

# EGERTON PARISH COUNCIL

The meeting of the Parish Council was held on Tuesday 3<sup>rd</sup> March 2015  
in the Committee Room of the Village Hall, Egerton at 8.00pm.

The meeting started with the Clerk asking for a nomination for a Chairman as Richard King (Chairman) and Peter Rawlinson (Vice Chairman) were absent.

Bill Smyth proposed Tim Oliver, Pat Parr seconded. Tim accepted to Chair the March meeting.

1. **Present:** Tim Oliver (Chairman), Ambrose Oliver, Pat Parr, Alison Richey, Bill Smyth, Geraldine Dyer (Ward Councillor) and Heather James (Clerk).  
5 members of the public were also present.
2. **Apologies:** Richard King (Chairman), Peter Rawlinson (Vice Chairman), Roger Harper, Richard Wall
3. **Declarations of interest:** None

The minutes of the meeting on 3<sup>rd</sup> February 2015 : The minutes were approved and signed as a true record of proceedings.

**Proposed:** Tim Oliver; **Seconded:** Pat Parr

#### 4. Matters Arising from 3<sup>rd</sup> February 2015

##### a) **Footpaths and stiles:**

Pat received a request from a villager about the possibility of having a kissing gate installed along a part of the Greensand way footpath as it was difficult to get their dog over the stile. Pat explained that it is not the responsibility of KCC to provide a kissing gate for this reason. The ramblers association is to follow up the request.

Pat noted that the footpath at Appleberry Farm is not accessible to walkers and is to follow up.

A letter of complaint has been received about the residents at Green Wicket Animal sanctuary when the villagers were trying to access the footpath. Pat will contact Green Wicket and set up a meeting with the residents and another Cllr.

**Action:** Pat Parr

##### b) **Highways:**

Peter Rawlinson and Richard Wall are still working on the mapping of drains within the village, they are awaiting maps to compare from KCC.

It has been reported that the works on the potholes in Newland Green road had been completed. This is not the case as only a few have been done. Another inspection was carried out and more works were undertaken. The problem still has not been resolved fully. Pat will check on progress.

Coach road to Burnt Mill road there has been some fly tipping. Pat has reported.

There has been another accident on the bend along Forstal Road near to Brook Gate caravans, the Clerk is to contact Highways to request some signage/chevrons be placed along the roadside.

**Action:** Pat Parr, Clerk

##### c) **Village confines:** Peter will report next month.

**Action:** Peter Rawlinson

##### d) **Strong box:** The Clerk has found a cabinet that is fireproof the price is in the region of £1200 including VAT this would be fire resistant for 30 minutes. To have a cabinet that would be fire resistant for 180 minutes the cost would be in the region of £1600 including VAT. Following discussions it was decided that the archive should be checked to see how much paperwork would be needed to be stored and what size

cabinet may be needed. Lois Tilden has offered to undertake the work with the help of one or two other people.

**Action:** Lois Tilden

- e) **Recycling:**  
Bill has been trying to keep in contact with Keith Cornell at Aylesford paper to source recycling banks for the village for paper and glass. Keith is a difficult person to pin down and now we learn that Aylesford paper is to close.  
Bill found out that the company Keith was to use for the glass recycling was Berryman glass, Berryman glass would provide banks for glass but revenue would need to go through KCC or ABC and then to a charity.  
Bill and the Clerk had a meeting with Charlie Simkins but he couldn't help much as he was to go on holiday the next day. The Clerk then contacted Sam Robinson at ABC who previously sent out recycling credits. Sam informed the Clerk that ABC have nothing to do with the recycling or monies any more. The Clerk then tried various different companies but the outcome was similar that the price paid for recycled products has dropped.  
If anyone has any ideas or knows of a company who could help please let the Clerk know.
- f) **Elm Close:** Bill and Tim will carry out works in the dry weather. **Action:** Bill Smyth, Tim Oliver
- g) **KALC event:** Cllr Tilden Reed from Charing is to hold a meeting with nearby village Chairmen to discuss the viability of a community handy-man. Richard King will attend this meeting and report back. The meeting has yet to go ahead. **Action:** Richard King
- h) **Kent police burglary campaign:** Paul Moorey PCSO attended the meeting and gave a report on crime figures in the area, these were relatively low. The Clerk is to send details of the Parish Assembly which Paul may attend. **Action:** Clerk
- i) **Street cleaning:** Bill reported that Jim Steers has taken up the job of street cleaning and is doing a good job. Rob thinks he may be able to resume the cleaning in April, at which time Jim will be asked if he would like to take on handy-man jobs around the village. Bill will contact him. **Action:** Bill Smyth
- j) **Community Emergency Plan:** Pat asked who should hold copies of the new plan. It was decided the Clerk would have a copy in the office also the Emergency plan committee would hold a copy.
- k) **Community Assets:** Richard King has forms and will fill in and report at a future meeting. **Action:** Richard King
- l) **Parish Plan:** It is hoped the final Parish Plan will be ready to view at the Parish Assembly on 18<sup>th</sup> March.
- m) **KALC event:** The Clerk attended Transparency Audit workshop for smaller councils  
Smaller councils are those with a turnover not exceeding £25,000  
**Information which should be published**  
All items of expenditure above £100 excluding VAT  
End of year accounts  
Annual Governance Statement  
Internal Audit report

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List of Cllr responsibilities (this is not DPI's)  
Details of public land and building assets  
Minutes, agendas and meeting papers of formal meetings.  
**All the above should be posted onto a web site**

## **DPI's**

Following the Elections in May these will need to be published on Council web site as well as ABC.

## **5. Correspondence**

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

### **Action**

Letter re: Green Wicket animal sanctuary: All 26/2 See 4a

### **Note**

South East in Bloom: All 10/2  
Pension changes for 55 year olds.  
Housing maintenance programme 2015: All 17/2  
Summer fete- pre-school: All 17/2  
RSN Seminar - Local Authorities and the Health and Well-Being Agenda: All 19/2  
Introduction to Tree Wardening and Tree planting: All 19/2  
Creating better local services & stronger communities: All 19/2 (Public sector show 2015)  
SPECIAL EDITION: Notes on Neighbourhood Planning: All 19/2  
Mobile Police Station: All 19/2  
Public Sector show: All  
Proposed digital transparency: All 23/2 See report  
Employment Legal update: All 3/3

### **Web Items**

Parish Assembly 18<sup>th</sup> March  
Spring Clean 4<sup>th</sup> April  
Election poster 7<sup>th</sup> May

## **6. Accounts:**

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

**Proposed** : Alison Richey; **Seconded**: Bill Smyth;

Expenditure		Cheque No	£
Mrs H James	Clerk March salary	BACS	525.98
HMRC	March	BACS	131.40
Rob Hopkins	Cleaning Oct-Nov 2014	1297	123.25
			<b>780.63</b>

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Income			
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**Bank Reconciliation as at** Balance as at 30<sup>th</sup> January 2015 = £20,199.47 Less un-presented cheques as follows:

KCC Planning application	Pre-school	1296	1155.00
			<b>1155.00</b>

**Actual balance = £ 19,044.47 as at 30<sup>th</sup> January 2015**

The Clerk noted that David Buckett (auditor) would be attending two meetings with the Clerk. The first meeting will be 24<sup>th</sup> March to check figures are up to date ready for end of year accounts at 31/3/2015. The second meeting will be 23<sup>rd</sup> April to file papers ready to send off for external audit.

**7. Public Discussion**

Tim Oliver closed the meeting at 8.45pm for the public discussion, the meeting re-opened at 9.08pm.

**8. 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/](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:**

<a href="#">15/00204/AS</a>	Egerton	Weald North	<b>Land East of Orchard Nurseries, Stonebridge Green Road, Egerton, Kent</b> Roof extension and single storey side extension to agricultural office and change of use to 2 bed holiday let
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**Object: Unanimous**

Egerton Parish Council wishes to object to this application. EPC believes that the original case (10/01576/AS) for permitting the agricultural buildings on this site was based on a reasonable **agricultural need** as set out by the landowner. It follows that an extension of one of the buildings on this site and its change of use to a holiday let would be completely inappropriate for the following reasons:

- In 2010, planning permission was granted retrospectively for the erection of two general purpose agricultural buildings. The planning permission was, however, granted subject to several stringent conditions, including: “ Should the agricultural use of the buildings within the unit permanently cease within ten years from the date of this permission, then, unless the Local Planning Authority have otherwise agreed in writing, the buildings shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the Local Planning Authority and the owner of the site. Reason: In the interests of protecting the character and appearance of the countryside. The buildings hereby approved shall only be used in connection with the agricultural use of the land identified within the blue

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line on the approved site location plan. Reason: Planning permission is only granted due to the established agricultural need and to allow the Local Planning Authority to review the appropriateness of other uses in this location.” EPC understands that the original planning consent from ABC (10/01576/AS) was only granted only on the assumption that there was a reasonable **agricultural need** as set out by the landowner. Therefore there is no justifiable reason to rescind the conditions and allow a change of use nor to extend the building for any reason. If, as the applicant states, the office section of the building is now surplus to requirements, then it should be removed, as the building was approved only as a result of 'an established agricultural need' and only to be used in connection with the agricultural use of the land comprising the whole of the orchard site, and the land on which it stands should be restored to its previous condition according to the terms of the original planning consent.

- The site contains a scheduled ancient monument - Bowl Barrow (Bronze Age Tumulus) (TRS18)
- The site is adjacent to the Egerton Conservation Area and beyond the built confines of the village – it would have been included, but was an open field without buildings before the agricultural buildings were erected (TRS, para 7.6)
- Development in the open countryside for non-agricultural reasons should only be permitted in very exceptional cases such as wholly substantiated local needs housing (GP 12, TRS Para 4.4)
- This is not a case that could lead to the preservation of an historic barn or long-standing agricultural building that may have become redundant – the building is under 5 years old and is not part of Egerton’s heritage (TRS12 &13, not over-ridden by the Government’s NPPF nor the Permitted Development Order 2014)
- The site is within a Special Landscape Area - the Egerton Greensand Fruit Belt. In line with the National Planning Policy Framework to protect and enhancing valued landscapes, change of use to non-agricultural purposes would fail to protect the Special Landscape Area (TRS 17)
- It does not constitute sustainable development (para 11, NPPF)
- Indiscriminate intensification of development in the countryside is detrimental to the countryside in its own right and should be ruled out. (para 6.7, Core Strategy)

<a href="#">15/00016/AS</a>	Egerton	Weald North	<b>Coldharbour Farm, Barhams Mill Road, Egerton, Ashford, Kent, TN27 9DD</b> Prior approval of proposed change of use of agriculture building to residential use
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**No comment.**

<a href="#">15/00151/AS</a>	Egerton	Weald North	<b>Land adjacent to White House, Field Mill Road, Egerton, Kent</b> Change of use of land for the keeping of horses and erection of stable block
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**No Comment.**

<a href="#">15/00064/AS</a>	Egerton	Weald North	<b>2 New Road, Egerton, Ashford, Kent, TN27 9DT</b> Erection of 1.5m fence to front of dwelling (retrospective)
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**No Comment.**

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<a href="#">15/00155/AS</a>	Egerton	Weald North	<b>Newlyn, Newland Green Lane, Egerton, Ashford, Kent, TN27 9EP</b> An Application for Lawful Development Certificate - Proposed - Erection of poly tunnel for growing vegetables
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See below:

Awaiting decision:

<a href="#">15/00087/AS</a>	Egerton	Weald North	<b>Newlyn, Newland Green Lane, Egerton, Ashford, Kent, TN27 9EP</b> Revised scheme to planning approval 13/01416/AS for part two storey part single storey side extensions to include veranda to master bedroom, front extension and new front porch
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<a href="#">15/00092/AS</a>	Egerton	Weald North	<b>Rockhill House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP</b> Erection of boundary walls and gate and erection of potting shed and greenhouse
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<a href="#">15/00056/AS</a>	Egerton	Weald North	<b>Stonelea, Rock Hill Road, Egerton, Ashford, Kent, TN27 9EB</b> Creation of a vehicle access
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<a href="#">14/01378/AS</a>	Egerton	Weald North	<b>1 Woodlands Farm, Newland Green Lane, Egerton, Ashford, Kent, TN27 9EP</b> Repairs to structural timber frame; replacement of ground floor; replacement of windows with new; installation of 1no. new window opening to South elevation; replacement of window to West elevation with French doors; installation of rooflight to catslide; reinstatement of plinth & weatherboarding; re-erection of internal partition walls.
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Decided planning applications:

<a href="#">14/00414/AS</a> Permit	Egerton	Weald North	<b>Watersheet Farm, Bedlam Lane, Egerton, Ashford, Kent, TN27 9DA</b> Conversion of barn to ancillary residential accommodation
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<a href="#">14/00415/AS</a> Grant Consent	Egerton	Weald North	<b>Watersheet Farm, Bedlam Lane, Egerton, Ashford, Kent, TN27 9DA</b> Conversion of barn to ancillary residential accommodation
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<a href="#">14/00972/CONA/AS</a> Permit	Egerton	Weald North	<b>Rockhill House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP</b> Discharge of condition 3a, b, c, e & f
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<a href="#">15/00155/AS</a> Proposed Use/Development Would Be Lawful	Egerton	Weald North	<b>Newlyn, Newland Green Lane, Egerton, Ashford, Kent, TN27 9EP</b> An Application for Lawful Development Certificate - Proposed - Erection of poly tunnel for growing vegetables
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## EGERTON PARISH COUNCIL

### 9. AOB

- Parish Council meeting dates. Due to the Elections on May 7<sup>th</sup> the May meeting for EPC will be an ordinary meeting on 5<sup>th</sup> May. On 19<sup>th</sup> May the AGM will be held. On 2<sup>nd</sup> June first PC meeting with new Councillors will be held.
- Signage at Brook Gate, Forstal Road: See 4b
- ACRK membership £35 per year renewal: Richard King proposed the Council should continue this membership. Unanimously carried. **Action:** Clerk
- Richard King is to apply for funding from Awards for All for some new chairs for the village hall, Councillors were requested to vote that this would be acceptable as the funds would be paid into the Parish Council bank account. Unanimously carried.
- Egerton Primary School reading assistants- Ambrose
- Alison noted the planning proposal put forward by Charing for 66 units for older peoples accommodation. As Egerton already has a proposal for older people's properties in Egerton it was felt Egerton did not want to be part of the Charing figures. Richard King is to be asked to check into the figures. **Action** Richard King
- Bill explained that Southern Water are to be carrying out works on the sewage works sited on the lower rec. The Clerk is to keep in touch with Les Kelly from Southern water on progress and to discuss costs to Southern water for having plant on ground belonging to Egerton.
- Bill requested that a removable post be positioned at the top of the grass slope in the rec to stop cars from driving down behind the houses in Old School Court. This post will be padlocked so it can only be removed by key holder. The Clerk will check on costings from R James & Sons fencing. **Action:** Clerk

The meeting closed at 10.00pm

Next meeting: Tuesday 7<sup>th</sup> April 2015 at 8.00pm