



**The meeting of Egerton Parish Council was held on Tuesday 5th November 2024
7pm Committee Room, Millennium Hall, Egerton**

Present

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

Four members of the public were present.

1) Apologies

Cllr Lawton. Borough Councillor Kayleigh Brunger-Randall, County Councillor Charlie Simkins.

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.

Cllr Rawlinson: neighbour to planning application NOT/2024/1821

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 – 1 October 2024

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

Proposed: Cllr Foinette. **Seconded:** Cllr Parr. **All in agreement.** Cllr Rawlinson abstained as not present at the 3 September meeting.

4) Matters Arising from 1 October 2024 (not covered by the agenda below).

- **Upgrading the sewage treatment works**

Work has begun.

- **More village waste bins**

Delivered – installation pending.

Action: Clerk

- **Trees overhanging the highway – where?**

The trees stand on two different properties.

Action: Clerk to write to the homeowners in the first instance

- **Tree works on parish land**

The Clerk advised that the dead willow next to the cricket field will be removed 6 November. Others works pending Arborist report. Cllrs to be emailed the report and to comment and agree any works before the next meeting and if so, before the grounds become waterlogged.

- **Installations**

Cllr Hopkins confirmed work to install the French drain around the cricket field will start 18 November. The cricket steps will be replaced at the end of the month – weather permitting. The perimeter fence around the cricket field has been replaced and new stiles added.

- **HiP – visit by KCC Highways steward**

Action: visit to be diarised. Cllrs Stone and Harper. See item 7.

- **Installation of wooden logs to prevent damage to verges on New Road**

Works pending.

Action: Cllr Stone

- **Repair to Stonebridge Green defibrillator**

Cllr Rawlinson said that it had been necessary to buy a replacement defibrillator at Stonebridge Green. A new defibrillator has also been installed at the bottom end of Rock Hill Road. Cllr Rawlinson thanked Lance Russell of Power Point who installed it free of charge. This additional defibrillator was voted as the top priority project for the village in the village survey undertaken by EPC in May and fills a gap in provision of potentially life-saving equipment for residents living in this area of the village. Cllr Rawlinson also thanked resident Stratton Richey for overseeing the replacement and new purchase, and for his ongoing maintenance of all village defibrillators. Further sites are being explored.

- **.gov.uk website and email addresses**

The Clerk confirmed EPC's existing website provider Hugo Fox has been accredited to supply the .gov.uk domains and emails. Neither is mandatory for parish councils but is recommended. EPC will migrate to gov.uk as part of the ongoing project to merge the parish and village websites.

- **Asset of Community Value**

Cllr Palmer has been in contact with the firm responsible for the scaffolding around The George pub. The firm has confirmed that the scaffolding has regular health and safety checks and that it expected the scaffolding to be in situ for some months to come.

5) Chair to close the meeting for public discussion

Meeting closed at 19.19pm

Meeting re-opened at 20.05pm

6) Footpaths Report 173 (See Appendix 1)

7) Highways Report

Cllr Stone reported on a number of issues that have been sorted.

Two drain blockages on Bedlam Lane are being addressed following an on-site meeting between KCCs highways steward for Egerton and Cllr Stone.

The problem of flooding on New Road at the junction with Harmers Way was discussed on the same visit. The steward will organise to clean all drains in the area.

Fly tipping at Stone Hill and New Road has been removed.

Misaligned signage on New Road has been righted by Kent Highways.

Cllr Stone gave each Cllr a useful 'what3words' map showing all 'issue' drains in the village, including the blocked drains causing flooding at the lower end of Rock Hill Road. These tags are now being used to report problems to Kent Highways and ensure drains stay clear and free flowing.

Action: Cllrs Stone and Harper will invite the Kent Highways Improvement Programme (HiP) representative to Egerton to look at the village's highways issues 'in the round' and discuss which, if any, might be addressed by the creation of a holistic HiP vs a piecemeal approach specific to any one location.

9) 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/>.

Case Reference:	NOT/2024/1821
Location	Skidd Farm, Stone Hill Road, TN27 9DU



Egerton Parish Council

Proposal	Prior approval for the proposed change of use of an agricultural building and land within its curtilage to two residential dwellings and associated operational development
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EPC view: EPC raised questions as follows:

1. Whilst the building does provide a garage for use by one property, no information has been supplied about the provision for more cars on this new development. The curtilage of this new property is very narrow around the existing barn. Assuming this to be hard standing, then it should be constructed of porous material to minimise run-off down Stone Hill. Is there enough room for the number of vehicles anticipated? How is the parking and "garden" distributed?
2. The application does not hold details of any enhancements to limit the environmental impact and footprint of this proposed development. If the ABC is minded to approve, EPC would like to see air source heat pumps and associated equipment to provide heating and well as solar panels potentially linked to either a battery or electrical charging point for any vehicles. The new property has no access to amenities without the use of a vehicle.
3. As per the approved application in 2019, EPC would wish to see the same restrictions imposed on landscaping and fencing. As the barn is on a prominent site on the Greensands Ridge, it would be appropriate for any planning consents to restrict other buildings being developed. EPC is concerned that permission for this conversion might, in future years, lead to a desire for more buildings which would detract from this rural, undeveloped part of Egerton parish. The barn is currently screened by trees and EPC would like to see all existing trees preserved so that the significant natural vista to the site from Mundy Bois Road is preserved as highlighted in the Egerton Neighbourhood Plan. (
4. No details are provided in the application about sewage treatment, sewerage and run-off water. Stone Hill becomes a river in heavy rainfall as there are no drains on the road until the bottom of the hill; these do not actually catch any water as the road camber has dropped below the height of the drain access. This run-off water then creates a serious issue and flooding for residents lower down Rock Hill. Run-off waters should be captured on-site and used by the development; they must not flow into the mains drainage as it cannot cope with existing volumes.
5. The final question relates to the land use surrounding this development. The lakes along with tree planting, were created by the previous owner following planning permission in 2000. . It is classed as agricultural land -Sheep grazing controls the grass. It is not domestic/residential land. EPC would expect this to continue and as such, access would be needed for farm vehicles. How will the new development allow for this use? EPC would not wish to see any new access route requested in future years.

Proposed: Comment only as above.

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

Case Reference:	PA/2024/1649
Location	The Barn At, Box Farm, Bedlam Lane, TN27 9BY
Proposal	Single-storey side extension with changes to fenestration and detached garage with office space above.

EPC view: This application seeks to make changes to a Barn that has a long history of development. EPC considers that there has been ample development of this site and is not in support of any further expansion. While the applicants have made positive moves such as the introduction of a crested newt pond, homing for bats and a beehive, these do not of themselves support more large-scale expansion. The addition of a six-metre-high garage and



office would not be in keeping with the site and EPC believes it would create an odd two-storey building within the curtilage of the listed barn that is out of step with the character of the site. EPC noted a number of objections from neighbours to the previous applications and did not consider that this new application addressed any of the objections raised.

Proposed: Object

Proposed: Cllr Wall **Seconded:** Cllr Hopkins. **All in agreement.** Cllr Stone abstained as not present during the discussion of this application.

Case Reference:	PA/2024/1836
Location	Greenway, Coldbridge Lane, TN27 9BP
Proposal	Conversion of existing workshop into a self-build two-bedroom dwelling to include rooflights

EPC view: There appears to be no substantial difference in this application vs application PA/2023/1380 which was refused. EPC cannot see where, in this application, the reasons for the rejection are addressed. It simply removes proposed dormer windows and, in their place, insert skylights. If approved by ABC, EPC would be very concerned that a retrospective application to fit dormers would then be made. Should planning officers be minded to approve this application, EPC would want to see better environmental treatment, solar panels, EV charging etc. It would also request that future planning consents are locked to prevent more development being carried out under the usual permitted development rules.

Proposed: Object

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

Other planning

- **Orchard Nurseries**

Members of the Working Group on Housing and Development will be meeting the developer within a week to discuss next steps following the outline planning permission granted by ABC.

- **Gale Field**

Research by members of the Egerton Archives Group has revealed that the field next to Gale Field off Crockenhill Road was the one formerly used for livestock auction sales. So the name Gale field remains. Completion of a s.106 agreement is understood to be imminent. This will lead to ABC granting planning permission for English Rural Housing to develop eight local needs affordable homes for rent or shared ownership plus one open market plot. After planning permission has been granted, local benefactors aim to take forward with the landowner, and ERH, the provision of a community green space behind the development for all to enjoy; there is currently no such space in Egerton Forstal.

- **ABC Local Plan to 2041**

The Working Group on ABC's Emerging Local Plan to 2041 reported that under their own screening process ABC is still assessing all the borough-wide sites put forward by landowners or developers. ABC will be taking account of 200 comments made by parishes and individuals. EPC submitted detailed comments to ABC about the sites along with proposed themes and ideas for policies in a new borough plan, to match policies and aspirations in the Egerton Neighbourhood Plan. EPC's full comments will be placed on EPC's website and publicised in the next edition of Update.

9) Parish Plan and Future Projects Working Group – update

A new defibrillator was the top priority for villagers and has been installed.

10) Correspondence

Website

October minutes
December agenda

11) Accounts for payment

November 2024		METHOD	£
Cordoning warning tape reels x 2	Reimburse clerk	BACS	10.16
Adobe software – PC laptop	Reimburse clerk	BACS	24.95
Mowing, weedkill, clearance around village hall inv1853	Envisage Groundcare	BACS	578.40
Two lockable lidded litter bins – glebe and football field	Glasdon UK Ltd	BACS	728.30
Printer inks	Reimburse clerk	BACS	106.80
Village defibrillator replacement Stonebridge green	Reimburse S Richey	BACS	982.80
Village defibrillator – rock hill road	Reimburse S Richey	BACS	1354.79
Cricket fencing replacement	Michael Keeley (Agro Services) Ltd	BACS	5148.00
Mowing and strim banks inv 1811	Envisage Groundcare	BACS	350.40
Clerk Nov salary + backpay	Clerk	BACS	1762.79
Overtime extra clerk hours – Freedom of Information work	clerk	BACS	285.07
Total			£11,332.46

Bank Reconciliation Balance at 31 October 2024 = £41, 736.28

Actual balance = £41, 736.28 as at 31 October 2024

Accounts for Egerton update magazine

Expenditure			£
Total			£77.79

Bank Reconciliation Balance at 31 October 2024 = £4,141.05

Actual balance = £4,141.05 at 31 October 2024

Accounts for Village Projects

Bank Reconciliation Balance at 31 October 2024 £13,262.79

Actual balance = £13,262.79at 31 October 2024

Proposal to approve the expenditure for October as presented, including overtime payments to the clerk for hours needed to manage Freedom of Information Requests.

Proposed: Vice-chair Cllr Rawlinson. **Seconded:** Cllr Hopkins. **All in agreement.**

12) Ashford Local Plan 2041 Working Group – update

It was agreed to add a section to the EPC website to include ABC documentation relating to the Ashford Local Plan 2041, plus comment from EPC.

Action: Clerk

13) Egerton Village Website Working Group - update



A meeting will take place on 19 November

14) EPC Financial Regulations

Proposal to update the Regulations was circulated in advance of the meeting to all Cllrs.

It was proposed to accept the revisions as proposed.

Proposed: Vice-chair Cllr Rawlinson. **Seconded:** Cllr Stone. **All in agreement.**

Action: Clerk to action agreed changes.

15) Additional items

- **Perimeter fencing football field**

Cllr Hopkins has put in some stakes to stand the fence upright. Cllrs to consider replacement and, potentially, metal parkland fencing for that.

The meeting closed at 21.08pm

Appendix 1

Report no. 173 of the Egerton footpaths representative for November 2024 Meeting

3 Outstanding Items remain from the September 2024 report.

0 Closed Items

0 New Items

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 Work Scheduled but it is accessible with matting in place until a more permanent solution is found. 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. This short footpath starting/ending part-way down the side of the property Heronsdale (but not within that property boundary) is obstructed at the gate entrance. The footpath exits/starts further down Wanden Lane but is completely obstructed at both ends, the Heronsdale end gate is obstructed and the Wanden Lane end with tall thorny hedging and tree overgrowth which is completely hiding the footpath sign and the small metal gate attached to the locked 5-bar gate. Status: Awaiting Allocation.

NEW ISSUES

None.