



**The meeting of Egerton Parish Council was held on Tuesday 3 June 2025
7pm Committee Room, Millennium Hall, Egerton**

Present

Cllrs: John Lawton, Peter Rawlinson, Jeff Hopkins, Pat Parr, Claire Foinette, Richard Wall, John Harper and Simon Palmer. Clerk Sonia Young.

Three members of the public were present.

1) Apologies

Cllr Stone. Borough Cllr Kayleigh Brunger-Randall. County Cllr Jeremy Eustace.

2) Declarations of Interest

Cllrs Parr, Palmer and Harper: neighbours 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 Rawlinson: declared an interest in planning application PA/2025/0945.

3) Minutes of the Previous Meeting – 6 May 2025

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

Proposed: Cllr Lawton. **Seconded:** Cllr Parr. **All in agreement.** Cllrs Rawlinson, Palmer and Harper abstained as not present at the 6 May meeting.

4) Matters Arising from 6 May 2025 (not covered by the agenda below).

i) Installation of a bike rack on the Glebe

Following the circulation of different design styles and costs by Cllr Rawlinson to all Cllrs prior to the meeting, it was proposed to install a bike rack adjacent to the 30mph sign on the Glebe. The rack will be added to the EPC Asset Register.

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

ii) Vehicle damage and repairs to Glebe green

Cllr Wall said that ground was so dry that any repair at this time would not be sensible. It was agreed that additional street furniture to prevent cars driving onto the Glebe would not be welcome. The issue will be revisited in early autumn.

Volunteers are being sought by a resident living at the Glebe to take over the mowing from Graham Howland.

One of the picnic tables on the Glebe was reported as damaged by Cllr Foinette. Cllr Palmer will look at it to assess whether repairs can be made to save the table. If not, he will remove it.

Action: Cllr Palmer

iii) Overgrown hedge/stone wall damage lower Rock Hill Road

Cllr Stone was not available to update Cllrs. The issue will be revisited at the July meeting.

iv) Revaluation of the Games Barn

Action: Cllr Lawton to organise.

v) Reliability of pop-up PO

Cllr Harper has investigated and said a new member of the PO team is being trained to bring personnel numbers back to full strength. It is hoped that this will ensure a more reliable and consistent service. It was agreed that awareness of the PO's opening hours could be improved, so it was proposed to talk to the editor of Egerton Update to see if an article might be included in the August edition to boost use.

vi) Request to Southern Water to leave storage unit and temporary path

Cllr Hopkins will ask ECC to investigate any issues of planning.



It was proposed that EPC support the unit being left in situ provided it could be screened and did not give rise to any planning issues.

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

Cllr Hopkins advised that the drought had produced large cracks in the surface of the cricket field to the point that playing had become a safety issue. Sand and topsoil have been used to fill the cracks, but more investigation is required for a longer-term solution. He said ECC had a back-up plan to allow all matches and training to continue.

5) Chair to close the meeting for public discussion

Meeting closed at 19.28

Meeting re-opened at 20.10

6) Footpaths Report 180 (See Appendix 1)

A new issue at Newland Green has been reported by footpaths warden Cllr Parr.

7) Highways Report

Cllr Harper will add a review of the average speeds along Mundy Bois to the EPC HiP with the longer-term view of reducing the limit. Cllr Harper also investigated the planned closure at the Harmers Way and confirmed that all householders will have access to their properties.

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

Case Reference:	NOT/2025/0945
Location	Newland Farm, Newland Green Lane, TN27 9EP
Proposal	Outline application for a permanent rural worker dwelling with all matters reserved.

EPC view: EPC are in favour of supporting farmers and rural workers. The positioning of the new build is in a very sensitive area of the village that has been unaltered for many years. The selected position is also the most prominent and least acceptable in terms of view. While some of the farm business is based on the farm, a huge amount of the sheep are kept in other places well away from Egerton so the absolute need is in question, as any person taking on responsibility for the sheep will be required to travel to most of their work. There are both existing local needs housing and new housing approved (Gale Field) that would offer better positioning for workers on the farm and not require a new building in the curtilage and view of several listed buildings. An application to buy on Gale Field would more than meet the requirements of being close to the farm and avoid a new build in the sensitive area of Newlands Green. Should a need be established that cannot be addressed by existing and approved new development, EPC would like it confirmed that no existing building on the farm will, in the future, become available for conversion under part Q. Should ABC disagree and choose to grant a new house, EPC will expect the following as a minimum: 1 - that any new building is limited in use by an agricultural tie that prohibits use by non-farm workers. 2 - that the building is designed so as not to detract from the listed buildings in the road. 3 - that any building meets and exceeds any environmental and mitigation requirements for a new build. 4 - that any building is small and in keeping with a "farm workers'" cottage and, finally, 5 - that planning consents are frozen to stop any changes after plans are approved.

Proposed: Object.

Proposed: Cllr Wall. **Seconded:** Cllr Foinette. **All in agreement.** Cllr Rawlinson abstained due to a conflict of interest.



- **Other Egerton Planning and development updates**

No update available.

9) Correspondence

No update to report.

10) Accounts

No unbudgeted spend to approve.

i) Annual Governance Statement 2024-25 – approval of full council (*document circulated to all Cllrs in advance of the meeting*)

The Council considered and approved the statement read out by Chair John Lawton. The Chair and the Clerk signed and dated the document on behalf of the council.

ii) Section 2 Accounting Statements 2024-25 for the year ending 31 March 2025

The Council considered and approved the accounting statements and supporting documents as provided by the Clerk who had, prior to the meeting, signed and dated Section 2 of the AGAR for 2024-2025. These were read out by Chair John Lawton. The Chair signed and dated the accounting statements on behalf of the Council.

Action: Clerk to submit all documentation to the external auditor Mazars.

11) Parish Plan and Future Projects Working Group

A meeting to be diarised.

12) Ashford Local Plan 2041 Working Group update

No update available.

13) Village Websites Working Group – update

No update to report.

14) Asset of Community Value Working Group

A proposed final document was circulated to all Cllrs for review ahead of the meeting. A site plan is needed to submit with the document.

The document was proposed for approval.

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

The document was signed by the Chair.

Action: The Clerk to submit the document to Ashford Borough Council and cc Borough Councillor Kayleigh Brunger-Randall.

15) Playground

Cllr Foinette has three quotes to replace the swings. However, only one included a new wet pour surface; the others proposed to put new wet pour over the existing wet pour surfaces. Cllrs agreed this would not provide a long-term solution. Cllr Foinette will secure new quotes that all include a new wet pour surfaces and paths to link from existing equipment. R James have been asked for a quote to replace the low-level perimeter fencing.

16) Additional items

i) Egerton Pre-school

The chair and vice-chair have met with representatives from Egerton Pre-School to update them on the longstanding plans to build a new pre-school using funds released by the sale of land known as Orchard Nurseries for the development of accommodation suitable for older people.

ii) Welcome packs

Two have been delivered by Cllr Parr.

The meeting closed at 20.52pm.

Next meeting: Tuesday 8 July 2025.

Appendix 1

Report No. 180 of the Egerton footpaths representative for June 2025 Meeting

5 Outstanding Issues remain from the May 2025 report.

0 Closed Item

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 have filled the two large holes with stones under the rubber matting as they want it reopened. Cllr Parr will contact KCC again and try to get some action on this problem.

UPDATE 11/3/2025: KCC replied that they will put up some sterner signage/warning tape and some posts. It's not a cliff edge so a metal barrier is not needed. The big issue is that a licence from Natural England is needed to work on the path as the badger and sett are protected. Natural England have indicated they will give a licence to complete works, but work cannot be done until July due to the breeding season!

NEW UPDATE 20/ 5/2025: KCC have advised that they have been working on this one and decided a raised wooden board walk with a handrail over the top is the best way forwards and a design is currently being looked at. It's not straightforward as permission from Natural England is needed for a licence. This has been agreed in principle, but an ecologist may be needed on site to assess whether the badgers need to be permanently or temporarily evicted which will cost ££££££. KCC do not foresee that it will be sorted in July, but are working hard to get it sorted

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

NEW ISSUE:

1. **PROW250549477.** 20/5/25. AW73 Newland Green Lane. Rambler reports that *"the landowner of the land on which AW73 runs over has put up rope fencing surrounding and blocking the footpath. The footpath runs up the east side of Acorn Woods to the west of Newlands Green.*



Egerton Parish Council

