



**The meeting of Egerton Parish Council was held on Tuesday 1 April 2025  
7pm Committee Room, Millennium Hall, Egerton**

**Present**

**Cllrs: John Lawton, Peter Rawlinson, Jeff Hopkins, Simon Palmer, Pat Parr, Claire Foinette, Susan Stone, Richard Wall, John Harper. Clerk Sonia Young.**  
Six members of the public were present.

**1) Apologies**

Borough Councillor Kayleigh Brunger-Randall.

**2) Declarations of Interest**

**Cllr Parr:** Neighbour to the Orchard Nurseries site proposed for development and neighbour to one site put forward for consideration for the Ashford Borough Council Local Plan 2041.

**Cllr Harper:** Neighbour to the Orchard Nurseries site proposed for development.

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

No councillors have a pecuniary interest in any of the sites put forward for consideration in the Ashford Borough Council Local Plan 2041

**3) Minutes of the Previous Meeting – 4 March 2025**

The minutes were approved and signed as a true record of the proceedings subject to one minor change.

**Proposed:** Cllr Parr. **Seconded:** Cllr Hopkins. **All in agreement.** Cllr Foinette abstained as not present at the March meeting.

**4) Matters Arising from 4 March 2025 (not covered by the agenda below).**

**i) Installation: French drain**

Cllr Hopkins confirmed work completed. The work was paid for by the Geoff Wickens Trust.

**ii) Spring Litter Pick**

Cllr Wall said the pick was done by Cllrs and their partners; unfortunately, only one other resident came forwards following the call out via social media for volunteers to help. Cllr Wall said, however, that the pick was not a one-off event and thanked all villagers who regularly picked up litter throughout the year.

**Action:** Clerk to purchase bag holders to keep bin tops open and make the job easier.

**iii) Affordable homes on the New Road development at Henshaw Place**

It was agreed that it was not clear in any available documentation if the affordable rentable homes on Henshaw Place were included in the 75% occupancy required to trigger the start of s106 payments.

**Action:** Clerk to contact Borough Cllr Kayleigh Brunger Randall to find out more.

**iv) Games Barn revaluation**

Cllrs agreed that the Games Barn needed to be revalued for insurance purposes. The cost of a RICs report will be £172.85.

It was proposed to commission a report to be carried out.

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

**5) Chair to close the meeting for public discussion**

**Meeting closed at 19.10.**

**The meeting re-opened at 19.12**

**6) Footpaths Report 178 (See Appendix 1)**

Work cannot be started on the closed footpath behind St James Church until July after the badger breeding season and a licence from Natural England is also required before repairs can commence.



Cllr Parr to check with the KCC footpaths officer that the licence has been applied for so that as soon as July comes around, repair works can be done.

## 7) Highways Report

East Kent highways have confirmed that repairs to local roads are a low priority and that the focus is on high traffic areas. However, Forge Lane has been reported and is on file as in a poor state of repair.

Cllr Harper had a Zoom meeting with the manager of East Kent Highways Improvement Plans (HiPs) regarding an Egerton HiP. The manager confirmed that both Stonebridge Green Road and Greenhill Lane are highlighted on the KCC Streetworks files as roads not to be used for diverted traffic but conceded that signage does not stop people from using these roads when on a diversion. He also confirmed that the team can use GPS tracking to view average speeds on Egerton roads; he confirmed that on Greenhill Lane, average speeds were between 20-30mph – 28mph being the average. The manager said that if any signs on Greenhill Lane were to be changed, they would be advisory only and affirm that the Lane was unsuited to long vehicles. He said that Kent Highways could, however, look at putting such signage in more prominent positions. The Lane cannot be designated Residents Only.

The manager said that the remit of a HiP was to cover street furniture - not road conditions. A potential 20mph zone in and around the school from St James Church to the entry road to the playing fields was discussed. The manager said GPS tracking showed average speeds in the proposed zone were 24-25mph. To progress a central 20mph zone, a formal consultation period will be required for any objections to be raised. If no objections emerge, then a 20mph zone could be implemented at no cost to the parish; if there are objections and EPC wished to argue for a 20mph zone, then there will be a cost to the parish in the region of £3,500.

**Action:** Cllr Harper to share the HiP form – a live document – with all Cllrs.

## 8) Planning and Development

*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/onlineplanning/>.

### Applications submitted

<b>Case Reference:</b>	PA/2024/0414 and 0446
<b>Location</b>	Rock Hill Barn, Rock Hill Road, TN27 9DP
<b>Proposal</b>	Insertion of roof light window to support partial loft conversion. Replacement double glazed timber frame windows and the erection of a garden gazebo.

**EPC view:** The replacement of single glaze with double glaze fenestration is to be welcomed to improve the green credentials of the property.

**Proposed:** No comment

**Proposed:** Cllr Wall. **Seconded:** Cllr Stone. **All in agreement.**

<b>Case Reference:</b>	PA/2025/0504
<b>Location</b>	Box Farm, Bedlam Lane TN27 9BY
<b>Proposal</b>	Prior approval for the change of use and conversion of an agricultural building into a single-storey 4-bed dwelling and associated operation works.

**EPC view:** It was noted that an access road appeared to have been installed ahead of the application. It was not clear how this application differed from the prior application.

**Proposed:** Comment only as per the prior application.

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



### **Other Planning matters**

Firstly, Chair Cllr Lawton advised that minor changes to the layout of the proposed Orchard Nurseries development of housing suitable for older persons had been submitted to ABC to take into account the wishes of the neighbours abutting the development. The newly submitted plan also shows materials that will be used in the design of the development. All are in keeping with the Parish Plan and include brick, wood-effect cladding, and Kentish ragstone. He said the proposed changes had produced a better-looking layout.

Secondly, Cllr Lawton advised that all non-conflicted Cllrs had voted to accept the agreement between EPC and Lansdown Asset Management which will deliver a non-refundable deposit of £40,000 paid now, followed by a further £360,000 released in stages as the properties are sold. The money will be reserved and ring-fenced to be used to support village projects, with a new dedicated pre-school building the priority. Cllr Lawton said Bruce Walker, director of Lansdown Asset Management had bought the property known as Four Winds just prior to the transfer of the land from EPC to Lansdown Asset Management in order to guarantee that the contract completion went ahead for the house move by the owners of Four Winds. His ownership of Four Winds delivers the lengthy access needed to develop Orchard Nurseries which is a land-locked area of ground.

Cllr Lawton thanked working group member and former EPC Cllr Lois Tilden for all her voluntary work over many years on this project, and Bruce Walker for his persistence, commitment, and vision.

**Proposal to ratify the decision taken by email to transfer ownership of the land known as Orchard Nurseries to Lansdown Asset Management for the purposes of building homes suitable for older persons.**

**Proposed:** Cllr Lawton. **Seconded:** Cllr Rawlinson. **All in agreement.** Cllrs Parr, Harper, and Palmer took no part in the decision due to a conflict of interest.

The Egerton Working Group on Housing and Development advised that Nick Hughes, regional director of English Rural Housing, had kindly agreed to attend the Annual Parish Assembly on 16 April to answer questions from anyone interested in applying for one of the affordable rentable homes at the Gale Field development.

Member of the Working Group, Lois Tilden, said that there were plans underway for an open green space to be created behind and accessible from the Gale Field development.

### **9) Parish Plan and Future Projects Working Group – update**

The Group met to discuss how the 67k due from the s106 agreement relating to the development known as Henshaw Place will be prioritised in terms of spend within the six areas specified. See Item 4 (iii).

### **10) Ashford Local Plan 2041 Working Group update**

ABC has indicated that it will hold informal consultation sessions on the Local Plan 2041 in late summer but has yet to confirm that it will have completed all site assessments by then. The ABC website contains no new information.

### **11) Village Websites Working Group – update**

No update to report.

### **12) Asset of Community Value Working Group**

The working group had met to gather information and will circulate a proposed document to all Cllrs for review ahead of the next meeting. The aim is to submit the document before the end of May.

**Action:** Cllr Wall



### 13) Egerton Computer Centre

Proposal to transfer all fixed and financial assets and liabilities to Egerton Parish Council, and form a new EPC sub-committee to run the Centre from 1 April 2025.

Cllr Lawton said the plan was to continue to run the centre and offer the service until such time as demand is no longer there; a committed group of volunteers run the Centre every alternate Saturday morning. *(A list of all fixed assets and financial assets circulated to all Cllrs in advance of the meeting and will be added to the asset register).*

**Proposed:** Cllr Lawton. **Seconded:** Cllr Wall. **All in agreement.**

Cllr Foinette will represent EPC and join the new sub-committee.

**Action:** Clerk to consult with the Centre's former Treasurer on the transfer of the financial assets.

### 14) Parish Assembly

A draft agenda was circulated in advance of the meeting to all Cllrs. Cllrs agreed the agenda and format for the evening.

**Action:** Clerk to continue the organisation of presentations, refreshments and liaison with speakers, clubs, and societies.

### 15) Village celebrations for the 80<sup>th</sup> Anniversary of VE Day.

*Egerton Update* will carry full details of all events on its front cover. The publication and delivery date have been brought forward to ensure all residents know what is happening ahead of the Bank Holiday weekend.

A group of villagers has got together to organise events for Sunday 4 May and wish to use the outside space of the Millennium Hall which usually incurs a charge of £75.

**It was proposed not to charge a fee for use of the outdoor space for this special village event - which is free to attend - provided Public Liability Insurance is in place.**

**Proposed:** Cllr Lawton. **Seconded:** Cllr Foinette. **All in agreement.** Cllr Stone took no part in the discussion or decision due to a conflict of interest.

### 15) Annual Playground Inspection (report circulated in advance of the meeting to all Cllrs)

Cllr Foinette confirmed that, as has previously been accepted, the swings need to be replaced. She will obtain quotes. The new roundabout needs to be oiled and re-set. Cllr Palmer volunteered to take on this job. Cllr Foinette will forward the instruction manual. Other minor repair works are required. No areas were highlighted by the Inspector as high risk.

**Action:** Clerk to work with Cllr Foinette to organise the repairs needed.

### 16) Correspondence

A communication has been received from the applicants proposing a natural burial ground in Barhams Mill Lane. EPC will invite them to attend the next meeting as they plan to submit a new application.

### 16) Accounts

#### Accounts for payment (in accordance with EPC Financial Regulations)

Item	contractor	£
Legal fees*	Halletts	£3,600
Parish Assembly signage assistance	G Green	30.00
<b>Total</b>		<b>£3,630</b>

*\*To be paid from the deposit*

Statutory reserve	10,000.00
General reserve	1321.03



<b>Total</b>	<b>11,321.03</b>
--------------	------------------

As per the EPC Financial Regulations, the Chair approved all budgeted expenditure as circulated to him by the clerk prior to the meeting.

**Proposal to approve the accounts for April as presented.**

**Proposed:** Cllr Lawton. **Seconded:** Cllr Harper. **All in agreement.**

**Proposal to maintain special reserves for items budgeted but not yet invoiced and projects started but not yet completed in the current financial year.** (*List of items and projects to be circulated to all Cllrs in advance of the meeting*)

**Proposed special reserves as follows:**

NI: £600

Merger of village websites: £1,500

Two village defibrillators: £3,000

**Total proposed: £5,100**

**Proposed:** Cllr Lawton. **Seconded:** Cllr Foinette. **All in agreement.**

**Proposal to move the £3,000 land usage fee paid by Southern Water from the EPC current account to the deposit account to be used for a purpose yet to be determined.**

**Proposed:** Cllr Rawlinson. **Seconded:** Cllr Palmer. **All in agreement.**

**Consideration of a request to install a bike rack on The Glebe**

It was agreed that any installation would need to be secure, meet health and safety requirements, allow for mowing and be visible.

**Action:** Cllr Rawlinson will assess the area and types of racking and circulate a proposal to all Cllrs in advance of the May meeting for discussion.

The clerk said that EPC requires a new, waterproof, and secure post box. Cllrs agreed to the spend.

**Action:** Clerk

## 15) Additional items

### i) Social media

Cllr Stone proposed the EPC set up and run its own Facebook page.

Cllrs debated the proposal and then took it to a vote.

**Proposed:** Cllr Stone. Proposal not seconded. Proposal not agreed.

### ii) Welcome Packs

Two more packs have been delivered. It was agreed to print 20 more packs.

**The meeting closed at 21.10pm.**

**Next meeting: Tuesday 6 May 2025.**

## Appendix 1

### Report No. 178 of the Egerton footpaths representative for April 2025 Meeting

5 Outstanding Issues remain from the January 2025 report.

0 Closed Items

1 New Issue

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

1. **PROW211126930.** 09/11/21. Part of AW87 to the west of the church behind the Glebeland houses where the path is quite narrow has collapsed due to badger activity. Status: Still In Progress.



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: Still Awaiting Allocation.

3. **PROW240835559**. 04/08/24. AW74 Wanden Lane. Reported by Egerton Running Club. Obstruction at both ends of this short footpath. Status: Still Awaiting Allocation.

4. **PROW241298717**. 03/12/24. Part of AW87 to the west of the church. Further subsidence at the edges of the rubber matting placed there in 2021. Because of the danger it has been reported to KCC. Official Status: Still In Progress.

UPDATE 25/2/2025 Residents have not actually taken down the taped closure of this short section of path but are using the path anyway and filled the two large holes with stones under the rubber matting as they want it reopened. Cllr Parr has stated that she cannot condone this action but will contact KCC again and try to get some action.

UPDATE 11/3/2025: The KCC Footpaths officer said that he will: "put up some sterner signage/warning tape and some posts. It's not a cliff edge so we won't be putting up a metal barrier. The big issue is we need a licence from Natural England to work on the path as the badger and set are protected. Natural England have indicated they will give us a licence to complete works, but we can't do anything until July as it's the breeding season!"

5. **PROW250259563**. 01/02/25. AW92 New Road end of Henshaw Place. The handrail of the steps up to New Road has gone missing. The struts remain in place. Status: Still Work Scheduled.

#### **NEW ISSUE**

1. **PROW250339948**. 11/03/25. AW68 Rockhill Road, opposite Buss's Farm Shop. Broken stile. Status: Awaiting Allocation.