



Meeting of the Parish Council was held on Tuesday 4th October 2022
7.30pm Committee Room, Millennium Hall, Egerton

Present

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

Three members of the public were present.

1) One minute silence to reflect upon the death of HM Queen Elizabeth II

EPC posted a message of condolence to HM King Charles III and the Royal Family via his private secretary.

2) Declarations of Interest

Cllr Pat Parr: neighbour to site proposed for the Older People's Accommodation at Orchard Nurseries.

3) Apologies

County Councillor Charlie Simkins and Borough Councillor Ken Mulholland.

4) Minutes of the Previous Meeting

The minutes of the meeting on 6th September 2022

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

Proposed: Chairman Richard King. **Seconded:** Cllr Tim Oliver **All in agreement.** Vice Chairman Peter Rawlinson and Cllr John Lawton abstained as not present at the 6th Sept meeting

5) Matters Arising from 6th September 2022

a) Noticeboard at Egerton Forstal.

Action: Cllrs Lois Tilden and Claire Foinette to confer on siting of the new freestanding board.

b) Query on KCC response to request for a grant towards printing the Neighbourhood Plan

No response received by Chairman Richard King from KCC's solicitor.

Action: Chairman Richard King to follow up.

c) Request to 100 Club for funds to help with costs of playground improvements.

No response received.

Action: Clerk to write to Jonathan Elworthy seeking the scope for using funds raised by villagers in the 100 Club towards playground improvements. Clerk also to write to him as Chair of the last Egerton Fete and to the Treasurer to ask about the disbursement of funds raised at the Fete.

d) A full list of EPC policy renewals, by date, needed.

Action: Cllr Claire Foinette.

e) 123 bus service

A letter was sent to KCC via Roger Gough.

f) Notification of conclusion of annual audit

The Clerk advised Notification had been received from external auditors PKF Littlejohn. No queries raised. Notification has been posted on village noticeboards and on the EPC website.



6) Chairman to close the meeting for public discussion

Chairman closed the meeting for public discussion.

Meeting closed 19.47pm

Meeting re-opened 19.58pm

A message was sent during the meeting to KCC's highways steward for Egerton because of comments made during the public session about another inappropriate diversion signposted down Greenhill Lane when repair works were still pending and to request that narrow single track roads such as this should never be used for diversions.

7) Footpaths report No 150 (see Appendix i)

Cllr Pat Parr reported no issues closed and no new issues reported. She thanked Cllr Tim Oliver and Haidan Willis for clearing the stile at the foot of Rock Hill Road opposite Stone Hill.

8) Highways report No 38 (see Appendix ii)

9) 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 with ABC to receive regular alerts of applications and decisions.

PA/2022/2034S	Egerton	Weald North Ward	Cedarmount, The Street, Egerton TN27 9AH Single storey front elevation
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EPC view: A modest extension that will match the existing and does not adversely affect the Conservation Area or clash with the Parish Design Statement

Propose: no objection.

Proposed: Cllr Lois Tilden. **Seconded:** Cllr Jeff Hopkins. **All in agreement.**

PA/2022/2086	Egerton	Weald North Ward	Millstream Cottage, Field Mill Road, Egerton TN27 9DA Proposed timber repairs to the barn after storm damage this will involve stripping part of the Kent peg tile roof to allow for the barn to carefully move the frame back into its original position.
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EPC view: This prominent listed building justifies being preserved and its safety enhanced sympathetically as detailed in the plans.

Propose: support.

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

PA/2022/2093	Egerton	Weald North Ward	Four winds, New Road, Egerton, TN27 9DT Outline application for the erection of 9 dwellings with formation of new access (all other matters reserved)
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EPC view: This proposal will fulfil Egerton Parish Council's ambition on behalf of the village to develop the site - former Orchard Nurseries - with homes that are suitable for older people, designed with good accessibility and spatial capacity for those with mobility or other difficulties as can be seen from the floor plans and in the design and access statement. Egerton Parish Council (EPC) has been collaborating closely with the developer on this project to ensure there is flexibility in



the interior design to include scope for such facilities as lifts for upstairs rooms or wet rooms where cloakrooms are shown. The layout of the site and outline elevations of the homes complement the village setting and the best of old and new property designs in the village, in line with the Parish Design Statement.

It has taken time for the access to this site to come to fruition and EPC is delighted to have identified a developer who can deliver the project in a holistic and attractive way to complement and respect the village setting whilst meeting community ambitions.

The Egerton Neighbourhood Plan, adopted by Ashford Borough Council in March this year (2022) includes this site in Policy D5 for such development, to meet the needs of older owner-occupiers in the village wishing to downsize and live in more suitable homes. This need was confirmed by a professional Housing Needs Survey conducted by the Association with Communities in Rural Kent (ACRK) on behalf of the Neighbourhood Plan Steering Group. The site itself was gifted to EPC by the late Derek Marks for the benefit of the village, without stipulations, and the profit derived from the land on sale of the houses at open market rates will go towards building the pre-school (which already has planning permission on the school site) and to other village projects such as an extension or improvements to the Millennium Village Hall. Villagers, who voted overwhelmingly in favour of the Neighbourhood Plan (92% of the vote) will stand to gain in multiple ways from this development. The site which was once a horticultural site with associated paraphernalia has been derelict and overgrown. Since its associated bungalow and garden was sold and redeveloped privately there has been no pedestrian or vehicle access to the site. Now that the developer has achieved means of access to New Road, the full potential of the site can be realised, and the needs of the village well met. Without this, the site would become land-locked and of no value: indeed, it would be a liability and be no asset to the village, becoming more derelict and impossible to manage or use. The developer has reassured EPC that the trees and hedges on the edges of the site will be preserved and enhanced to maintain a buffer zone on the edge of the open countryside and remain an ecological feature. This would need to be reflected in any conditions that may be attached to planning permission.

Echoing Ashford Borough Council's housing policies, this development gives older owner-occupier residents more choice in independent living, in parallel with the Government's new Social Housing Charter to give tenants a better deal. It mirrors ABC's approach to independent living in the 21st century. EPC has already taken steps to publicise the proposals for this development and in co-operation with the developer, will go further with its publicity to seek interest from older villagers who may wish to purchase a home on the site, and with their permission pass their details to the developer so that they may have priority in buying one. The catalyst for change in ABC has been Britain's ageing population, which has driven a national focus on housing provision for this sector. In Ashford, where in just two years' time it is expected that nearly a quarter of all residents will be aged 65 or over, this proposal will help meet ABC's objectives too.

EPC wholeheartedly supports this application as being a substantial asset to villagers beyond just older residents as buyers of the new homes. The homes in this proposal near the centre of the village will meet the needs of older people in the village wishing to sell their existing large and unsuitable houses and be closer to village facilities and part of a sociable and supportive community; it will release their houses for sale to others within the village who need to upsize and stay in the village or to others who wish to move into the village and help sustain it. This development will lead to the availability of funds to build the pre-school, improve the village hall and other projects, thus contributing significantly to the sustainability of the village. The plans complement the principles in the Parish Design Statement and will enhance what is now wasteland, almost being a brownfield site.

Propose: support.



Proposed: Cllr Lois Tilden. **Seconded** Cllr Claire Foinette. **All in agreement.**

PA/2022/2283	Egerton	Weald North Ward	Bank House, Egerton Road, Charing, TN27 0BS Erection of new wood store to replace the shed / workshop and link demolished against Ashford Borough Council – Certificate of Lawfulness of Proposed Works to a Listed Building, application number 18/01337/AS dated 02-11-18
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EPC view: This application will not adversely affect the surrounding setting of the Listed house and the scale of the proposal in timber construction would meet the principles of the Parish Design Statement.

Propose: no objection.

Proposed: Cllr Lois Tilden. **Seconded:** Cllr Jeff Hopkins. **All in agreement.**

a) Planning appeals – North Field: no update.

b) MBC plan review – Lenham Heath Garden Development

Cllr Lois Tilden reported that MBC had been very slow in submitting additional documentation as required by the Planning Inspector and as such, the Inspector agreed to defer the hearing for two months; it will start again in November. Cllr Lois Tilden would study new material as it arrived to determine the need for additional representations at the Hearing. She and Cllr John Lawton will update EPC at its next meeting.

10) Affordable housing - update

The full application for the development of Gale Field has been submitted to ABC but as yet not registered.

11) Older People's Accommodation - update

Chairman Richard King proposed that EPC Working Group for Older People's Accommodation (WGOPA) should meet EPC's solicitor to review draft Heads of Terms with Lansdown Asset Management and approval of an indicative spend of £2,500 - £3,000 to cover necessary legal fees. He said the amount seemed reasonable in the context of the potential profit from the sale of the land which would be ploughed back into the village to build a new pre-school and, funds allowing, support other improvement works to the Millennium Hall.

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

The Clerk read a letter received from Lansdown Asset Management on 16th September 2022, the developer. **See Appendix III**

It was agreed, following the reading of the letter, EPC WGOPA would draft a letter that, if outline permission was granted, would be circulated to every house in Egerton in the February edition of Egerton Update, asking older people interested in a property at Orchard Nurseries to put their name(s) forward. EPC would share respondents' details with the developer on a confidential basis.

12) Review and approval of the EPC Risk Assessment 2022

The Risk Assessment policy was circulated to all Cllrs ahead of the meeting. It was agreed that any monies rolled forwards from a prior financial year would not be used to offset the full amount of the annual precept.

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

13) User needs survey on Egerton public transport – buses

It was agreed EPC would join with Pluckley and Smarden Parish Councils and circulate a survey of residents' user needs re bus services. The survey will be offered for completion on-line via the EPC website and in print in the next edition of Egerton Update. Completed research will be collated and



given to Cllr Guy Washer of Pluckley Parish Council to produce a report. Timings and EPC share of costs pending.

14) Correspondence

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

KCC rail summit 18 Oct invitation to attend. All. 02/09

AGAR – Notice of Conclusion of Audit from PKF Littlejohn. All. 7 /09

Active Kent and Medway everyday active small grant scheme. All. KLO. KK.MR

KALC traveller local plan. All. 07/09

KALC – reminder call for submissions to KALC AGM 19 Nov. All. 08/09

KALC/NALC/ABC various Communications about formal protocols/ proclamations/flag flying / formal observations/ minute silences/ books of condolence/ following the death of Her Majesty Queen Elizabeth II. All. 08/09- 16/09

CT Border Engagement Team. 14/09 All

Egerton Christmas Fair Committee notification of date for 2022 as 17 Dec. All. 14/09

Message from ABC Neil Bell, ABC planning and Development re new portal and clearance of the backlog of 250 applications. 20/09 RK/PR/LT

Kent Police Autumn Report/ survey. 22/09/All

Rural services network – 2nd report from DEFRA on rural proofing. 27/09. All

NALC Autumn events. All. 27.09.2022

ABC rebrands its community lifeline service as Lifeline Anytime. 27/09/ All

NALC bulletin. 27.09. All

KCC environment briefing. 4/10 All

KCC highways – advance notice of closure of Crocken Hill Nov 7. 04/10. All

KCC highways and transport seminar. RK/PR/JL. 4/10

KALC finance conference. All. 4/10

Website

Tribute to HM Queen Elizabeth II

October agenda

15) Accounts

Accounts

Expenditure		Cheque No	£
Weedkilling around hall	George Green	BACS	60.00
External audit (AGAR)	PKF littlejohn	BACS	360.00
Rubbish removal (Mar–Aug)	Jimmy Boyle	BACS	34.00
Playground health and safety training	KALC	BACS	80.00
USB sticks for backup x 2	Reimburse S Young	BACS	19.98
Paper and printer inks	Reimburse S Young	BACS	112.28
Clerk salary	SYoung	BACS	1069.90
Tax & NI	HMRC	BACS	£10.72
Total			£1746.88



Income			
Ashford Borough Council	2 nd half precept	BACS	15,538.48
Total			

Bank Reconciliation Balance at 30th September 2022 = £21,055.51 less un-presented cheques as follows

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Actual balance = £21,055.51 at 30th September 2022

Note above balance includes a RESERVE of £1,000 = grant from K Mulholland/ ABC towards the printing of the Neighbourhood Plan.

Accounts for Egerton update magazine

Expenditure		Cheque No	£
Total			

Income			
Advertising	various	bacs	107.00
Total			107.00

Bank Reconciliation Balance at 30th September 2022 = £3, 631.80 Less un-presented cheques as follows:

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Actual balance = £3, 631.80 at 30th September 2022

Accounts for Village Projects

Expenditure		Cheque No	£

Income			
Interest			1.31
Total			1.31

Bank Reconciliation Balance at 30th September 2022 = £30,909.94 Less un-presented cheques as follows:

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Actual balance = £30,909.94 at 30th September 2022

Village Projects fund

Pre-school move	11,288.65
Esme Slater woodland	10,000.00
Village Hall	9,621.29

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

Proposed: Cllr Claire Foinette **Seconded:** Cllr Jeff Hopkins. **All in agreement.**

50% towards the cost of the purchase and installation of the bin store. **All in agreement.**



16) Additional items

- Playing fields

EPC Egerton Playing Fields Committee members Cllrs Jeff Hopkins and Tim Oliver said that trees were overhanging the cricket field and old core wood needed to be removed from behind the basketball area as it was being rolled down the hill.

Action: Clerk, Cllr Hopkins and Tree Warden Graham Howland to do a site visit to note the trees/wood and advise EPC of any works needed and costs.

Cllr Jeff Hopkins also advised that repair work was needed to fill the ground cracks in the football field and cricket pitch after the dry summer. The costs of the works will be met by the Geoff Wickens Trust and expected to cost in the region of £7,000.

- Replacement of wooden fencing around skatepark

The Clerk advised fencing around the skatepark had been broken. It has now been removed as a cost-effective and safe solution. Fencing is not a legal requirement around a skatepark or play area.

- Egerton Christmas Fair – proposal to set up an Egerton Parish Council Working Group to organise the Egerton Christmas Fair

It was proposed that EPC set up a working group to explore the running of a Christmas Fair in December 2022 at the village hall. Cllr Richard Wall will sit on the Committee.

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

- Approval of proposed format for staff appraisals

The proposed format was circulated to all Cllrs in advance of the meeting. It was agreed to adopt the policy subject to one minor amendment. **All in agreement.**

- **Crockenhill Road Telecomms Monopole**

Vice-Chairman Peter Rawlinson said he had received a reply from MP Damian Green to his letter that queried the long delay to the building of the monopole given planning permission in Crockenhill Road near the junction with Forstal Road in 2019. The letter reported that Virgin/O2 expected the monopole would be in situ by Christmas.

- **Egerton Book of Condolence**

Cllr Claire Foinette said that the Book of Condolence marking the passing of Queen Elizabeth III remained at St James Church. Chairman Richard King proposed that it should remain in the village archive and not be transported to ABC for central archiving. **Proposed:** Chairman Richard King.

Seconded Cllr Pat Parr. **All in agreement.**

- **Ash tree at Pembles Cross**

EPC tree warden Graham Howland reported that the large ash growing on the island at Pembles Cross is suffering from ash die back and needs to be felled. It was agreed that in due course another tree should be planted there as it was a significant loss on a designated Green Space in the Neighbourhood Plan.

Action: Cllr John Lawton to report to KCC highways for action.

17) Closed session Item

The confidential minutes of the close session 6th September were read by the Clerk. The minutes were approved as a true record of the closed session.

Proposed: Chairman Richard King. **Seconded:** Cllr Pat Parr. **All in agreement.** Vice Chairman Peter Rawlinson and Cllr John Lawton abstained as they were not present at the 6th September meeting.

Meeting closed at 10.05pm.

Next meeting Tuesday 8th November.

Appendix (i)



Report no. 150 of the Egerton footpaths representative October 2022

7 Outstanding Issues remain from the September 2022 report.

0 Closed Issues

0 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. Status: Still Work Scheduled.
2. **PROW 210561834.** 24/05/21. AW79 Mundy Boys 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). Status: Still Landowner Action.
3. **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.
4. **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.
5. **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.
6. **PROW220641396.** 22/06/22. AW81. Stone Hill to Green Hill. At the Parish Assembly two separate reports were made about 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: Still Awaiting Allocation.
7. **PROW220718308.** 21/07/22. AW88. Elm Close to Stone Hill. Official KCC fingerpost at the top of the steps leading down to the hall pointing across to direct walkers to the footpath which leads out to Stone Hill is missing. Status: Still Awaiting Allocation.

NEW ISSUES: None.

Appendix (ii)

Report no. 38 of the Egerton Highways Representative – Oct 2022

Summary

Closed Items 1

Open Items 7

New Items 3

Closed Issues

Reference	Description & Status
652563	Green Hill Lane – Signs – damaged/missing
Logged	31/08/2022

Status	Works completed

Outstanding Issues

Reference	Description & Status
589193	Stonebridge Green Road - Blocked drain/gully
Logged	2 nd August 2021
Status	Enquiry attended - more work needed
634285	Iden Lane – Multiple Potholes and road edge collapse
Logged	30/04/2022
Status	Works being programmed
60002069	Green Hill Lane – Potholes
Logged	24/05/2022
Status	Works being programmed
638068	Link Hill Lane – Multiple Potholes
Logged	25/05/2022
Status	Works being programmed
No reference	Pembles Cross/Barham Mill Road – Road repair
Logged	Unknown
Status	Order raised
646549	Egerton House Road near The Coppice – Dip/Depression
Logged	20/07/2022
Status	Works being programmed
638068	Link Hill Lane – Multiple Potholes
Logged	25/05/2022
Status	Works being programmed

New Issues

Reference	Description & Status
655998	Egerton House Road/Link Hill Lane Blocked Drain/Gully
Logged	21/09/2022
Status	Enquiry under investigation
655201	Chapel Lane Forstal Blocked Drain/Gully
Logged	15/09/2022



Status	Enquiry under investigation
60002710	Mundy Bois Road – Multiple Potholes
Logged	09/08/2022
Status	Works being programmed

Appendix (iii)

Dear Sonia

I am pleased to confirm that we have been advised by Ashford Borough Council that the planning application submitted last July has at last been registered and whilst this is an outline application there are some procedures that we need to follow and some information that we will require in due course.

Earlier this year, I believe it was in May/ June, I attended an open evening at the Village Hall to present out proposed plans to the public. At that time, I did raise with the Parish Council that we would need a list of the names of people who would be interested in purchasing one of the new properties providing, of course, planning consent had been granted.

I am aware that no list of prospective occupants currently exists and of course this would make sense in the absence of a detailed planning permission. May I however request that Egerton Parish Council canvasses interest in the scheme with a view to compiling a list of qualifying people who would like to buy one of the properties at market value.

This will ensure that older people living in Egerton and the immediate area are given first opportunity to purchase one of the units off plan; we will of course keep this information confidential.

We merely wish to honour our commitment to ensure that the names of anyone on the list to be prepared and presented to us meets the qualifying criteria, in so much that these properties have been designed for older people's needs.

It would be our intention to only offer these dwellings for sale to the Egerton older persons community and this will be for a period of 6 months prior to any of the dwellings being offered in the open market.

The appropriate time to canvass interest would be once the outline planning consent had been granted, so there is no action required at this stage,

Yours sincerely

Bruce Walker
Chairman
Lansdown Asset Management