



**The meeting of Egerton Parish Council was held on Tuesday 4 March 2025
7pm Committee Room, Millennium Hall, Egerton**

Present

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

Three members of the public were present.

1) Apologies

Cllr Claire Foinette and Borough Councillor Kayleigh Brunger-Randall

County Councillor Charlie Simkins

On behalf of Egerton Parish Council Chair John Lawton expressed considerable sadness at the passing of Egerton's County Councillor – and resident – Charlie Simkins. Cllr Lawton said that Charlie Simkins had been a good friend to Egerton Parish Council and to the village as a whole. Cllr Lawton said he would be very much missed.

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.

No councillors have a pecuniary interest in any of the sites put forward for consideration in the Ashford Borough Council Local Plan 2041

Chair Cllr Lawton: neighbour to planning application PA/2025/0247 Land rear of 7-14 Harmers Way

Vice-Chair Cllr Rawlinson: owner of nearby adjacent land to planning application PA2024/1864 for burial ground, Barhams Mill Road

3) Minutes of the Previous Meeting – 4 February 2025

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

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

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

i) Installation: French drain

Cllr Hopkins confirmed work to install the French drain around the cricket field continued to be delayed due to wet weather. Works will start when the ground dries out.

ii) Upgrade to Egerton Sewage Treatment Works {Sewerage is the apparatus}

The clerk said Southern Water had confirmed the upgrade work was running to schedule.

Action: Clerk to invite Southern Water to attend the 16 April Egerton Annual Parish Assembly.

iii) The George Public House – Asset of Community Value

It was proposed to set up a Working Group to manage the renewal of the Asset of Community Value on The George by collation of all the necessary documentary evidence needed for the submission to ABC by the end of May 2025.

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

Cllrs Hopkins, Wall and Stone volunteered to sit on the committee. Resident Richard King will be asked to join it.

5) Chair to close the meeting for public discussion

Meeting closed at 19.07pm.

Meeting re-opened at 19.22pm.

6) Footpaths Report 177 (See Appendix 1)

7) Highways Report

KCC highways steward visited the village to meet Cllrs Stone and Harper. The steward took photos of issues listed across the village and will investigate the names of the landowners who need to clean the drainage ditches on their land; they will be asked to clear them to help alleviate incidents of flooding.

Some of the worst potholes on Greenhill Lane have also been filled.

A meeting has been organised for 1 April with the East Kent HiP manager. The issues to be discussed include the possible introduction of a 7.5t weight limit and allied signage for Greenhill Lane and a 20mph speed limit in the village centre around the school.

8) Planning and Development

Planning applications submitted to Ashford Borough Council this month for Egerton Parish Council to consider, details of which may be accessed online at:

<http://www.ashford.gov.uk/onlineplanning/>.

Applications submitted

Case Reference:	PA/2024/1864
Location	Land 250 metres east of Barhams Mill Farm, Egerton
Proposal	Change of use of land to a natural burial ground for people and pets along with the creation of a car park suitable for up to 12 cars

EPC view: The application sets out plans to support 900 burial plots. The entrance would be via the laneway to Frasers from Barhams Mill Lane - a poorly maintained single-track lane that is unlikely to be able to sustain any significant increase in vehicular traffic. The lane also has blind bends and few areas for traffic to pass. The application includes a new commercial building to support the business. The building is in a prominent position completely visible from the lane, and measures 10m x 10m.

Proposed: Object as the access lane cannot support the scale and type of the business

Proposed: Cllr Wall. **Seconded:** Cllr Palmer. Cllr Rawlinson took no part in the discussion and abstained. **All other Cllrs in agreement.**

Case Reference:	PA/2025/0090
Location	Spring Villa, Field Mill Road, TN27 9DP
Proposal	Change of use of land to extend residential curtilage and use of existing field access to create new access to dwelling

EPC view: The applicants undertook their own traffic speed survey to highlight the dangers of the existing property entrance on a dangerous corner. EPC considers that only the part of the land needed for access should be allowed i.e. a single-track entry way and not the entire parcel of land proposed. Also, that the splay lines at the entrance should be wide to provide good visibility and set back to ensure any car turning in, is completely off the highway for safety. EPC considers that if ABC is minded to approve this application, then the old access point on the dangerous corner must be permanently closed off. It was noted that there were many objections to this application re the change the use of use for the land from agricultural to residential.

Proposed: Comment only.

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

Case Reference:	PA/2025/0223
Location	1, Bramley, Field Mill Road TN27 9AS
Proposal	Proposed single storey rear extension. Door canopies to front and side elevations. Loft conversion with rear dormers and roof lights. Creation of new driveway.

EPC view: This application addresses the issues around car parking that led to the former application being turned down. This is not an application for a new access from Field Mill Road; it addresses the need for separate access and provision of two parking spaces.

Proposed: support.

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

Case Reference:	PA/2025/0178
Location	Chestnut Barn, Crocken Hill Road, TN27 9EG
Proposal	Conversion of existing stable building into a new dwelling with change of use of the land to form associated garden land, parking, landscaping and biodiversity enhancements.

EPC view: This application addresses issues that led to two prior applications being turned down. This application does not increase the footprint of the existing building and in the view of EPC, the application would put an existing building to good use – as has been permitted elsewhere in the village.

Proposed: support.

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

Case Reference:	PA/2025/0247
Location	Land rear of 7-14 Harmers Way, Egerton
Proposal	Variation of Conditions 2 (approved plans) of planning permission 21.00627/AS for Erection of 13 dwellings together with all necessary infrastructure to allow for minor adjustments to site layout for plots 1-8, and alternations to the fenestration details on individual plots.

EPC view: This application is for minor adjustments to fenestration and shows an adjustment to the roadway to plot number 8.

Proposed: No comment.

Proposed: Cllr Wall. **Seconded:** Cllr Hopkins.. Chair Cllr Lawton took no part in the discussion and abstained. **All others in agreement.**

Other Planning matters

The Egerton Working Group on Housing and Development provided an update to Cllrs on the development of land known as Orchard Nurseries for older persons' accommodation. The Group said an agreement for the transfer of land from EPC to Lansdown Asset Management was being prepared by solicitors and it was hoped could be approved by non-conflicted Cllrs by email before the next parish council meeting in April. Any such decision taken by email to be ratified at the next EPC meeting.

9) Parish Plan and Future Projects Working Group – update

The Group has met. It discussed the s106 payments due from the development on New Road by Canham Homes and which are expected to start coming through when 75% of the homes on New Road are sold. The Group said it fully expected that the monies would all be spent on the items/projects submitted to ABC at the time the S106 agreement was put in place, and many projects were pending, awaiting release of the payments.

10) Ashford Local Plan 2041 Working Group update



ABC is still conducting its site assessments. No updates posted by ABC.

11) Village Websites Working Group – update

No update to report.

12) Update and approval of EPC policies – policies circulated to all Cllrs in advance of the meeting.

i) Finance Policy – approval proposed.

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

ii) Standing Orders – approval proposed.

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

iii) Statement of Internal Control – approval proposed.

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

Chair Cllr Lawton and The Clerk signed the Statement of Internal Control.

Action: Clerk to post all approved documents onto the EPC website and remove former versions.

13) Correspondence

It was agreed that the village Spring Litter Pick would take place from 10am on Saturday 22 March, meeting at the village hall car park. Cllr Wall will manage the litter pick and promote it to villagers in the hope that the public comes forward to help. Cllrs thanked those residents who litter pick in the village throughout the year.

14) Accounts for payment (in accordance with EPC Financial Regulations)

No unbudgeted payments to approve or invoices exceeding £1,000 to be approved as per the EPC Financial Regulations.

EPC Reserves

Statutory reserve	10,000.00
General reserve	1,459.17
Total	11,459.17

As per the EPC Financial Regulations, the Chair approved all budgeted expenditure as circulated to him by the clerk prior to the meeting.

i) Egerton Parish Council Asset Register – the Register for 2024-2025 was circulated to Cllrs in advance of the meeting.

Proposal to approve the 2024-2025 EPC Asset Register

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

Action: Clerk to post the 2024-2025 EPC Asset Register onto the EPC website. Also to commission a valuation of the village’s Games Barn to ensure that the EPC insurance cover is adequate and current.

15) Additional items

i) Annual Parish Assembly 16 April

The Clerk said that a number of village societies and groups have agreed to make a presentation at the Assembly, while others will be represented with a stand.

ii) Spring Litter Pick

See Item 13)

iii) Additional village defibrillators

Cllrs agreed that villagers should be asked at the Parish Assembly to volunteer to host a defibrillator in areas not adequately covered by the existing defibrillators. Hosting requires 24hr access and an electricity supply. It was agreed that a special reserve to cover the cost of two new defibrillators would be created at year end to meet the number one Parish Project as voted for by villagers. The areas requiring a host were proposed as The Street and Egerton House Road/Link Hill Lane.



The meeting closed at 20.58pm.
Next meeting: Tuesday 1 April 2025.

Appendix 1

Report No 177 of the Egerton footpaths representative for the March 2025 Meeting

- 5 Outstanding Issues remain from the February 2025 report.
- 2 Closed Items
- 0 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. **PROW211126930**. 09/11/21. Part of AW87 to the west of the church behind the Glebeland houses where the path is quite narrow has collapsed due to badger activity. Status: Still In Progress.
2. **PROW230732955**. 28/07/23. AW96. Barhams Mill Road, before Frasers, on the right-hand side from Egerton village end. Broken stile at the entrance to the footpath from the road. Status: Still Awaiting Allocation.
3. **PROW240835559**. 04/08/24. AW74 Wanden Lane. Reported by Egerton Running Club. Obstruction at both ends of this short footpath. Status: Still Awaiting Allocation.
4. **PROW241298717**. 03/12/24. Part of AW87 to the west of the church. Further subsidence at the edges of the rubber matting placed there in 2021. Because of the danger it has been reported to KCC. Official Status: Still In Progress.

UPDATE 25/2/2025: Residents have not taken down the taped closure of this short section of path but are using the path anyway and filled the two large holes with stones under the rubber matting as they want it reopened. Cllr Parr said that she could not condone this action but that I would contact KCC again and try to get some action on this problem.

5. **PROW250259563**. 01/02/25. AW92 New Road end of Henshaw Place. The handrail of the steps up to New Road has gone missing. The struts remain in place. Status: Work Scheduled.

NEW ISSUES

None.