



**The meeting of Egerton Parish Council was held on Tuesday 7 July 2026 7pm
Committee Room, Millennium Hall, Egerton**

Present

Cllrs: John Lawton (chair), Pat Parr, Jeff Hopkins, Richard Wall, Simon Palmer, Claire Foinette, John Harper. Clerk Sonia Young.
Borough Cllr Kayleigh Brunger-Randall
Four members of the public were present.

1) Apologies: Cllr Rawlinson.

2) Declarations of Interest

Cllr Lawton. Neighbour to planning application PA/2025/1039

3) Declaration of acceptance of new EPC Cllr Richard King and welcome

Richard King duly accepted the office of Cllr Egerton Parish Council.

4) Minutes of the meeting – 2 June 2026

The minutes were approved and signed as a true record of the proceedings subject to the addition of a mention of the KALC Community Award being presented to Dave Austin.

Proposed: Cllr Hopkins. **Seconded:** Chair Cllr Lawton. **All in agreement.** Cllrs Palmer and Wall abstained as not present at the June meeting.

5) 5.1 Matters Arising from 2 June 2026 (not covered by the agenda below)

5.1.1 Update on the proposed timeline for PO van visits to replace the pop-up Post Office.

Cllr Harper said the new service timetable had just been sent over in a poster format.

Action: Clerk to put the posters advertising the new service times out onto the village noticeboards.

5.1.2 Update on the sponsorship of village planters.

The Clerk has been sent the logos for two confirmed sponsors and will obtain final quotes to enable a contract to be created for the next meeting.

Action: The Clerk.

5.1.3 Southern Water (SW)- treatment works Phase 2

No update available. The Clerk has chased this directly with Southern Water three times.

5.1.4 Games Barn – update on water leak

Cllr Foinette said the leak has been sorted. Billing is an ongoing issue. A robust final reconciliation of the Games Barn water supply account has been requested from Business Stream since January 2026.

5.1.5 Bike Rack for Games Barn

The Clerk will send the quote again to Chair Cllr Lawton so that he can submit a grant application to EPC's Kent County Cllr for a members' grant contribution towards the cost.

5.1.6 Broken manhole/ drain on the recreation area

The Clerk said that the manhole had been rebricked and cemented and the cover replaced. However, the cover had been removed again and the newly cemented bricks torn apart. The Clerk advised that malicious criminal damage in the village is an ongoing headache and costs parishioners significant sums for repairs. The manhole cover will be cordoned off pending another repair.

A watch will be kept on the recreation area.

5.1.7 Request by Egerton Housing Association for additional EPC financial assistance toward the cost of replacement roofs at Good Intent Cottages

The matter was discussed under Item 7)

5.1.8 Request by Wealden Wheels to relocate minibuses to Egerton Car Park

Following the June meeting, The Clerk wrote to Wealden Wheels to advise that the minibuses could not be accommodated at the village hall car park as spaces were already under pressure particularly at times of high demand.



5.1.9 Suggestion by Egerton Sports and Playing Fields Association to install locked access gates to the lower rec area

ESPFA chair Steve Wellard has written to Southern Water with a proposal to install secure gates across the access road to the sports fields, and the sewage treatment works. No response yet. EPC has agreed in principle to the proposal.

5.1.10 Installation of LED replacement lighting and solar batteries at the Games Barn

The Clerk confirmed installation of both items will take place mid-August.

5.1.11 Confirmation of membership of the Working Group established to explore the opportunity for a Padel Court at Egerton

Chair Cllr Lawton confirmed the non- Cllr members of the Group as residents Alison Robinson, Robert Fullgar and Joshua Lumley. At a short preliminary meeting, the group agreed that the first step will be to undertake a user survey of Egerton skatepark and a survey to assess levels of interest in a village padel court. Cllr Lawton said investment was available from the Lawn Tennis Association but that this would have strings, such as using the LTA booking systems.

5.1.12 Playground see-saw issues

Cllr Foinette said that the bolts on the seesaw are not remaining tight. She will write to supplier Eibe about the problem and see what can be done to rectify the matter.

Decision Items

6) 6.1 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/>.

6.1.1

Case Reference:	PA/2026/0913
Location	Puckstone, Newland Green Lane, TN27 9EP
Proposal	Proposed two-storey self-build dwelling with a detached double garage with store above, following demolition of the existing dwelling and outbuildings.

EPC view: The application will increase total footprint by 11%. EPC will ask the planning officer to ensure that the Parish Design Statement is taken into consideration and that all materials used for any agreed building are in keeping with it. EPC will also suggest that the dwelling's energy efficiency and sustainability are increased, such as brown water recycling.

Proposed: Comment only

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

6.1.2

Case Reference:	OTH/2026/0880
Location	Chestnut Barn, Crocken Hill Road, TN27 9EG
Proposal	Erection of field shelter/tractor store/tack room following removal of the existing field barns

EPC view: The footprint will be the same. The application seeks to renovate the property for equestrian use.

Proposed: No comment.

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

6.1.3

Chair Cllr Lawton left the room due to a conflict of interest

Cllr Palmer was proposed as Chair for this decision item.

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

Case Reference:	PA/2025/1039
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Location	Land rear of 7 to 14, Harmers Way, Egerton
Proposal	Variation of condition 2 (approved plans) of planning permission PA/2025/1930 (Variation of condition 2 (approved plans) of planning permission PA/2025/0247 to amend the site layout and house types for plots 1-8) to replace approved timber windows with uPVC) to allow for additional dormer to side elevation of Type B.

It was proposed to ratify the comment and decision taken by email after the June meeting on the application listed above.

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

Additional decision required on the application PA/2025/ 1039 as ABC has said the dormer requires full planning permission.

EPC view: The application appears to be contradictory. It is for an additional dormer window for a bathroom that Canham Homes says will not be opened and yet states the justification for its ventilation. The floorplan to support the dormer now includes a bath as well as a shower but this is not mentioned in the application. The added dormer window will have the effect of severe overlooking on the rear of existing properties in Harmers Way. The applicant's statement that the dormer is needed for ventilation implies that it will have openers and not be fixed closed. Obscure-glazed Velux-type windows in this roof would provide both ventilation and light without the effect of overlooking.

Proposed: Object

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

Cllr Lawton re-entered the meeting. Cllr Palmer stepped down as meeting chair and handed the position of chair back to Cllr Lawton.

6.2 Other Egerton Planning and development updates

6.2.1 The car park wall at The George public house is showing signs of collapse and will be raised with the ABC Conservation Officer due to safety issues for neighbouring properties. Borough Cllr Kayleigh Brunger Randall said that ABC's Conservation Officer had been out numerous times to The George property to address several issues that could impact on the fabric of the Listed Building. ABC has no power to request that the owner remove the scaffold. In regard to the Asset of Community Value (ACV), Cllr King said that the legal terms attached to an ACV have changed recently and a community now has 12 months rather than the former six months to put together a bid to buy a protected property offered for sale.

Action: Cllr King to further investigate establishing a Community Interest Company and report back at a future meeting.

6.2.2 Lenham Heath – Maidstone Borough Council Heathlands Development consultation

EPC Housing and Development Group have submitted comments and objections to the latest consultation on the proposal to build 5,000 homes at Lenham Heath. The objections concentrated on the lack of confirmed infrastructure to support the homes, such as the mooted but not confirmed new railway station, sufficient water supply and sewage treatment.

6.3 Update from ABC on the Local Plan 2042

ABC began work on a new Local Plan in 2023, under the national plan-making system at the time. This included a Call for Sites and a Regulation 18 consultation on the draft Ashford Local Plan 2042 in summer/autumn 2025.

In March 2026, The Government brought in a new local plan-making system that is intended to make Local Plans quicker, clearer and more consistent. It requires authorities preparing plans under the new process to start formally by publishing a Notice of Intention to Commence Local Plan preparation and to work to a shorter timetable, with the aim of preparing and adopting plans within around 30 months.

Government guidance is clear that authorities cannot simply transfer work from the previous Regulation 18 stage into the new plan making process. As a result, the Council cannot continue the Ashford Local Plan 2042 through the old route and must restart under the new system.



ABC will now prepare a new plan, to be known as the Ashford Local Plan 2043. Previous engagement will not be wasted; all earlier evidence gathering and general themes raised in response to previous plan making stages (such as the Regulation 18 responses) remains important background information and will help inform the new process. In effect, ABC is restarting but is in an enhanced position to move swiftly forward along the new plan-making process.

On 30 June 2026, ABC published its Notice of Intention to Commence preparation of the Ashford Local Plan 2043. The Notice confirms the Council's intention to prepare a new Local Plan for the borough and sets out the intended scope and timetable. The Council will write to those who submitted sites through the Call for Sites and those who responded to the 2025 Regulation 18 consultation to explain the change and signpost the new timetable. A three-week scoping consultation, mandated by the new process, is planned for September 2026. This will ask residents, businesses and stakeholders how they wish to be involved in the Local Plan process and what issues the new plan should cover. After publishing our Notice of Intention to Commence Local Plan preparation the Council will conduct a scoping consultation in September 2026. After this a consultation on the proposed content and evidence will take place in November 2026 to January 2027 followed by a consultation on the proposed Local Plan in May to July 2027. The Local Plan will then be submitted for Examination in November 2027, with a target for adoption in March 2028.

EPC acknowledged that the advent of new unitary authorities in Kent will have implications for the ABC Local Plan because a new local planning authority will cover a larger area than the current Ashford borough.

7) 7.1 Financial Report

7.1.1 Unbudgeted invoices over £1,000 to be approved for July payment

Accounts for approval in accordance with EPC Financial Regulations

Item	contractor	£
Village picnic insurance and promotional banner	Reimburse	179.46
Replacement defibrillator boxes – good intent cottages and village hall	Reimburse	1287.60
Total		£1,467.06

Proposal to approve the accounts as presented

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

Accounts approved as presented.

7.2 Annual Governance and Accountability Review 2025-2026 – Confirmation of the dates for the Notice of Exercise of Public Rights

The Clerk confirmed the date of announcement was made on the EPC website on 23 June 2026. The 30-day inspection period commenced 24 June 2026 and will end 4 August 2026.

7.3 Request from Egerton Housing Association for an additional donation towards re-roofing 1-7 Good Intent Cottages

EHA chair Shane Harper and Secretary Sue Palmer of Egerton Housing Association (EHA) have contacted EPC about additional unforeseen costs for re-roofing the Good Intent Cottages, including new lead work and ventilation bricks. They asked if EPC could consider another donation in addition to the £3,076 already awarded.

Cllrs agreed in principle to the request but asked the EPC Finance Committee to meet to review parish finances and then make a recommendation to all Cllrs on a proposed amount.

Action: The Clerk to set a date for a meeting.

8) Chair to close the meeting for public discussion

Meeting closed at: 20.12

Meeting re-opened at: 20.32



Information Items

9) 9.1 Correspondence

9.1.1 Email correspondence from Elm Close resident requesting that additional car parking be built

Cllrs visited Elm Close on a few occasions during the evenings in the lead up to the meeting and noted at least three free car parking space at Elm Close. It was agreed that the village hall car park had always been available for any overspill overnight parking for Elm Close residents and that a request to increase parking fell under the remit of Ashford Borough Council – not the parish.

Action: Clerk to write to the resident and advise that they need to raise the topic with ABC.

9.1.2 Email correspondence from a resident asking EPC to consider creating a National Landscape (formerly ANOB) for the Low Weald area that includes Egerton

Cllrs warmly welcomed the suggestion and said that they were much in favour. Cllr King said that after a lot of work, the Low Weald was designated a Special Landscape Area in the 1996 and subsequent Kent County Structure Plans, but when County Structure Plans were abolished and replaced by Regional Spatial Strategies the designation was lost and not replaced. He said he would search for the relevant maps and other related papers. It was proposed to draft a letter to send to neighbouring parishes in the Low Weald about resurrecting a bid to have the area designated a National Landscape.

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

Action: Cllr Lawton to draft the letter for approval by Cllrs. The letter will be copied to Borough Cllr Kayleigh Brunger Randall and Katie Lam MP.

9.1.3 KALC confirmation of Govt. Community Right to Buy Fund of £61mn to take over and protect valued local assets

(See Item 6.2.1)

9.1.4 Email from resident re water leak on Rock Hill Rd

Cllr Rawlinson has been in correspondence with both SE Water and Southern Water re the leak – both of whom have advised that it is not ‘theirs’. The resident has also been in contact with both service suppliers.

Cllr Rawlinson confirmed prior to the meeting that he will continue to press one of them to own the leak - and repair it.

10) 10.1 Footpaths number 192 – see Appendix (i)

Cllr Parr circulated the footpaths report to all Cllrs prior to the meeting.

A handrail is needed on the steep footpath from Coach Rd to Stonebridge Green and has been requested by Cllr Parr.

Cllr Lawton has requested an estimate from R James & Sons for the cost of building a bridge across the collapsed bank on the footpath behind St James due to badger activity and which KCC has said is too costly to repair.

11) 11.1 Highways Report

11.1.1 Update on the proposed 20mph speed limit for the village centre

Cllr Rawlinson circulated the results of the survey to Cllrs ahead of the meeting. There was a good response.

Cllrs discussed the findings and agreed that there was not enough firm support from villagers in support of the proposal to introduce a 20mph limit in the village centre.

It was proposed to follow the results of the survey and park the work to introduce a 20mph speed limit in the village centre at this time.

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

The results of the survey will be reported in full in the August edition of Egerton Update.

Action: Clerk to get in touch with Egerton’s police constable and request more frequent patrols to enforce the yellow lines around the school at both the beginning and end of the



school day and to stop parking across the junction of Rock Hill Road and New Road due to safety concerns.

11.1.2 Other Highways matters

There have been multiple road closures and diversions impacting the village. Cllr Harper has been forced, on multiple occasions, to get in touch with KCC to alter the proposed diversions which sent traffic along unsuitable roads such as Green Hill Lane.

12) 12.1 Criminal damage and theft at the village recreation areas – consideration of CCTV installation

Cllrs agreed that the cost of repairs and threats to safety posed by recent incidents of malicious and criminal damage and theft in the centre of the village is a grave concern and that the time had come to consider the installation of CCTV on EPC land around the Games Barn, Village Hall and Cricket Pavilion.

Action: Clerk to set up a fact-finding meeting to explore costs and compliance with privacy law with the chair of the village hall management committee and the chair of Egerton Sports and Playing Fields Association.

13) 13.1 Additional items

13.1.1 Village picnic

Chair Cllr Lawton said that the recent village picnic had been a great event and attracted a good number of villagers. EPC thanked those who organised the event.

13.1.2 EPC August meeting

It was proposed not to hold an August EPC meeting to allow the EPC working groups to meet and concentrate on EPC's many projects

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

13.1.3 New village pre-school building

An initial meeting has taken place between EPC, Egerton Primary School head Julia Head, the school business manager Sue Hubbard, and school governors about building the pre-school on-site at the school when the funds (minus legal costs) from the sale of land known as Orchard Nurseries become available. Chair Cllr Lawton said it had been a very positive meeting and that the diocese would now need to become involved to progress the matter.

13.1.4 Welcome Packs

Cllr Parr has delivered one welcome pack to new residents.

The meeting closed at 21.43pm

Next meeting: Tuesday 1 September 2026

Appendix (i) Report No. 192 of the Egerton footpaths representative for July 2026 Meeting

- 3 Outstanding Issues remain from the June 2026 report.
- 0 Closed Items
- 2 New Issues

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. **PROW21126930 (09/11/21) and 241298717 (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. 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 to be 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 has indicated they will give a licence to complete works, but work cannot be done until July due to the breeding season!

UPDATE 20/5/2025: KCC have advised that they have been working on this one and decided that 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

UPDATE 24/7/25: New Temporary Closure Order received for this footpath up to January 2026 or until completion of the works, whichever is the earlier. The church side of the path was checked by Cllr Parr on 23 July, and the new Order is there, but the tape across has been removed by people determined to still use it. KCC have been asked to do work to block access at both ends, for health and safety reasons.

UPDATE 6/8/25: Reply from KCC Footpaths Officer Denis Fogle: *"We had a contractor out to look at it recently. They quoted over £15K for a new boardwalk, which I am trying to find somehow"*

UPDATE 9/1/26: KCC investigated all options to try to retain the existing damaged section of AW87 but must either divert the path or extinguish it altogether. The PC was asked to speak to the landowner of one of the two options for permission to divert the dangerous section of footpath. The Chairman agreed to discuss this and report back to the PC.

UPDATE 9/2/26: KCC have submitted a Works Order to block off the path to the contractor, and they have been asked to give it high priority so they hope it will be done soon.

UPDATE 4/3/26: KCC contacted to inform them barriers not yet in place but tape still intact. They have been asked for confirmation that their request to leave it to them to find contact details for the owner of the potential diversion does not mean that KCC plan to just extinguish the path without efforts to find an alternative. KCC replied that they are still trying to get a diversion route, they have sent a formal letter.

The requested diversionary route was not agreed.

UPDATE: 06/05/26: At EPC's May meeting it was agreed to ask KCC to hold off from commencing a closure order until the PC had a chance to see what options it could take to prevent the closure of this ancient pathway.

07/05/26: KCC response: If the path is to be stopped up, it will take months to do and if KCC receive objections – over a year. As such, KCC will hold off for the moment. The problem is that the path is crumbling down the bank. KCC was planning to put in a boardwalk over the top (like a bridge), but the ground below is now too unstable to put it on mountings. Another option is to shore it up with substantial earth works and concrete and create a new surface at the top, but this requires a licence from Natural England to displace the badgers, and the cost would run into 10's if not 100's of thousand pounds. However, any construction project has simply run out of earth to work with thanks to the badgers, and KCC don't know the extent of the tunnelling below.



Egerton Parish Council

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. The landowner has previously been abusive to walkers using the path.” Status: Allocated. Awaiting inspection.

3. **15/3/26. AW74 Frith Wood.** A resident has reported destruction of the public footpath by lorries taking out wood. Awaiting photos before reporting it to KCC.

NEW ISSUES

1. **PROW260616614. 22/6/26.** AW63 at Lomas House, Coach Road. Resident reported dangerous steep slope up to/exit from this footpath. It is just dirt and in wet weather it will be very difficult. Suggested steps preferably with a handrail.
2. **PROW260671622. 29/6/26.** AW70 close to Mundy Bois/Crockenhill Roads. Broken stile and vegetation growth make it difficult/possibly dangerous to enter this footpath.