, Claire Foinette, Ambrose Oliver, Tim Oliver, Pat Parr, Geraldine Dyer (Ward Councillor) and Heather James (Clerk).

11 members of the public were present, also Lois Tilden planning advisor.

1. **Apologies:** Richard King (Chairman), Rob Walker-working
2. **Declarations of interest:** Pat Parr- Gift of land
3. The minutes of the meeting on 3rd July 2018: The minutes were approved and signed as a true record of proceedings.
Proposed: Tim Oliver; **Seconded:** Pat Parr

As PCSO Katherine Richards and PCSO Luke Jones attended the meeting Peter suggested item 5 on the agenda should be brought forward. Kate and Luke introduced themselves to all present. Luke detailed some calls they had been receiving about break-ins where thieves were using wheelie-bins to climb and gain access to properties whose windows were left open due to the very hot weather. He also explained that there are many more fraud telephone calls pertaining to be from banks or HMRC, Kate explained that these companies do not phone or email customers.

Peter explained to Kate and Luke that Egerton have Egerton Update and Neighbourhood Watch to help keep villagers informed of goings on in the village.

Kate asked that all crime be reported on 101 for non-urgent or 999 for crime in progress or there is a new Kent police web site where crimes can be logged. If crime is not reported numbers of police or PCSO's would be deemed to not be necessary. There is also Farm Watch for farmers to contact.

4. Matters Arising from 3rd July 2018

a) Report No. 100 of the Egerton Footpaths Representative – August 2018

Outstanding Footpath Issues:

1. **PROW972246.** AW84. Steep descent into wood or ascent out of the wood at Egerton House Road. The report still says *allocated awaiting inspection*. Note: reported on 6 Dec. 2017. It is unlikely that steps will be provided by KCC as the stile has been removed and it is less steep so this will be removed from outstanding issues.
2. **PROW 351390.** AW20. Richard reported a fallen tree along the Stour Valley Walk towards the boundary between Egerton and Pluckley, near Tram Hatch. *Awaiting Allocation*. Note: reported on 22 May 2018.
3. **PROW888717.** (Jennifer). Reported 29th May. Broken stile on AW89 Rockhill Road to Link Hill Lane. The stile nearest Link Hill Lane is wobbly and needs repair/replacement. *Awaiting Allocation*. Note: reported on 29th May 2018.

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b) **HIGHWAYS**

New Highways Issues

1. **369880.** (Heather). Pothole outside Holly Tree Cottage, Rockhill Road. **COMPLETED.**
2. **369884.** (Heather). Dropped drain outside Ragstones, Rockhill Road. **COMPLETED.**
3. **370104.** (Richard). Overgrown vegetation on verges along Iden Lane. *Work has been planned as part of our regular schedule.*
4. **ABC.** (Peter). Damaged road nameplate "Stonebridge Green Road" damaged by a meeting of two vehicles onto the footpath! Reported to Ashford Borough Council on 10th July. Phone call on 12th July from ABC taking exact details of location. No tracking system so couldn't check. 2/8/18 emailed Geraldine to see if she can find out progress.
5. **371057.** (Heather). Damaged road sign at Pemples Cross. *Works being programmed.*
6. **371871.** (Heather). Large hole outside 6 Crockenhill Road. *Not Highways – passed to others.*

- c) **Entrance signs/Village gateways:** Two people that Pat had been dealing with at KCC have left and a new person has taken over. Pat is still liaising with Julian Swift. Pat is to contact Charlie Simkins to ask him to make contact with the new person from KCC.

Action: Pat Parr

- d) **Mobile phone signal:** Peter has sent a follow up letter to Damian Green, and has received a reply. Damian Green requested clarification on how the PC wished to proceed. Peter will liaise with Damian Green.

Action: Peter Rawlinson

- e) **Notice boards:** This will be discussed in September as Richard is absent.

Action: Richard King

- f) **Gift of Land/Older people's accommodation:** This will be discussed at September meeting as Richard is absent.

Action: Richard King

- g) **New roof for play area house and other areas in need of refurbishment:** Tim Kent has noted that on some of the play equipment water has got inside the poles and the metal is rusting from the inside. Tim suggested that within 4-5 years some of the equipment will need replacing. The Finance Committee will discuss getting funding in place at the November budget meeting.

- h) **GDPR:** General Data Protection Regulation, Satswana are to hold a meeting in the Sports Pavilion on Tuesday 28th August, the Clerk will attend.

Action: Clerk

- i) **Letter from Jim Stears:** Jonathan Elworthy is looking into the agreement, the Clerk will have a meeting with him and Richard when Richard is back.

Action: Richard King, Clerk

- j) **Emergency Plan:** Pat has heard back from ABC to acknowledge that Egerton has an emergency plan.
- k) **Slow Down Children at Play sign:** Graham and Rob have checked the sign and carried out necessary works. Thank you both.
- l) **Village sign opposite Barrow House:** Rob and Graham have checked the post and have decided it would be better to replace the rotten wooden post with a metal post. Rob will contact Julian Mills for a price. Once the new post is erected the planter will be re-newed and planted up. **Action:** Rob Walker
- m) **Vacancy:** ABC informed EPC that it would not be necessary to hold an election but that a person would need to be co-opted onto the PC for the period to May 2019 when there would be a General election. Three people have expressed an interest in being co-opted, Peter proposed that discussions as to who would be co-opted should be held in private at the end of the meeting. Jennifer seconded all in favour.
5. **PCSO:** See start of minutes
6. **Neighbourhood Plan Update:** Lois updated all on progress. Following the workshops the committee are to engage the services of a planning consultant. All land owners who submitted land to the workshop have been contacted. Protect, Sustain, Develop these are the headings the NHP work towards and consulting with the ABC 2030 plan. A housing needs survey will be carried out in association with Action with Communities in Rural Kent (ACRK) a letter will be sent to villagers.
The NHP committee would like to have a meeting with EPC outside a normal PC meeting. An article will be published in the next issue of the Update magazine to show progress to villagers.
7. **Sale of shop:** Peter updated all on progress. The Community Stores Ltd steering group have had another meeting to discuss progress and issues which need to be resolved. More pledges have been received and although the independent valuation has been carried out we await the report. A public meeting is to be held on Thursday 6th September at 8.00pm in the Millennium hall to update all on progress. A number of the questionnaires which were distributed to all households have been returned.
8. **Sale of Queens Arms:** Following a request from a resident as to whether the PC had considered making the pub an asset of the village, Peter explained that this had not yet been discussed. A representative from the pub explained that the pub was not making money but costing a lot to keep open, so wasn't viable. He explained that the pub would need to be marketed for a 6 month period when it could only be sold as a pub, shop or religious establishment. If following the 6 months it had not sold the pub could be put on the open market. Following discussions the PC decided that it would not be making the Queens a community asset but if residents felt strongly enough there was no reason why they should not follow the due process with ABC.
The representative from the Queens explained to all that the pub would be open on Sunday and following Sunday's for roast meals.

9. **Lorry Park:** Following telephone calls and emails to the Clerk about concerns that a lorry park would be situated nearby the Clerk contacted KALC. Terry Martin forwarded an article that had been published in the Downs Mail

RESIDENTS in a rural part of Kent face the prospect of a huge post-Brexit lorry park on their doorstep, Daily Downs Mail has learnt.

Highways England has written to landowners and farmers about a 250-300 acre plot between Sandway and Boughton Malherbe, which has a service slip road running from the nearby M20.

They have received letters from HE about the possibility of exploratory ecological work.

It is another indication that the government is desperate to have a plan in place post-Brexit on March 30 next year, especially if no deal has been reached with EU.

Critics are warning of severe problems on the M20, almost permanent Operation Stack and the fragility of a new contraflow system designed to keep traffic moving.

Andrew Barr Jnr, who farms a large chunk of land owned by Trinity College, Cambridge, confirmed to Daily Downs Mail he was one recipient of an HE communication.

Robert Turner, chairman of Boughton Malherbe Parish Council said: "All I can say is that the land is to be surveyed and we know there will be an answer before Christmas on the results of that and if there will be further explorations.

"We know they are looking at sites 50 miles from the ports and the sites would have some sort of a customs clearance facility."

He said the land crosses two parish council boundaries – Boughton Malherbe and Lenham.

Cllr Turner said the total area is around 270 acres. It is not known how many lorries the park might hold but locals estimate it at 1,000.

One local resident says that the narrow country roads "are totally unsuitable for an HGV park".

It is understood that HE has not officially earmarked any sites but is searching for possible locations.

Borough councillors Tom and Janetta Sams were unavailable for comment.

Although this site is in a neighbouring village the Government is only in the consultation period so it was felt that at this time EPC could not do anything.

10. **Correspondence**

All circulated by email in advance unless marked with a *

Action

Highways England - Operation Stack Listening Exercise - deadline 22 July: All 17/7

Note

Leader's Briefing – New Development team Delivering Affordable Homes across Ashford: All 12/7

Response from environment agency re: Wanden Lane.

Notice of Polling District and Places Review: All 12/7

Kent PCC June/July 2018 Newsletter: All 12/7

Leader's Briefing – Gladman Developments Ltd withdraws three planning appeals in the Borough
SKC Vacancy: All 17/7

Join us for Photography Workshops this summer-Ash project: All + **Graham** 17/7 **Graham attended the ash project woods walk about to talk about ash die back. The general thoughts are if ash die back is present it is best to leave the tree in situ unless a danger in a built up area. Egerton has healthy ash**

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trees which Graham has checked.

Leader's Briefing – Civic Awards 2018 – Rewarding the Role Models in our Borough: All 17/7

Kent PCC June/July 2018 Newsletter: All 19/7

Leader's Briefing – Cllr Galpin invited to join expert Government panel to advise on the future of the Great British High Street: All 19/7

Battle's Over WW1 information: All 19/7-Is there a bugler in the village? **Claire explained that a trumpeter would be present at the 10.30am church service and could enquire if the person could attend the evening service on the rec.**

AMS free training course: All 24/7

Consultation: Bye Laws on Sites of Special Scientific Interest (SSSI's): All 24/7

Councillors Commission Roundtable event on 6th September 2018: All 24/7

Event Announcement: The Dynamic Councillor (C101/C111), 05 September 2018: All 24/7

Chief executive's bulletin: All 24/7

Kent Police News: All 26/7

Sweet chestnut Tree in car park: All 26/7 Also report Jon Heuch 31/7 **Following receiving the report about the state of the tree the Clerk has contacted three tree surgeons and is awaiting a response for a quote to carry out the work. Graham thought it would be wise for the PC to budget money to have the tree checked regularly in the future.**

Letter 'Abuse of Village assets: All 26/7

Benenden Hospital appeal for volunteers: All 31/7

Vacancy details from Clive Powell: All 31/7

Big Conversation - reminder - deadline 8 August: All 31/7

Call for evidence: Rural Economy: All 2/8

Litter bin survey and replacement work: All 7/8

Government publication of the revised NPPF – 2018: All 7/8

Merchant Navy Day in Ashford – Monday 3 September 2018: All 7/8 **The Clerk will check with Rob, who purchased the flag for 2018, if he would like to arrange to have the flag raised this year.**

SKC Member, Book your FREE stall: All 7/8

Web Items

June minutes

August agenda

Draft July minutes

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11) Accounts:

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

Proposed Jennifer Buchanan, **Seconded:** Tim Oliver;

Expenditure		Cheque No	£
Plunkett Foundation membership	Community Store	BACS	550.00
Alan Arthur	Shop update delivery	1327	100.00
Came & Co	Insurance renewal	BACS	674.25
Jimmy Boyle	Street cleaning	BACS	365.50
Mrs H James	August salary	BACS	685.94
HMRC	August	BACS	198.94
			2,574.63

Income			
KCC grant	NHP	BACS	1000.00
ABC grant	NHP	BACS	500.00
			1500.00

Bank Reconciliation Balance as at 30th July 2018 £9,789.94 less un-presented cheques as follows:

Actual balance = £9,789.94 as at 30th July 2018

Accounts for Egerton update magazine

Expenditure		Cheque No	£
Luke Epps	Fete advert	BACS	40.00
Printbig	Issue 11 printing	BACS	1264.00
			1304.00

Income			
Luke Epps	Fete advert	BACS	40.00
Fete	Printing programmes		925.00
			965.00

Bank Reconciliation Balance as at 30th July 2018 £5,231.95 Less un-presented cheques as follows:

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Actual balance = £5,231.95 as at 30th July 2018

Accounts for Village projects

Expenditure		Cheque No	£
Alan Arthur- as above	Shop update delivery	1327	100.00
			100.00

Income			
Donation	Pre-school	500093	65.00
Donation	Pre-school	500094	86.00
Donation	Pre-school	500095	79.00
Donation	Hall extension	500096	88.00
Interest			0.72
			318.72

Bank Reconciliation Balance as at 30th July 2018 £19,080.74 Less un-presented cheques as follows:

Actual balance = £19,080.74 as at 30th July 2018

Village Projects fund

Pre-school move = £10,232.15

Village Hall = £ 8,848.59

Total = £19,080.74

Accounts for Neighbourhood Plan

Expenditure		Cheque No	£

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Income			
KCC grant	As above	BACS	1000.00
ABC grant	As above	BACS	500.00
			1500.00

- a) Total Budget and Precept 2018-2019 £35,670
Actual amount spent to date is £11,473.05

12) Public Discussion

Peter Rawlinson closed the meeting at 9.26pm for the public discussion, the meeting re-opened at 9.45pm.

13) 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:

18/01021/AS	Egerton	Weald North	<p>Coldharbour Farm, Barhams Mill Road, Egerton, Ashford, Kent, TN27 9DD Prior approval for associated operational development in accordance with prior approval 16/00507/AS (revision to approved design and appearance)</p>
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Support

18/01037/AS	Egerton	Weald North	<p>1 Myrtle Cottages, Bedlam Lane, Egerton, Ashford, Kent, TN27 9BY Erection of single storey rear extension to replace existing.</p>
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Support

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18/00992/AS	Egerton	Weald North	<p>Ten Acres, Coach Road, Egerton, Ashford, Kent, TN27 9BA Prior approval of proposed change of use of agricultural building and land within its curtilage to dwellinghouse and associated operational development</p>
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Lois to comment on behalf of PC

18/00977/AS	Egerton	Weald North	<p>Groom Farm Barn, Newland Green Lane, Egerton, Ashford, Kent, TN27 9EP New detached double garage replacing existing outbuilding to domestic dwelling</p>
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Lois to comment

Awaiting decision:

18/00897/AS	Egerton	Weald North	<p>Barn west of Amherst Court, Bedlam Lane, Egerton, Kent Proposed change of use of existing concrete framed barn to residential dwelling and change of use of land to residential use, with associated landscape enhancements .</p>
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18/00750/AS	Egerton	Weald North	<p>Lark Hill Barn, Link Hill Lane, Egerton, Ashford, Kent, TN27 9BG Change of use of land to domestic curtilage and construction of garden shed (retrospective).</p>
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18/00604/AS	Egerton	Weald North	<p>Barn at Wanden, Wanden Lane, Egerton, Kent Revised scheme to vary materials approved under Prior Approval 15/00500/AS for the windows to be white upvc and timber weatherboard cladding to be stained light brown (Retrospective)</p>
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18/00282/AS	Egerton	Weald North	<p>Little Mundy Farm, Green Hill Lane, Egerton, Ashford, Kent, TN27 9EY Application for lawful development - existing - use of the main barn at Little Mundy Farm has continuously and solely been in agricultural use</p>
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Decided planning applications:

14) Any other business/information:

- Storage unit by Games Barn- **This item will be on September agenda for discussion**
- Macmillan Coffee morning September 29th **The Clerk is to aid Mary Pheby in holding the event in memory of Alison Richey and Wayne Guyton**
- Egerton Next-door report **Following some postings on the site it seems some residents are not sure on how to report problems within the village. If residents notice a pot hole or a damaged sign or something similar they can either contact the Clerk – clerk@egertonpc.kentparishes.gov.uk or log onto www.kent.gov.uk/roads-and-travel and post a report. The Parish Council also have a wonderful Cllr in Pat Parr who does a monthly footpaths and highways report which can be viewed within the minutes as detailed below. Les Bidewell explained the proper use of Egerton next-door, there are community rules to be followed. Content on the site is policed by leaders and postings if not following the rules can be removed.**
- Parish Council- **If residents would like to find agendas, minutes or other information on the Parish Council log onto www.egerton-kent.co.uk and go to Parish Council.**
- Broadband in Mundy Bois area. **On Monday 6th August a meeting was held with Charlie Simkins (County Councillor), George Chandler KCC, some residents from Green Hill Lane and some from areas within Mundy Bois and the Clerk. The purpose of the meeting was to try and move forward with faster broadband being made available to the area. Les Bidewell requested if the PC could assist the residents in that area with their quest to get faster broadband. Peter thought this would be possible and raised the question of pre-fix 840 numbers being changed to 756 as had happened with some residents in Stevens Close and some in Harmers Way so that residents would be on the Egerton exchange instead of Pluckley. Peter asked if the Clerk could follow this up.**
- Parish Land-Ambrose **Is all land given to the village being kept for the use of the villagers. Peter suggested Ambrose might like to check the archive and the assets of the community folder to see which areas needed to be checked.**

The meeting closed at 10.23pm

Peter requested that Cllrs remain to discuss privately the co-option of one of the three people who had expressed an interest in joining the PC. These are Richard Wall, Graham Howland and John Lawton. Following the discussions Cllrs voted who they would like to Co-opt. Graham Howland was chosen. On his return Richard will arrange to have all three people contacted.

Next meeting: Tuesday 4th September 2018 at 8.00pm