



The meeting of Egerton Parish Council was held on Tuesday 6 June 2023
7.30pm Committee Room, Millennium Hall, Egerton

Present

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

Two members of the public were present.

1) Apologies

County Councillor Charlie Simkins

2) Declarations of Interest

Chair John Lawton: Neighbour to North Field

Cllr Graham Howland: related to the owner of S/Gale Field and neighbour to North Field

Cllr Richard Wall: Neighbour to planning item 8) PA/2023/0050

Cllr Pat Parr: Neighbouring the Orchard Nurseries site proposed for the Older People's

3) Minutes of the Previous Meeting and AGM – 16 May 2023

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

Proposed: Cllr Graham Howland **Seconded:** Cllr Pat Parr. **All in agreement.** Cllr Simon Palmer abstained as not present at the May meeting.

4) Matters Arising from 16th May (not covered by the agenda below)

a) Chair John Lawton said there had been expressions of concern about the future of The George pub. It was confirmed that its status as an Asset of Community Value was in place until November 2025.

Chair John Lawton proposed that EPC establish a working group to review the future position of the pub and work to form a strategy to ensure that the premises was offered first to the village should it come for sale to the market.

Proposed: Chair John Lawton. **Seconded:** Vice-Chair Peter Rawlinson. **All in agreement.**

Action: Chair John Lawton and Cllr Simon Palmer agreed to be on the working group. A chair will be needed.

b) **School bus to Homewood in Tenterden.** No update available.

c) **Co-option of a 9th Cllr – it was agreed to circulate and post a role description and hold interviews for those who apply.**

Action: Clerk to draft a role description and outline questions. Candidates to apply with a brief form of words about the areas they are interested in and how they would make a contribution. It was agreed that Chair John Lawton, Vice Chair Peter Rawlinson, and Cllr Claire Foinette would meet to chat to the applicants. An article to promote awareness of the role and boost applications was suggested for publication in the August issue of Egerton Update, pending approval by the Editor.

d) **Village volunteers.** Cllr Claire Foinette thanked the volunteer who helped clear debris from behind the village hall and said a rota had been put in place to ensure the debris was removed regularly.

e) Chair John Lawton thanked Cllr Claire Foinette for removing the wood and rubbish from the felled trees at the entrance to Elm Close.

5) Chairman to close the meeting for Public Discussion

Meeting closed at: 20.14pm

Meeting re-opened at: 20.34pm



6) Footpaths Report 158

See Appendix i) No new items to report. Cllr Pat Parr confirmed that she contacted KCC to decline the installation of stainless-steel handrails at the Molly steps.

7) Highways Report

See Appendix ii)

Chair John Lawton to handover this responsibility to Cllr Graham Howland.

8) Planning

Case Reference:	PA/2023/0778
Location	Box Farm, The Barn, Bedlam Lane, Egerton TN27 9BY
Proposal	Two-storey side extension, entrance feature, new vehicular access, and associated works

EPC view: This application will adversely affect the setting of the listed building as this barn is within its original curtilage. Access for vehicles would necessitate the destruction of mature native hedging and oak trees. The application states that there is existing vehicular access at this point, but there is no evidence of this. The ditch would need to be bridged or the ditch water adequately piped to avoid flooding for the proposed driveway. ABC's policy of allowing separation of barns from farmhouses (by the removal of prior s.106 agreements or not applying them at all where barns are converted for habitation) has the effect of creating this kind of unsatisfactory situation.

Propose: Object

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

Case Reference:	PA/2023/0861 and PA/2023/0833 (Planning permission and Listed Building consent)
Location	Egerton Delivery office, The Street, Egerton TN27 9DJ
Proposal	Proposal to split the existing dwelling connected to the shop into two flats which includes minor alterations internally, removal of a small window on external elevation, change of window to ground floor rear kitchen, 2 no Rooflights to rear elevation, removal of lean-to porch/outhouse. Minor alterations internally to the shop including fitting a wc/welfare area, externally installation off double doors to the rear elevation, and re-clad existing flat roof extension with weatherboard to match the surrounding area.

EPC view: Egerton Parish Council supports this application as it complies with the Parish Design Statement, the Parish Plan and Neighbourhood Plan. It shows a sympathetic redevelopment of the property and will provide the best opportunity for the village to potentially get a shop back open for residents.

Propose: support

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

Case Reference:	PA/2023/0050
Location	Willow Farm, The Old Byre, Stonebridge Green Road, Egerton TN27 9AN
Proposal	Proposed garden room



EPC view: Egerton Parish Council objects to this application on several points: out of proportion and scale within the context of the adjacent buildings and within the Conservation area of the village. The proposed use of non-traditional materials conflicts with the Parish Design Statement and is out of keeping with the Conservation area of the village. There are outstanding questions about the proposed materials, as the proposed tiles are not appropriate on a roof slope of that angle. This is a proposed garden room but is divided into two rooms and out of scale for its intended use.

Propose: object

Proposed: Chair John Lawton. **Seconded:** Cllr Jeff Hopkins. **All in agreement.** Cllr Richard Wall did not take part in the discussion or vote due to a conflict of interest.

- **5G monopole installation – update**

EPC had offered to work with 3 (the installer) to help find an alternative site to the site originally selected which was outside the school. However, 3 has withdrawn from discussion on the basis that the only viable sites would be within the Conservation area in proximity to the necessary infrastructures, but which EPC cannot agree to.

- **Appeal - Land to the rear of Harmers Way known as North Field.**

Chairman John Lawton handed over chairmanship of the meeting to Vice Chairman Peter Rawlinson and took no further part in the discussion. Cllr Graham Howland also took no part in the discussion. At the April meeting it had been agreed to pursue action regarding the Planning Inspector's decision, on Appeal by Jarvis Land Promotions, to allow development of the land for housing. An application for a Judicial Review was the only recourse to protect the Egerton Neighbourhood Plan, to support the extensive and intensive work undertaken over a four-year period to put the Neighbourhood Plan in place and to help underpin other Neighbourhood Plans across the country.

A barrister advised that focus of an application for JR must be based on points of law, not purely on a planning inspector's opinion and EPC had an arguable case. EPC decided to make such an application as the site will not deliver the housing identified as needed in Egerton; it is not a site included in the Egerton Neighbourhood Plan - rejected on a range of sound and tested grounds; the ABC Local Plan is out of date since its Policy HOU5 (under which the development proposal was made) no longer applies to Egerton; and the Inspector had not taken into consideration key material points expressed in official Government documents. EPC is the Claimant in the application, The Secretary of State (for the Planning Inspectorate) is the Defendant and there are two interested parties in this case: Jarvis Land Promotions as potential Developer and Ashford Borough Council which refused the planning application.

Vice chairman Peter Rawlinson said that there was so much more at stake than the development of this single site as it could open the village up to widespread un-needed and inappropriate development. Egerton residents had already come forward to support the Neighbourhood Plan by making a donation to the fighting fund against the development and he invited more to contribute. This fund will be used to pay a solicitor and barrister to make the JR application and beyond if the case is given leave to proceed by the Judge.

Cllr Rawlinson asked residents who wish to help, to contact the Clerk – in confidence – about making their donation.

EPC hoped Ashford Borough Council would support this case and noted that several new and additional Freedom of Information requests had been submitted to the Clerk relating to planning and development in Egerton which appeared to have been prompted by the case.

Vice-chair Peter Rawlinson handed back the chair to Cllr John Lawton.

9) Older People's Accommodation

Several site assessments were awaited. Some clearing of the site to aid access is needed since there are obstacles and hazards on entering and passing through the site - during a recent site visit with



EPC's Developer a member of the Working Group on Housing and Development suffered some injuries requiring medical attention. It was agreed that some essential clearing of obstacles would be carried out. Cllr Rawlinson would get quotes for this and supervise work based on the best value quote.

10) Affordable Housing

English Rural Housing had reported that Design and Ecology issues had been agreed by ABC but there was still some other information required by ABC before approval. The Working Group on Housing and development would again follow up concerns regarding drainage and sewerage and how English Rural Housing and Southern Water will address these.

11) Correspondence for 16th May 2023

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

ABC lighting in Kent villages. All. 18.05.23

ABC Community Ownership Funding – new round until 12 July. All. 19.05

ABC Operation Brock for bank hols and half term

KALC Kent Resilience Team training sessions: PP/PR/GH. 25/05

CPRE Campaign to drive solar via rooftops vs countryside. All. 25/05

Kent Wildlife Trust – insight into the national framework for biodiversity net gains in housing development. All. 25/05/2023

Kent Police rural update. All. 25/05/2023

KALC May news. All. 25/05

Kent FA Grass pitch maintenance funding. JH. SW. KH 30/05

ABC Planning portal – guide to advance search. All, plus LT. RK. JC. 30/05

Letter from Egerton pre-school re replacing low level rear hall fencing with secure higher fencing. All. 30/05

CPRE campaign to remove loophole of '5-year housing land supply' in development appeals processes. All. 6/06

Website

April minutes

June agenda

Statement of Internal Control 2023

12) Accounts

Expenditure		Cheque No	£
Internal audit	Martin Thomas & Co	BACS	550.00
Professional charges	R E Planning	BACS	990.00
Professional charges	Cornerstone Barristers	BACS	4,560.00
Annual Subscription	KALC	BACS	529.18
A4 laminating pouches	Reimburse s Young	BACS	14.69
Salary – June	S Young	BACS	1120.46
Tax	HMRC	BACS	33.97
Total			£7798.59

Income			
Hire of outside space	N Matthews	BACS	75.00

Refund	VAT (EPC/GamesBarn/computer/film club)		8851.70
Total			£8,926.70

Bank Reconciliation Balance at 31st May 2023 = £26,243.39 less un-presented cheques as follows

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Actual balance = £26,243.39 at 31st May 2023

Note above balance includes RESERVES as listed:

Grant K Mulholland: £1,000

Accounts for Egerton update magazine

Expenditure			£
Delivery	Alan Arthur		180.00
Total			£180.00

Income			
Advertising			406.50
Total			£406.50

Bank Reconciliation Balance at 31st May 2023 £4,761.80 Less un-presented cheques as follows:

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Actual balance = £4,761.80 at 31st May 2023

Accounts for Village Projects

Expenditure		Cheque No	£

Income			
Interest		BACS	17.82
Total			£17.82

Bank Reconciliation Balance at 31st May 2023= £31, 366.30 Less un-presented cheques as follows:

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Actual balance = £31, 366.30 at 31st May 2023

Village Projects fund

Pre-school move		11,478.65
Esme Slatter woodland		10,000.00
Village Hall		9,887.65

Proposed to accept: Cllr Claire Foinette. **Seconded:** Chair John Lawton. **All in agreement.**

- i) The Clerk confirmed 14 June as the Date set for the announcement of the date for the exercise of public rights for the accounts for the year ended 31st March 2023 and the 30-day public inspection of the accounts would commence of 15th June and end on 27th July.

- ii) Proposal to reimburse EPC from the pre-school move account for total invoices paid out by EPC, net of VAT, to maintain and clear the land known as Orchard Nurseries and all allied works to develop the potential of the land to generate a cash fund for multi-purpose use by the village, including funding the building of a pre-school.

Proposed: Cllr Claire Foinette. **Seconded:** Chairman John Lawton. **All in agreement.**

- iii) Proposal to help fund electrical improvement works needed at the Village Hall, subject to estimates being provided, from the village hall improvement account.

Proposed: Vice chairman Peter Rawlinson. **Seconded:** Cllr Jeff Hopkins. **All in agreement.**

13) Additional items

- **Discussion of proposal from Egerton Pre-School for installation of perimeter fencing**

All in agreement that fencing, and a gate be approved for reasons of security and protection around the pre-school's outdoor play area. The fence to be plain and as per the examples provided.

- **Community Emergency Plan**

Cllr Pat Parr advised that Egerton Emergency Plan was out of date and required substantive update. She signalled that she would be happy to commence work on the necessary update but would be grateful for any assistance other Cllrs might be able to give.

- **Revised Plan from EPC Events sub-committee for the proposed 1 July event**

The event, due to unforeseen circumstances, will be an evening-only event and not include afternoon activities.

- **Replacement trees for the bank at the entrance to Elm Close**

It was agreed to replant in the autumn with an existing large field maple nurtured to maturity from a sapling provided by ABC, and to purchase a large specimen flowering cherry with the help of donations promised by villagers.

Meeting closed at 22.03pm

Next meeting Tuesday 6th June 2023

Appendix (i)

Report no. 158 of the Egerton footpaths representative for June 2023

6 Outstanding Items remain from the April 2023 report.

1 Closed Item (Item 7)

0 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.

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: Still Awaiting Allocation.
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. **PROW230344518.** 30/03/23. AW88. Slippery steps above Garage at Molly Steps. We agreed at the May meeting to leave things as they are now the concrete steps have been widened. Informed KCC Rights of Way. ITEM CLOSED.

NEW ISSUES: None.

Appendix ii)

Report no. 1 of the Egerton Highways Representative – June 2023

Summary

Closed Items	11
Open Items	6
New Items	1

Closed Issues

Reference	Description & Status
51987959	Stonebridge Green Road - Blocked drain/gully
Logged	2 nd August 2021
Status	Works completed
687790	Iden Lane – Mud on the Road
Logged	15/09/2022
Status	Works completed
689720	Rock Hill Road – Blocked drain/gully
Logged	15/09/2022
Status	Works completed
688627	Crocken Hill Road – Multiple Potholes
Logged	15/09/2022
Status	Works completed

702161	Coach Road – Multiple Potholes
Logged	March 2023
Status	Works completed
708466/708549/708459	Pembles Cross – Multiple Potholes
Logged	
Status	Works completed
708463	Crocken Hill Road – Multiple Potholes
Logged	
Status	Works completed
688627	Forstal Road/Crocken Hill Road – Multiple Potholes
Logged	
Status	Works completed
688586	Pothole – New Road/The Street/Rock Hill Road
Logged	March 2023
Status	Works completed

Outstanding Issues

Reference	Description & Status
60002069	Green Hill Lane – Potholes
Logged	24/05/2022
Status	Works being programmed
646549	Egerton House Road near The Coppice – Dip/Depression
Logged	20/07/2022
Status	Works being programmed
60004345	Stone Hill Road – Pothole
Logged	Feb 2023
Status	Works being programmed
60004358	Green Hill Lane- Ditch Problems Drainage & Flooding
Logged	Feb 2023
Status	Enquiry under investigation
706534	Egerton House Road – Blocked Drain/Gully
Logged	March 2023
Status	Enquiry under investigation
60004345	Stone Hill Road – Pothole



Egerton Parish Council

Logged	March 2023
Status	Works being programmed

New Issues

Reference	Description & Status
708761	Barhams Mill road - Potholes
Logged	May 2023
Status	Works being programmed