

EGERTON PARISH COUNCIL

6th April 2021

The meeting of the Parish Council was held on Tuesday 6th April 2021

Via Zoom at 8.00pm.

Present

Richard King (Chairman), Peter Rawlinson (Vice Chairman), Claire Foinette, Jeff Hopkins, John Lawton, Tim Oliver, Pat Parr, Lois Tilden, Sarah Elworthy, Ken Mulholland (Ward Councillor – Ashford Borough Council), Sonia Young (Clerk)

Jane Carr NHP Chairman, **Ellie Rogers**, Broadband and Fibre to the Home project Chairman
6 members of the public were present.

1) Apologies

None

2) Declarations of Interest

Richard King: declared no financial or business interest in any matters on this agenda nor in any land put forward for development in the Neighbourhood Plan or any land excluded from development in the Neighbourhood Plan

Pat Parr: neighbour to site proposed for the Older People's Accommodation at Orchard Nurseries

Tim Oliver: a relation of his is the owner of Gale Field which is proposed for development in the Neighbourhood Plan

John Lawton: stated that as a matter of record he lives in Harmers Way which is adjacent to land put forward for development in the Neighbourhood Plan

Sarah Elworthy: close friend of owners of Appleby Grange

Claire Foinette: neighbour of the planning application at Stephenbridge

3) Minutes of the Previous Meeting

The minutes of the meeting on 2nd March 2021

The minutes were approved and signed as a true record of proceedings with the amendment that Sarah Elworthy was in attendance at the 2 March 2021 meeting

All in Favour:

Richard King, Peter Rawlinson, Claire Foinette, John Lawton, Jeff Hopkins, Tim Oliver, Pat Parr, Lois Tilden, Sarah Elworthy

4) Matters Arising from 2nd March 2021

Footpaths Report

Report No. 131 of the Egerton Footpaths Representative – see attached report at end of the minutes.

Highways Report

Report 21 of the Egerton Highways Representative – see attached report at end of the minutes.

John Lawton advised a very busy month with Winter damage being reported. 17 new items. All verge issues reported – two crossed off the list by KCC but John Lawton to follow up on one of those at Field Mill Road with the county councillor as he believes work is required.

- **Lenham Heath Garden Community**

John Lawton advised Maidstone Borough Council has entered into an agreement with Homes England to drive through the development. MBC has moved the development northwards to get around land ownership issues. All objections under SOH are still valid. The public consultation is expected for June. MBC have refused to publish the new outline for the scheme and as such it makes it difficult for campaigners against the proposals to prepare their arguments ahead of the consultation.

EGERTON PARISH COUNCIL

6th April 2021

- **Sale of the Shop**

Ongoing. Prospective purchaser still engaged with the process.

- **Pop-up Post Office**

The landline connectivity was fixed but there remain ongoing issues impacting service levels.

- **Village signs and noticeboards**

Noticeboard renovation on The Glebe complete. EPC thanked the villager who undertook the repair.

- **Broadband and fibre to the home**

John Lawton introduced Ellie Rogers, who is leading the village-wide project and was invited to speak. This is not an EPC project but EPC will support it – principally financially. Cllr John Lawton will help campaign to encourage villagers to sign up. Ellie Rogers advised villagers were beginning to sign up to pledge their 'fibre to the home' vouchers to the village project. There is discussion that fibre to the cabinet will cease in the future. Those residents with '840' numbers are attached to the Pluckley Exchange and come under the Pluckley Scheme. All those with '756' fall within the Egerton project. Volunteers required to leaflet drop in each area of the village. Businesses are particularly key.

Action: Clerk to liaise with Ellie Rogers on a potential banner for The Glebe to encourage sign-up.

- **Remote EPC meetings**

Legislation ends May 7th after that EPC is no longer able to meet remotely. Potentially EPC will not hold a June meeting.

- **Pre-School Chair**

Gillian McNeil- Breavington appointed.

- **Dogs on leads policy**

Proposal: EPC to contribute 50% towards the expected maximum cost of £180 towards the signage in support of the new dogs on leads policy.

All agreed.

- **Spring Clean**

Sarah Elworthy led the annual Spring Clean and thanked EPC Councillors who were in the majority of the volunteers who signed up to help with the clean-up. Sarah Elworthy is attending an ABC course and will report back to EPC after attending.

- **Salt bin at Stonebridge Green**

The Clerk advised that the damaged salt bin has been reported to KCC and would be chased.

- **The Clerk's IT system**

The Clerk advised costs for the 365 Microsoft upgrade would be approximately £10 per month and installation would be pursued after the work required for the end of year accounts.

- **Micro Library**

Lois Tilden reported six bags and boxes of dumped books had been removed from the micro library within a couple of weeks even though a notice requests books are not left without shelf space being available. John Lawton and Pat Parr offered to assist Lois Tilden.

EGERTON PARISH COUNCIL

6th April 2021

5) Public Discussion

The meeting closed at 20.51 for public discussion. Meeting re-opened 20.52.

6) 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/ Individuals may also register via the website with ABC to receive regular alerts of new applications and decisions.

New

21/00270/AS	Egerton	Weald North Ward	Barn End, Rock Hill Farm, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP Construction of an oak framed, oak clad outbuilding for use as a shed and personal workshop
-----------------------------	---------	------------------	--

EPC view: No objection but comment to ABC on the far distance of the proposal to the dwelling

21/00329/AS	Egerton	Weald North Ward	Appleby Grange, Green Hill Lane, Egerton, Ashford, Kent, TN27 9EY Proposed single storey side and rear extension
-----------------------------	---------	------------------	--

EPC view: Comment to ABC that the existing property has distinctive architecture and elegant brickwork; the proposed extensions would appear to fit in with the existing house and comply with the Parish Design statement.

21/00324/AS	Egerton	Weald North Ward	The Coppice, Egerton House Road, Egerton, Ashford, Kent, TN27 9BD Single storey link extension to existing outbuilding; extension to garage to provide new car port
-----------------------------	---------	------------------	---

EPC view: No objection to ABC - the design fits in with the existing house, not in view from a public highway and meets the principles of the Parish Design Statement.

21/00427/AS	Egerton	Weald North Ward	Old Harrow Barn, Link Hill Lane, Egerton, Ashford, Kent, TN27 9BH Revisions to approved scheme 20/01206/AS Amended car port design and position with associated landscaping changes.
-----------------------------	---------	------------------	--

EPC view: No objection. The proposed building would be behind the mature hedgerow and does not adversely affect the overall site proposals.

EGERTON PARISH COUNCIL

6th April 2021

21/00349/AS Full Planning Permission	25 Feb 2021	Pluckley, Egerton	591293 146100	Dering Farm, Green Hill Lane, Egerton, Ashford, Kent, TN27 9EY Demolition of existing building and replacement with 1no. Dwelling, with associated parking, garden land, landscape and biodiversity enhancements (alternative scheme to Deemed Consent Ref: 20/00165/AS)
--	----------------	------------------------------	------------------	---

EPC view: Comment only to ABC that it is regrettable that Permitted Development Class Q conditions cannot be met and that rebuild to a slightly bigger footprint is needed.

21/00386/AS	Egerton	Weald North Ward	Wanden Farm, Wanden Lane, Egerton, Ashford, Kent, TN27 9DB Reconfiguration of existing highway access and retrospective laying of farm access track serving farmland.
-----------------------------	---------	------------------------	--

EPC view: No objection but comment to ABC that new native hedging should be planted suitably to compensate for loss of existing hedge.

21/00400/AS Full Planning Permission	3 Mar 2021	Egerton Weald North Ward	589251 146420	Stephenbridge, Forstal Road, Egerton, Ashford, Kent, TN27 9EL Single storey rear extension to form kitchen / dining area, WC and Lobby.
--	---------------	--	------------------	--

EPC view: No Objection. Comment to ABC that it is in keeping with the Parish Design Statement

Application Type:	Full Planning Permission
Site Address:	The Queens Arms, Forstal Road, Egerton, Ashford, Kent, TN27 9EH
Parish:	Egerton
Adjoining Parish:	None
Ward:	Weald North Ward
Description of Works:	Change of use of existing public house to provide 2 no. semidetached 2 storey dwellings to include first and single floor extensions and changes to fenestration revised layout of gardens and access

EPC view: Comment to ABC that the new site and garden layout, access and extended garden is welcome as it meets EPC's earlier suggestions; but question one front entrance being directly at the bus stop and leading straight into a sitting room. Repeat that exterior wall paint should not match existing but be white or off-white to meet Parish Design statement principles.

Decided Planning Applications

EGERTON PARISH COUNCIL

6th April 2021

20/00799/AM01/AS Amended Plans Approved	Egerton	Weald North Ward	Sun Patch, The Street, Egerton, Ashford, Kent, TN27 9AL Non-material amendment to planning approval 20/00799/AM01/AS (Demolition of existing bungalow and erection of two detached dwellings with associated amenity and parking) for alterations to plot 2: internal alterations and alterations to windows/ doors openings.
---	---------	------------------------	---

20/01206/CONA/AS Discharge of Condition	3 Mar 2021	Egerton Weald North Ward	589374 146901	Permit	Old Harrow Barn, Link Hill Lane, Egerton, Ashford, Kent, TN27 9BH Discharge condition 3
---	------------------	--	------------------	--------	---

20/01519/AS Withdrawn By Applicant	Egerton	Weald North Ward	Garden Cottage, Egerton House Road, Egerton, Ashford, Kent, TN27 9BD Demolition of existing outbuildings and lean-to green house and proposed first floor and single storey extension to the rear; Conversion of, and link to, existing store / boiler building to habitable accommodation.
--	---------	------------------------	---

20/01576/AS Withdrawn By Applicant	Egerton	Weald North Ward	Garden Cottage, Egerton House Road, Egerton, Ashford, Kent, TN27 9BD Demolition of existing outbuildings and lean-to green house and proposed first floor and single storey extension to the rear; Internal alterations; Works of conversion of, and link to, existing store / boiler building to habitable accommodation.
--	---------	------------------------	--

20/00966/AS Permit	Egerton	Weald North Ward	Appleby Grange, Green Hill Lane, Egerton, Ashford, Kent, TN27 9EY Proposed agricultural building to support smallholding, including landscape and ecological enhancements.
---------------------------------------	---------	------------------------	--

21/00199/AS Permit	Egerton	Weald North Ward	Rock Hill Barn, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP Construction of a Oak Framed, Oak Clad outbuilding for Home Office Use
---------------------------------------	---------	------------------------	---

21/00240/AS Permit	Egerton	Weald North Ward	Rock Hill House, Rock Hill Road, Egerton, Ashford, Kent, TN27 9DP Construction of a cart lodge building, the construction of a bin store and adjoining log store, associated landscaping works; the installation of a woodburner flue within the roof of the existing potting shed.
---------------------------------------	---------	------------------------	---

EGERTON PARISH COUNCIL

6th April 2021

20/01488/AS Grant Consent	Egerton	Weald North Ward	Malthouse Farm, Rock Hill Road, Egerton, Ashford, Kent, TN27 9EB Alterations to the first floor to include removal of non-historical partitions and reconfigure the bedroom and bathroom layout; removal of wardrobes and form a shower room and strip out the shower room in the central area of the floor layout.
--	---------	------------------	---

20/01673/AS Proposed Use/Development Would Be Lawful	Egerton	Weald North Ward	Amherst Farm, Bedlam Lane, Egerton, Ashford, Kent, TN27 9DA Lawful development certificate - proposed - stationing of a Twin Unit Caravan for Ancillary Purposes within the Domestic curtilage of the dwelling;
---	---------	------------------	---

7) Section 106 proposed New Road Development. Ashford Borough Council requirements on the developer of the New Road site for contributions to Egerton-specific projects. (See appendix for full proposal details.)

Lois Tilden presented a report she had compiled and circulated based on village priorities identified in the Parish Plan and draft Neighbourhood Plan through village consultations. She had added other potential projects including those suggested by Egerton Playing Fields Association (EPFA) in Sarah Elworthy's report. Lois had aimed to match projects with the headings put forward by ABC along with the prospective capital and maintenance sums available, as set out in Appendix iii. These would cover improvements or new features including: an informal natural leisure area; playground; indoor/ outdoor sport changing facilities; sports pitch; indoor sport; the Arts and charitable contributions. Lois Tilden confirmed that ABC would require evidence to support each proposed project with some basic costings and availability of existing funds. The Chairman thanked Lois for her work in preparing the discussion paper.

EPC agreed that projects of benefit to the most residents should be priorities: the pre-School, the Millennium Hall, the Games Barn, recreation and playground areas and to focus on projects where other funding was not available such as through The Geoff Wickens Egerton Sports Trust to support start-up or improvement. EPC agreed to seek additional guidance from ABC on whether there was scope for top priority projects including the pre-school and the Hall to be considered, as well as some switching between ABC's list of headings such as changing facilities for indoor sport rather than outdoor, since the Pavilion already had the latter facilities.

EPC agreed that it was important to maximise the opportunities for external and Egerton-based funding. EPC agreed that all projects in the report should be submitted to ABC but there were two projects competing for funds relating to recreational green space. An informal natural community space in the Forstal, where no community space had ever been available and which was an identified need in the draft Neighbourhood Plan was preferred to EPFA's separate proposal to turn the lower recreation field into a recreational green space with a wildflower meadow and no longer use it to rent out for sheep grazing. This latter proposal was rejected by a vote of 8 to 1.

Action: Lois Tilden to compile the final document for submission to ABC within the next two weeks.

Action: Claire Foinette to circulate a survey to users of the playground area about usage/aspirations.

8) EPC Complaints Policy and Procedure

EGERTON PARISH COUNCIL

6th April 2021

All in favour

9) Neighbourhood Plan - update

Jane Carr, chair of the Neighbourhood Plan Steering Committee, advised that the redrafting was finished and that ABC had completed the strategic environmental and habitats regulations assessment and no further screening was required.

Jane Carr said The Basic Conditions Report had been completed and was being reviewed by the Neighbourhood Plan (NP) Steering Committee.

Next steps were to complete the consultation statement and the Site Assessments following feedback from the consultants, South Downs National Park Planning Authority.

Action: A flyer is to be drafted and circulated to the village to ensure every household knows what the next stages are with the NP.

10) Older People's Accommodation - update

Move to update councillors in confidential session due to the commercial sensitivities.

Proposed: Richard King

Seconded: Peter Rawlinson

All agreed

11) Sewage at The Forstal

To be discussed at the May meeting

12) PCSO – Kyle Farnfield PCSO 46061547

Report received and circulated under correspondence

13) Social Media

Discussion postponed

14) Risk Assessments and Maintenance

- **Fault at the phone box opposite The Barrow House**

Reported by Peter Rawlinson to Open Reach. Peter Rawlinson advised that should the phone box be decommissioned, the village could adopt it and potentially reassign use to housing a defibrillator. He suggested the village be pro-active on this.

- **Skatepark**

Quote received for repair to three ramps. EPC agreed unanimously that it was happy for the repair to proceed.

Action: Clerk to confirm repairs can proceed and to organise a follow-up inspection post-repair

15) GDPR

John Lawton reported that he has all bar one of the necessary GDPR reports and the project was nearing completion.

16) Correspondence

All circulated by email in advance unless marked with a *

Note

KCC – closure of Bedlam Lane Mar 3 – 12th. All. 04/03

Funder Tuesday sessions. All. 4/03

Michelle Byrne ABC S106 request for submission of projects funded by New Road development.

4/02. RK/LT. All

EGERTON PARISH COUNCIL

6th April 2021

Ashford for You – Gardens in Bloom. All plus Mel Rawlinson/ E Update. 08/03
Kent Police Rural Task Force and Rural matters. All. 09/03
Rural funding digest. All. 09/03
Feb KALC News. All. 09/03
ABC additional grant. All. 09/03
KALC bulletin – new £150m community support fund and timescales for AGAR. All. 09/03
PCSO update. All. 09/03
Kent launch crowdfunding for community assets. All. 09/03
Playground and skatepark inspection report. CF/SE/RK. 09/03
ABC to undertake energy survey of 500 council homes. All.15/02
KCC Environment Briefing. All. 15/02
ABC virtual planning meeting. LT. 16/02
NALC – good councillors guide to cyber security. All. 16/02
KALC training. All + KL (Games Barn). 16/02
ABC Parish Briefing – Ashford in Bloom and recycling success. All + Egerton Update. 18/02
Breakthrough communications – webinar on crisis communications (via KALC). All. 25/03
NALC planning event. LT / JC. 25/02
Kathy Hooke – proposal for widening the scope and ownership of village litter picking. All. 25/03
ABC – Rob Bewick follow up on Sec 106 funding. All. 25/03
KALC letter – mandate for parishes to meet remotely ends May 7th. All. 30/03
KALC bulletin – precepts. All. 30/03
KALC Member benefits and renewal of subs. All. 1/04
KALC planning conference. LT/JC. 1/04

Web Items

April minutes
May agenda
Draft April minutes

17) Finance

Accounts – to be approved
Budget spend to date – to be noted

Accounts

Expenditure		Cheque No	£
Graham Howland	Service and sharpen EPC mower	BACS	50.00
Heather James	Handover to clerk plus Feb hours x 2.5	BACS	140.00
KALC	S Young – All about the AGAR	BACS	42.00
ABC (ASPIRE)	Grounds Cutting and Maintenance	BACS	4214.88
Clerks and Councils Direct	Annual subscription	BACS	12.00
KALC	John Lawson training risk and insurance during COVID	BACS	42.00
ACRK	Annual subscription	BACS	80.00
Sonia Young Salary	February	BACS	953.34
HMRC	February	BACS	22.00
			5556.22

EGERTON PARISH COUNCIL

6th April 2021

Income			

Bank Reconciliation Balance as at 31st March 2021 £4721.02 less un-presented cheques as follows

--	--	--	--

Actual balance = £4,721.02 as at 31st March 2021

Accounts for Egerton update magazine

Expenditure		Cheque No	£
Big Print	Feb issue print and paper	BACS	1186.00
			1186.00

Income			
Advertising			1145.00
			1145.00

Bank Reconciliation Balance as at 31st March 2021 £6306.70 Less un-presented cheques as follows:

--	--	--	--

Actual balance = £6,306.70 as at 31st March 2021

Accounts for Village Projects

Expenditure		Cheque No	£

Income			
Interest			0.16
Donation	In error meant for main PC account		100.00
			100.16

Bank Reconciliation Balance as at 31st March 2021 £20, 703.64 Less un-presented cheques as follows:

--	--	--	--

Actual balance = £20,703.64 as at 31st March 2021

Village Projects fund

Pre-school move	£11,288.65
Village Hall	£ 9,414.99
TOTAL	£20,703.64

Accounts for Neighbourhood Plan

EGERTON PARISH COUNCIL

6th April 2021

Expenditure		Cheque No	£

Income			

Approval of the accounts for the month, for cheques to be signed and internet transfers to take place:

All agreed to accept the accounts as presented.

Action: Clerk to present end of year report at the May meeting.

18) Any other business

- Neighbourhood Plan bucket to be removed from the phone box opposite The Barrow House.
- EPC printer is out of action and may require replacement. Current Printer purchased 2015.

19) Confidential Items

Sarah Elworthy left the meeting

Clerk read the confidential minute of the 2 March EPC.

The minutes the previous month's confidential item were approved and signed as a true record of proceedings subject to two amendments.

Proposed: Richard King

Seconded: Peter Rawlinson

The meeting closed at 11.16

Next meeting: Tuesday 4th May 2021

Appendix i

Egerton Parish Council meeting held via Zoom due to lockdown from Covid-19

Report no. 131 of the Egerton footpaths representative – March 2021

2 Closed Issues – Items 3 of Outstanding Issues and the New Issue 1, both state "Closed. No Action Required".

1 New Issue has been reported since the February 2021 report (which has already been closed).

5 Outstanding Issues from the February 2021 report remain.

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. **PROW549664.** 14/05/19. AW84 Egerton House Road/Coach Road from the Court Lodge orchard. Erosion of steps down to the road. Status: "Work Scheduled"
2. **PROW359025.** 09/09/19. AW94 Coldbridge. Broken stile on the right-hand side of the lane, (just before woodyard). Status: "Awaiting Allocation"
3. **PROW191180108.** 06/11/19. AW65 Behind Jollis Field, Coldbridge Lane, at river bridge, a tree has fallen. Status: "CLOSED. NO ACTION REQUIRED". [Presume the tree has been removed by someone other than KCC otherwise it would say Job Completed].

EGERTON PARISH COUNCIL

6th April 2021

4. **PROW 200491079 and PROW 200484748.** 19/04/20 and 24/04/20. AW90 Green Wickets, Rockhill Road. The outcome of the complaints received about being unable to use the public right of way at Green Wickets is that KCC said because of the spread of the virus a temporary block was put on that part of AW90 with signs either end, there being an alternative footpath nearby. Keep on list to reinstate access once the situation changes back to normal. This part of footpath AW90 is still closed. Status: "In Progress".
5. **PROW 200992767.** 01/09/20. AW88 Greensand Way at Elm Close. Wooden fingerpost at the steps down to the hall is rotten and needs replacing. Status: "Work Scheduled"
6. **PROW 210133402.** 17/01/21. AW101 at property Netherfield in Chapel Lane where a mini railway track has been erected partly along the line of the footpath to the right of the property which means the footpath is very narrow in places with the danger of slipping and falling down into the ditch which at the present time is flowing nicely! Status: "Awaiting Allocation"

NEW ISSUE

1. **PROW210298069.** 08/02/21. AW104 at Wanden Lane. Metal safety fence on the right-hand side of the bridge crossing the ditch has fallen over. Status: "CLOSED. NO ACTION REQUIRED". ". [Not sure why it says no action required. Maybe the landowner repaired it. Normally KCC say 'Work Completed'. I will try to check

Appendix ii

Report no. 21 of the Egerton Highways Representative - April 2021

Summary

Closed Items	7
Open Items	5
New Items	17

Closed Issues

Reference	Description & Status
505386	Crocken Hill road -Blocked Drain/Gully
Logged	12 th May 2020
Status	Works completed
517224	Mundy Bois Road – Flooding & Drainage
Logged	3 rd August 2020
Status	Works completed
494493	Kingsland Lane – Drainage and Flooding, Carriageway flooded
Logged	29 th February 2020
Status	Works completed
42003189	Stone Hill Road – Multiple Potholes
Logged	22/01/2021
Status	Works completed

EGERTON PARISH COUNCIL

6th April 2021

546626	Rock Hill Road – Drainage & Flooding, Blocked drain
Logged	17/01/2021
Status	Works completed
544281/550098	Rock Hill Road – Drainage & Flooding, Blocked drain
Logged	07/01/2021
Status	Works completed
553150	Rock Hill Road – Salt Bin empty
Logged	Not advised but during February
Status	Works completed

Outstanding Issues

Reference	Description & Status
507083	Forstal Road/Bedlam Lane – Flooding
Logged	26 th May 2020
Status	Enquiry under investigation
525179	Field Mill Road, by Field Mill – Drainage & Flooding, Blocked drain/gully
Logged	16 th September 2020
Status	Job attended; more work required
544278	Rock Hill Road – Drainage & Flooding, Blocked drain
Logged	07/01/2021
Status	Enquiry under investigation
546693	Link Hill Lane - Drainage & Flooding, Blocked drain
Logged	17/01/2021
Status	Works being programmed
553958	Barhams Mill Road – Multiple Potholes
Logged	Not advised but during February
Status	Works being programmed

New Issues

Reference	Description & Status
564499	Multiple Potholes – Coach Road from junction with Egerton House Road to Field Mill Road
Logged	March 2021
Status	Works being programmed
564785	Multiple Potholes – Egerton House Road
Logged	March 2021
Status	Works being programmed

EGERTON PARISH COUNCIL

6th April 2021

564497	Multiple Potholes – Iden Lane
Logged	March 2021
Status	Works being programmed
562299	Stonebridge Green Road – Blocked Drain/Gully
Logged	March 2021
Status	Enquiry under investigation
564217	Pothole – Rock Hill Road/The Street/New Road
Logged	March 2021
Status	Works being programmed
564519	Forge Lane, Egerton Forstal – Holes in verge/verge damage
Logged	29 th March 2021
Status	Works being programmed
564500	Crocken Hill Road – Holes in verge
Logged	March 2021
Status	Works being programmed
565029	Crocken Hill Road – Multiple Potholes
Logged	March 2021
Status	Works being programmed
564783	Link Hill Lane – Pothole
Logged	March 2021
Status	Works being programmed
564523	Egerton House Road – Soft Verge Damage by Star and garter Cottage
Logged	29 th March 2021
Status	Works being programmed
563975	Barham Mill Road/Pembles Cross – Blocked Drain/Gully
Logged	March 2021
Status	Enquiry under investigation
559347	Chapel Lane – Ditch problem
Logged	March 2021
Status	Enquiry under investigation
No Ref	Bedlam Lane – nr Badgers Works raised by KCC Highways
Logged	March 2021
Status	Order raised

EGERTON PARISH COUNCIL

6th April 2021

564810	Pothole – Coach Road from junction with Egerton House Road towards Boughton Malherbe
Logged	March 2021
Status	Works being programmed
565025	Mundy Bois Road- Potholes
Logged	March 2021
Status	Works being programmed
564522	Egerton Road – Holes in verge
Logged	29 th March 2021
Status	Works completed
564516	Green Hill Lane – Soft Verge damaged
Logged	29 th March 2021
Status	Works completed

Other Matters

Verge issues
<p>1) Forge Lane – see above 564519 Works being programmed</p> <p>2) Field Mill Road - between Woodside Bungalow and Horseshoe Cottage – see above 564522 Works completed</p> <p>3) Greenhill Lane - either side of the junction with Mundy Bois Road - see above 564516 Works completed</p> <p>4) Egerton House Road - by Star & Garter Cottage - see above 564523 Works being programmed</p> <p>5) Crocken Hill Road (New) – see above 564500 Works being programmed</p>

EGERTON PARISH COUNCIL

6th April 2021

Appendix iii

Part 1

ASHFORD BOROUGH COUNCIL REQUIREMENTS ON THE DEVELOPER OF THE NEW ROAD SITE FOR CONTRIBUTIONS TO EGERTON-SPECIFIC PROJECTS (s.106)

Culture and the Environment

Comments regarding proposed development

Application 20/01600/AS

Full planning permission for up to 15 dwellings. Land adjoining Four Winds, New Road, Egerton

Requirements for Cultural Services provision

Public Open Space contributions

1.1. Off site provision of public open space:

Capital contribution for off-site provision	Commuted maintenance sum for the development
Informal/ Natural: 6,510.00	4,875.00
Play: 9,735.00	9,945.00
Allotments: 3,870.00	990.00
Strategic Parks: 2,190.00	705.00
Cemeteries. 4,260.00	2,640.00

1.2. Provision of outdoor and indoor sport:

Outdoor Sport

Changing room cost 7,504.00

Pitch capital cost 5,367.00

Pitch maintenance 10 yrs 7,690.00

Total outdoors 20,561.00

Indoor sport

Sports halls 6,736.00

1.3. Potential projects for off-site contributions:

Informal/natural: Parish provision: Parish Council to advise on any project

Play: Parish provision: Parish Council to advise on any project

Allotments: Parish provision. Parish Council to advise on any project

EGERTON PARISH COUNCIL

6th April 2021

Strategic Park:	Contributions towards delivery of improvements to a strategic park as defined in the Local Plan 2030
Cemeteries:	Parish provision. Parish council to advise on any project
Indoor and Outdoor Sport:	Contributions to improvements for Egerton Parish as detailed in the Playing Pitch Strategy and as required locally

Culture and the Environment

Comments regarding proposed development

Requirement for Cultural Improvements

1.4. A contribution is required for off-site contribution towards the arts sector: £5,076.00. Parish provision: Parish council to advise on any project.

1.5. A contribution is required for off-site contribution towards the voluntary sector: £1,305.00. Parish provision: Parish council to advise on any project.

1.6. The above comments on the level of S106 contributions should not be taken to indicate that Cultural Services will approve the scheme.

1.7. Note that all the sums detailed will require indexation:

* Open space typologies from 2012

* Voluntary sector from 2018

* Public Art from 2016

* Indoor and Outdoor Sport from January 2021

Open Space / Landscape

1.8. All public open space provision will be required off site.

1.9. We note the proposed hedgerows, which are welcomed, but also these appear to be tied in with close board fencing. An established mixed hedgerow with appropriate *rural* approach to a fence should be sufficient. The hedgerows are important as part of green infrastructure and wildlife corridors; we also request permeability through the site for movement of mammals such as hedgehogs, which close board fencing will preclude.

1.10. With regard SUDS and water features across the site, there appears to be some inconsistency in what will be provided. We ask that an appropriate approach is given to designing these features, so they are not highly engineered with un-attractive headwalls that do not reflect the rural location, and add nothing to landscape character.

1.11. We note the site is larger than that illustrated in Policy S30, and this impacts on the existing PRoW.

Conclusion

1.12. The development provides very limited opportunity for genuinely useable public open space, and therefore all public open space is requested off site.

1.13. The above comments on the level of contributions for open space should not be taken to indicate that Cultural Services will approve the scheme.

1.14. Note that all the sums detailed will require indexation:

- Community facility from 2018

EGERTON PARISH COUNCIL

6th April 2021

- Open space typologies from 2012
- Voluntary sector from 2018
- Public Art from 2016
- Indoor and Outdoor Sport from January 2021.

Culture and the Environment

Comments regarding proposed development

This response was submitted following consideration of the following documents:

- *Illustrative Masterplan*
- *Planning Statement*
- *Landscape Plan*

Part 2

Priorities for the village as set out in the Parish Plan in which the EPC would help facilitate projects or take the lead in setting up projects

1. **Sustain the primary school and establish dedicated space for the pre-school** – not relevant to any of the ABC headings but planning permission was granted for a building in the school grounds.
2. **Install a map in the centre of the village showing key locations** - ✓ done
3. **Support the current plans for improved facilities in St James' Church** – *not relevant to ABC headings*
4. **Additional housing for older people downsizing**– *on going, not relevant to ABC headings*
5. **Introduce marking of car parking spaces outside the Millennium Hall**, and additional signs to the Millennium Hall car park in the village – *not relevant to ABC headings*
6. **Facilitate small to medium scale development of the Millennium Hall**

The Millennium Hall has proved a great asset to the village, both for its aesthetic qualities and position and for the range of uses it has enabled. Additional requirements for village use have been identified - secure archival storage for village records; additional storage for chairs and tables and village clubs' equipment; 'green room' or changing rooms for the Players, the Music Club and Festival, fitness clubs. Structural changes and additions to the present building would be needed to meet any or all of these requirements and to provide medium to long term solutions. The Hall is now 21 years old and the cost of maintenance and replacement is increasing, and will continue to do so. If facilities and access could be improved, additional fees from external, commercial hire would help to offset this cost and would provide at least some of the additional requirements for village use in the future. Some 15 years ago, and in response to the possibility of a major grant, plans were drawn

EGERTON PARISH COUNCIL

6th April 2021

up by the Hall architects for an extension on the current Pre-school play area, with a second storey above, and for another extension, with a toilet and small kitchen facility, behind the stage. Although the grant funding was not forthcoming, these plans gave the Parish Council an indication of the possibilities for further development of the Hall.

- **Small scale** development to construct an extra flat-roofed room in the current Pre-school play area, to modify the committee room and doctor's room, to open up a door into the entrance hall from the kitchen and to modify the chair store and current Pre-School storage. This would allow more than one village activity to take place in the hall at the same time, would improve village social functions and would also allow day-time commercial hire. The foundations, joists, etc should be sufficient to support an additional storey at some future date. Renewable energy sources should be specified. More accurate costings are still needed to validate an estimate of £5,000 for modifications to the committee room and doctor's room, and £97,500 for the construction of a 6.5 x 7.5m extension (calculated at a cost of £2000 per sq m, including most fittings and finishings). £103,500
- **Medium scale development** – as above but with a second storey archive/meeting room above and modifications and up-grading of the kitchen. This would allow improvements as above but would also allow important historical material about the village to be stored and accessed safely. It would add a further £50,000+ to the costs, giving a total of £150-175,000.

• **Large scale development** - as above but with additional room/s constructed at the back of the stage as a 'green room'/changing rooms, etc. This would achieve all the previous benefits and would also make theatrical and musical events much more feasible (whether village or commercial hire) and would still further improve storage, etc. The additional 'green room' of 11.5 x 4m would add a further £92,000. £250,000.

Approximately £20,000 has already been raised for further Hall development. This should be used to develop the detailed plans and costings and to provide the basis for a fundraising programme.

7. Ensure integration of the long-term development of all village facilities including encouragement of increased recreational and leisure activities, and re-furbishment of the Games Barn.

The current approach is very community-based. The Recreation Ground includes the Millennium Hall, Games Barn and Sports Pavilion. The communal recreation field comprises a cricket field (there is also an all-weather training net) and a football pitch, both of which are used for organised games, coaching etc., and surrounding play/walking areas. A children's playground, caters for the under-11 age group and a skateboard park for those a bit older. Walkers use recreational areas, public roads and footpaths. When the weather is fine there are regular cricket matches and coaching of juniors (summer) and football matches (winter). The children's playground is well used and the skateboard park is used quite frequently. There is a fair amount of walking (structured and informal including dog-walking), running, circuit training, cycling, keep-fit and non-physical activity. Outside of Covid-19 Lockdown the Millennium Hall is used for a wide range of activities, including ballet, yoga, table tennis, keep fit, quizzes, amateur theatricals, Film Society, concerts, club meetings, social events and private parties.

The Games Barn is, or has been, used for numerous sports and leisure activities including indoor bowls, badminton, pilates etc. But in Winter the heating system is not adequate for pilates or yoga, the roof continues to leak despite several attempts to put it right and there is a significant condensation problem. See point 8 below.

The Sports Pavilion provides changing facilities for organised sports and is also used for other recreational and social activities, including meetings of committees and other small groups such as the Community First Responders. The village has a strong track record in designing, facilitating and managing community-based activities. This is founded on a sense of community and ownership for all. Group activities currently available in the village tend to be organised by older members of the

EGERTON PARISH COUNCIL

6th April 2021

community with experience and time. However, it is important that younger members of the community are, and are seen to be, included/involved. Current organisation of sport and recreation in Egerton is mainly ad hoc and dependent on groups of interested people and, in some cases, individuals. The most important single body is the Egerton Playing Fields Committee (EPFC), which is constituted as a trust by Egerton Parish Council to lease, operate and manage the two sports fields and Sports Pavilion facilities for recreational games or activities for the benefit of the inhabitants of the Parish. The Committee is responsible for both day-to-day operations and funding, and longer-term planning.

8. Encourage involvement by all age groups in healthy activity; in particular, investigate the possibility of upgrading the Games Barn and installing tennis courts

With almost 50% of respondents to the final questionnaire in the Parish Plan in favour of improvement to the Games Barn, in 2014 this was a medium level priority for the Parish Council. An upgrade should help to make optimum and most appropriate use of the Games Barn, the Millennium Hall and the Sports Pavilion. The Games Barn would be better used if the roof is replaced, better heating installed, preferably with some solar panels and a new extension to take account of the need to store larger sports equipment and other bulky items to support the Music Festival and Egerton Players. Most of the bulky items are stored in scattered locations across the village, on private premises by volunteers and access to the sites is not easy to arrange and co-ordinate. An extension to the Games Barn would reduce the need for more storage space in the Hall and reduce the scale of an extension to the Hall. An extension to the Games Barn could cost around £40,000 but to allow for existing roof upgrading and dovetailing it together the construction costs would increase significantly. No calculations yet.

Part 3

S106 Proposal: Music Festival and Egerton Players

Egerton Music Festival is a registered charity, number 1104268

The Aims and objectives of the Festival as defined in its constitution are:

(a) to promote, improve, develop and maintain public education in and appreciation of the art and science of music in all its aspects by the holding of music festivals and other musical events in the Parish of Egerton, Kent and by other such ways as the Charity through its Executive Committee shall determine from time to time;

(b) to utilise in the locality the proceeds of the music festival to promote the learning of music in all its forms by young musicians, or such other areas as the Executive Committee shall determine from time to time.

It is hoped to run a music festival in June 2021, and already have some dates for your diaries. Sunday 6th June – London Mozart Players with Jane Wisely, soloist

Thursday 10th June – Opera Brava

Friday 11th June – The Sacconi Quartet

Saturday 12th June – Picnic in the Garden and the Jazz Supper

Sunday 13th June – Last Night with Canterbury Cathedral Girls' Choir

Egerton Players is a Kent village drama group with our members drawn from the locality, aged from four years old to over ninety! We perform and rehearse in the village of Egerton, and its locality, situated around six miles west from Ashford, overlooking the Weald of Kent. Our repertoire includes musicals, revues, comedies and the ever-popular pantomime (oh yes it does!)

EGERTON PARISH COUNCIL

6th April 2021

Part 4

S106 Proposal: Community Recreational and Dog Walking Area for Egerton

Objective: Create a community area for Egerton residents that promotes the natural habitat and allows easy access for recreational activity including dog walking.

Location: Lower Field of Recreation Ground

Proposal: To utilise the Lower Field as an accessible area for dog walking, an area of natural habitat for recreational use, and improved footpath access to village amenities.

Advantages:

- a. Utilises a village asset for the health and well-being of a wide range of residents as outlined in the Neighbourhood Plan.
- b. Plenty of space! (1.6 Hectares)
- c. Easily accessible from the Playing Fields
- d. Will provide an area that dogs can be exercised off their leads.
- e. Reasonably close to centre of village
- f. Space available for parking on Playing Fields.
- g. Set up can be structured as a 'rolling plan' thus reducing the start-up costs.
- h. A project that can involve community participation in planning, implementation, and maintenance.

Considerations:

- a. Increased responsibilities on PC for managing the Lower Field.
- b. Need to ensure sufficient funding for start-up, maintenance, and rolling development plan.
- c. Sufficient notice will need to be given to the local farmer to ensure they can arrange suitable alternative grazing.

Sources of funding:

- a. Parish Council: There is a loss to the PC of rental income (£130 per annum) for the Lower Field but with GWT now funding the £400 per annum previously paid by Egerton PC to fund the Sports Pavilion repairs, a net gain of £270 a year. Adjustments to the mowing schedule due to less cuts required by Cricket Club could be utilised for maintaining mown paths in the Lower Field.
- b. Funding from Section 106 contribution
- c. Egerton 100 club
- d. Egerton Fete
- e. National Lottery
- f. Natural England
- g. Countryside Stewardship

Set up:

- a. Access gate for mower alongside pedestrian gate into Lower Field
- b. Repairs to current fence
- c. Waste bins
(If funding available)
- d. Provision of 'natural parking' spaces on Playing Fields behind football posts.
- e. Automated dawn/dusk barrier to prevent overnight -parking and 'nefarious activity'.

Annual maintenance:

- a. Mowing of paths
- b. Emptying of waste bins
- c. Fence repairs
- d. Three times a year grass cutting to promote wildflower meadow.

EGERTON PARISH COUNCIL

6th April 2021

- e. Hedge cutting program to protect and promote habitat.
- f. Insurance

Rolling development ideas:

- a. Rolling programme of sections of fence replacement
- b. Pedestrian gate from Rockhill Road by stream
- c. Suitable paths and access gates to protect the environment and provide access for people with reduced mobility or other disabilities that may limit access to the natural environment.
- d. Seating, shelter, picnic benches
- e. Woodland area
- f. Orchard area
- g. Pond
- h. Rustic dog agility
- i. Obstacle or Outside gym equipment

Current situation:

The Lower Field is currently leased to a local sheep farmer. The farmer is responsible for maintaining the fencing and cutting the hedges on the field side. The PC maintain the hedges on the public side. Parishioners were given the opportunity to plant trees in the field, some of which were planted in memory of loved ones. Although not a public footpath, historically people regularly walk between the road access by the stream and the kissing gate access by the end of the football pitch. This provides quicker and safer walking access to the Sports Pavilion, Recreation Ground and Village Hall compared to walking along the road. Recent introduction of a 'dogs on leads' policy for the Playing Fields has highlighted the need of a number of people with limited mobility to have easy access to an area that will allow them to safely exercise their dogs off the lead.

Neighbourhood Plan:

There are many aspects identified in the draft Neighbourhood plan to support this proposal.

- a. As part of the consultation process for the Neighbourhood plan the Lower Field has been designated a Local Green Space (Policy P3 1.c) The site was one of many evaluated by the South Downs National Park Specialist Advisory Service and designated particularly for its recreational value to the community.
- b. As part of the Neighbour Plan policy S3 Egerton Parish Council will work with Egerton Playing Fields to secure funding and to develop approximately 10 additional parking spaces for the Sports Pavilion and Games pitches, using a permeable surface to allow drainage in accordance with Policy ENV9 of the Ashford Local Plan and to maintain the visual appearance of the playing fields.
- c. As part of the Neighbourhood Pan (Policy P2) seeks to improve woodland and hedgerow management with new planting as a means of responding to the climate emergency, providing wildlife habitats, and contributing to human well-being.
- d. Policy S4 Footpaths and Byways: Development in the Parish shall: b) construct or provide proportionate contributions towards new rights of way or extensions to link any such development to the village centre.

Summary

With the expected adoption of the Neighbourhood Plan funding may become available through Section 106 Agreement from developers of village sites. This is an opportunity for significant longer-term investment in Parish recreational facilities that will benefit many residents of Egerton.

Part 5

S106Proposal: Parking Provision

"Neighbour Plan policy S3 Egerton Parish Council will work with Egerton Playing Fields to secure funding and to develop approximately 10 additional parking spaces for the Sports Pavilion and

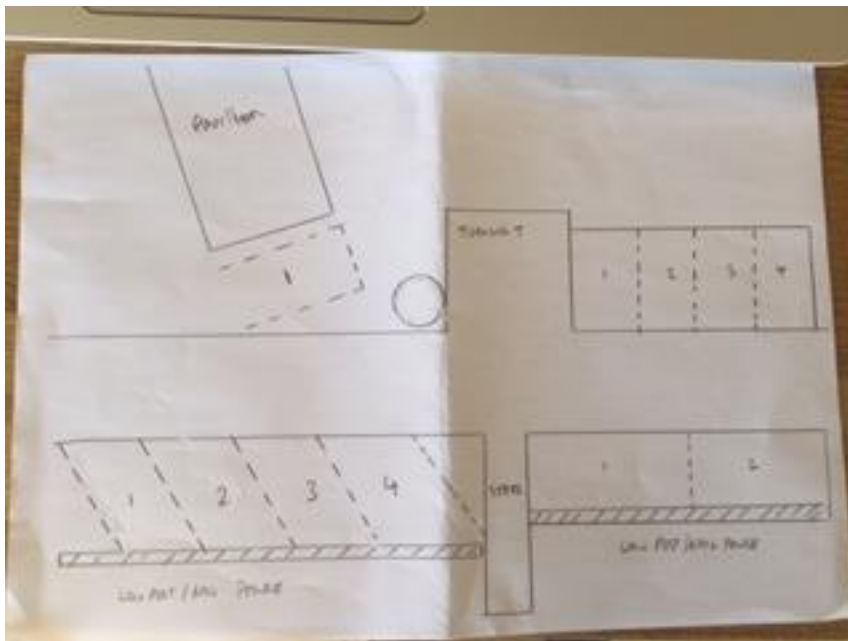
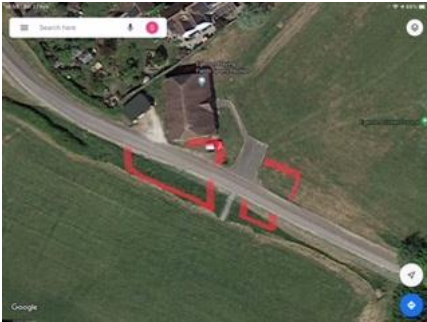
EGERTON PARISH COUNCIL

6th April 2021

Games pitches, using a permeable surface to allow drainage in accordance with Policy ENV9 of the Ashford Local Plan and to maintain the visual appearance of the playing fields.”

Parking proposal

Parking area 1



The areas by the Pavilion kitchen and adjacent to the turning T are already established parking areas. The areas either side of the stone steps would need the bank to be suitably reinforced and drained. This would be more costly (though possible cost savings could be made by utilising some of the topsoil from any ground works on the Recreation Ground and from the developers of local sites). The four spaces to the right of the steps (from the top) would need to be nose in on an angle. The two spaces to the left of the steps would need to run parallel with the road. All these parking places are close to the Pavilion and allow spectators to watch from the comfort of their cars or have easy access to the Pavilion if being used for hire.

EGERTON PARISH COUNCIL

6th April 2021

Parking area 2



This area could take several parking spaces. Nominally put in 8 -12 but there is room for more!
This area would be useful for overflow parking or parking to access the Lower Field.

Some low-level barriers to prevent people from driving onto the football pitch would be required. Though access will still be required for parking on the football pitch for cricket, Fete and other village activities.

An automated barrier to open dawn and close dusk to prevent overnight parking and nefarious night-time activities. Also, reassurance for local residents of increased security. This will need to be set in from the road a sufficient distance to allow the Southern Water lorries to pull off the road and open the barrier if needed.

Summary

The provision of an automatic dawn dusk barrier at the road entrance and some of the groundworks may be quite costly. However, with the adoption of the Neighbourhood Plan funding may become available through Section 106 Agreement from developers of village sites. This is an opportunity for significant longer-term investment in the Playing Field facilities. This will benefit the members of the Playing Fields Association but also the wider community of Egerton.

Part 6

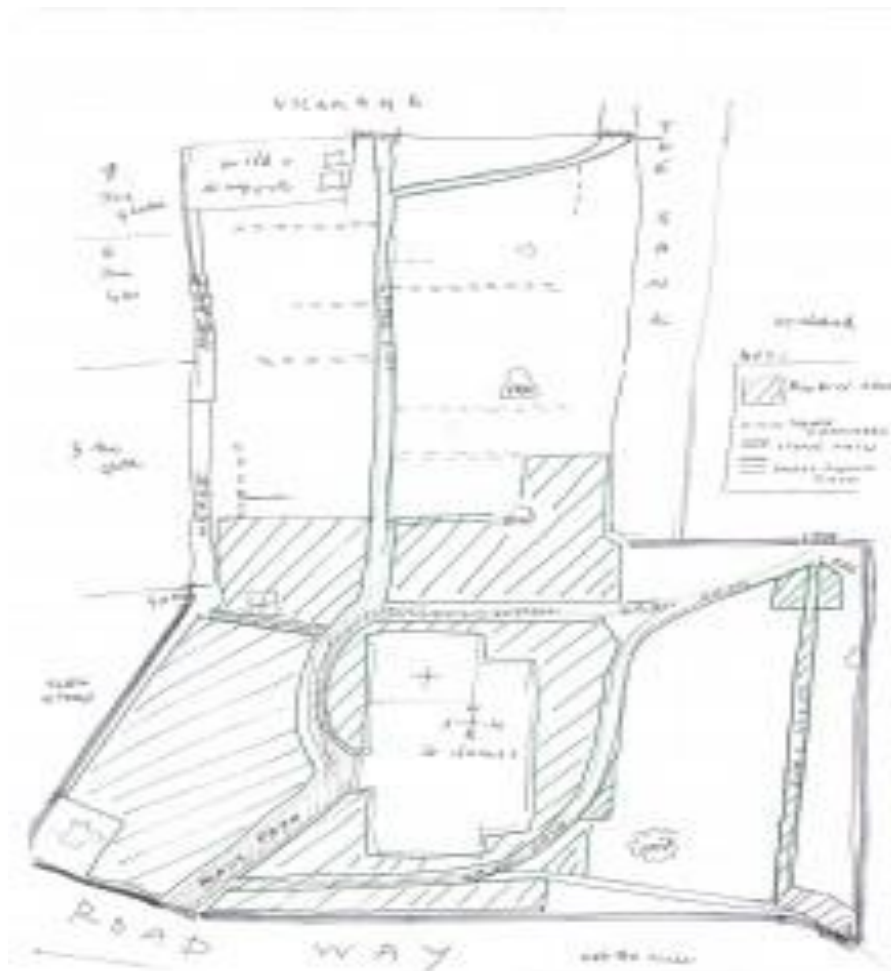
S106 proposal: Gods Acre – St James' Egerton Kent

The model for this comes from the Lincolnshire Wolds project and has been taken up in Kent by the Dioceses of Rochester and Canterbury who are leading its development in conjunction with Kent Wildlife Trust, Mid-Kent Countryside Project, Kent Heritage Tree Project, British Trust for Conservation Volunteers, Kent Bat group, Kent Mammal Group, Kent Reptile and Amphibian Group and other interested parties. The Kent God's Acre Project (KGAP) aims to provide skill and expertise to help local communities manage their churchyards in various ways viz: *Workshops on wildlife history, grassland management, site and species surveying, making management plans, and Development of community involvement *Offering advice on churchyard maintenance *Support for local community groups setting up a project. *Setting up a `Churchyard mark` to be given for reaching and maintaining a standard. Our project is at an early stage in Egerton and was inspired by a course run by KGAP in February 2010 but also comes at a time when the realization that the churchyard is an unique habitat, a fantastic community resource which deserves protecting and promoting. The churchyard is primarily a burial ground, but it far more, it is a place of peace, tranquillity and contemplation. It is, even now, the most beautiful area with wonderful trees, grass, hedges, banks, with a dazzling amount of plants and animals living there. The history of the village lives in the headstones and in the walls of our church; it is the story of our community. It is the place that our social and cultural history meets our very precious natural history. It is a treasure.

EGERTON PARISH COUNCIL

6th April 2021

How best to care for the churchyard is always going to be a difficult issue. It is in any case the responsibility of the Church and the PCC to maintain it to a proper standard. However proper standard means quite different things to different people. Some think it should be totally neat and tidy, others wilder. In reality a compromise has to be reached taking due consideration of everyone's opinion as well as the obvious environmental concerns. With this in mind we have come up with an Interim Management Plan (see below), have drawn up a map, have done a very preliminary site and species survey and have started to gather a group of interested and or expert local people. We intend to involve the community in the project in every way possible and will be organizing information and educational material and events, especially in the National Churchyard Week 18-27th June 2010. We are looking for help and advice from anyone locally, if you have anything at all to offer please contact Sarah Widd 756460 or Steve Kirk 756515 ; So botanists, birdwatchers, historians, archeologists, geologists and all the rest please come and join us! We will also need some brawn as well as brains for a working party to scythe the wildflower meadow annually.



Useful contacts:
Caroline Pinchbeck
Rural Life and Environmental advisor

EGERTON PARISH COUNCIL

6th April 2021

caroline@churchinsociety.org www.caringforgodsacre.co.uk

01795 890487

Part 7

S106 proposal: funding Pitch Maintenance costs

Provision of S106 £7690.00. Over ten years ie £769.00 per year

This provision will be used in supporting the maintenance of the playing surfaces to provide for junior and senior sport (cricket, football, running) and recreation space for the wider community. It would help cover mowing, seeding, grass care and annual repairs to the playing surface, rabbit netting and drainage of the playing surfaces.

Examples of current annual maintenance costs

Specialist Mowing of cricket pitch £800

Watering of wicket £400