



**The meeting of Egerton Parish Council was held on Tuesday 14 October 2025
7pm Committee Room, Millennium Hall, Egerton**

Present

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

Borough Cllr Kayleigh Brunger-Randall. Kent County Councillor Jeremy Eustace.

Five members of the public were present.

1) Apologies

Cllr Stone

2) Declarations of Interest

Cllrs Palmer, Parr and Harper: neighbours to the Orchard Nurseries site proposed for development and neighbour to one site put forward for consideration for the Ashford Borough Council Local Plan 2041.

3) Minutes of the Previous Meeting – 2 September 2025

Ratification of the decision taken by email to approve the minutes of the 2 September meeting and signed as a true record of the proceedings.

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

4) Matters Arising from 2 September 2025 (not covered by the agenda below)

4.1.1 Revaluation of the Games Barn

The Revaluation Report was circulated to all Cllrs in advance of the meeting.

It was proposed to accept the new valuation of £458,736 and update the EPC Asset Register and EPC insurance cover accordingly.

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

Action: Clerk

4.1.2 Southern Water – update on the upgrade to the treatment works

Vice-Chair Cllr Rawlinson said a letter had been sent to Southern Water following the site visit and presentation to EPC Cllrs and members of the Egerton Playing Fields Management Committee (EPC). A reply is awaited from Southern Water.

4.1.3 Tree on Elm Close

Update at the next meeting.

4.1.4 Village Defibrillator on Link Hill

Egerton resident Stratton Richey, who manages all village defibrillators on a voluntary basis, is making a site visit to assess the suitability of the proposed new location and run through full details with the homeowner who has kindly offered to host an additional defibrillator in this area of the village.

4.1.5 Update on grant application to Kent Active Sport

No information available at this time.

5) Chair to close the meeting for public discussion

Meeting closed at 19.40

Meeting re-opened at 19.47

Decision Items

6) 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/2025/1677
Location	Honess, Mundy Bois Road, TN27 9EU
Proposal	Single- storey rear and side extensions incorporating a single pitched roof and changes to fenestration

EPC view: No objections lodged from neighbouring properties. The application will extend the footprint by approx. 20% but from the road will look as it does currently.

Proposed: Comment only.

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

6.2 Other Egerton Planning and development updates

No updates available.

7) Financial Report

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

None.

7.1.2 Spend to date vs budget – update

A report was circulated to all Cllrs in advance of the meeting.

7.2 Notice of Conclusion of the Annual Governance and Accountability Report.

The Clerk reported that EPC has successfully completed both the internal and external audit of the Parish accounts. Neither the internal auditor nor the external auditor raised any matters. The Clerk confirmed that EPC is required to report its finances to the pound but EPC goes further than required and reports finances to the penny.

The Notice of Conclusion of Audit was posted onto the EPC website ahead of the 30 September deadline.

Information Items

8) Correspondence

No items to discuss

9) Footpaths Report 183 (See Appendix i)

Report circulated in advance of the meeting by Cllr Parr to all Cllrs.

10) Highways Report

10.1.1 Mundy Bois junction safety concerns – update (See Appendix ii)

Cllr Harper, who is leading EPCs response on the issue, told the October Parish Council Meeting that following lots of calls with Kent County Council Highways Department a meeting had taken place with representatives of KCC Highways, Kent County Council Councillor, Jeremy Eustace, and concerned residents of Mundy Bois.

At the meeting KCC agreed there is a problem with the junction and that the existing signage was not good. Highways agreed they would start to action improvements in a “layered” way. Firstly, they will make sure that the “Give Way” signs are more visible. There will be “Slow” markers on Greenhill Lane to countdown to the junction and the road markings will be redrawn to make them more visible. On the Mundy Bois Road KCC is proposing signage which highlights a dangerous junction ahead.

A second stage will involve the installation of Stop/Halt signs on Green Hill Lane – although this will need to go to central government for approval first.

KCC Councillor Eustace told the meeting that the current average speed in the area was 28mph. The highways team at KCC will monitor the impact of the changes with the aim of achieving speeds of 23mph in the area.



Local resident, Les Bidewell, who has long campaigned for better road safety in Mundy Bois, has agreed to collect evidence from any incidents that are recorded by residents such as near-misses to help build a picture of what is happening.

Stage Three will be to look at speed limits.

With expectations that the first phase of the work will be undertaken soon, KCC Councillor Eustace said he will follow up with Highways in a month's time to check progress.

EPC chair Cllr Lawton thanked everyone who had been involved in helping push the issue forward.

10.1.2 North Field Development – update on highways drainage

Cllr Stone circulated a report to all Cllrs in advance of the meeting. She said that the drains at the junction between Harmers Way and New Road had been cleared. Until a heavy downpour happens, the effectiveness of the deep clean will not be known.

KCC report that they have also cleared blocked drains at Stonebridge Green.

The water leak at the top of Rock Hill Road has been fixed.

Hedge cutting along New Road towards Pluckley is underway and nearing completion.

10.1.3 HiP update on proposed 20mph for village centre

No update available.

10.1.4 Smarden Bell road closure for water mains replacement

Nothing further to report.

11) Local Plan 2042 – update

Chair Cllr Lawton said that the EPC Working Group on the Local Plan 2042 had undertaken a mammoth task to respond to the Consultation by Ashford Borough Council under Regulation 18. He said the short time constraints imposed by ABC had made the lengthy task unnecessarily stressful. EPC submitted 72 comments.

Chair Cllr Lawton gave a vote of thanks to members of the Working Group on the Local Plan 2042 for all their work and scrutiny of the consultation documents that extended across 180 pages.

Action: Clerk to post a summary of comments on the EPC website.

12) Parish Plan and Future Projects Working Group

12.1.1 Replacement swings

Cllr Foinette is completing the paperwork. She said there was a sum of £375 unspent from the agreed £106 monies for this project and proposed that EPC assign it to the installation of a toddler springer that would cost £1,295 in total. It was proposed that as EPC has not spent a high proportion of the current year's budget assigned to the playground, funds would be available to meet any shortfall in the cost of its installation.

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

A toddler springer will be added to the programme of works to upgrade and renew the playground.

12.1.2 Millennium Hall upgrade to sound system

Cllr Harper said the paperwork was in hand.

12.1.2 Update on other village projects

Nothing to report.

13) Village Websites Working Group – update

Update at the December meeting.

14) Additional items

14.1.1 The new kissing gate has been installed between the football field and lower rec.

Vice-chair Cllr Rawlinson said the fence dividing the two areas required attention as several of the wooden stakes supporting the wire fence are rotten.



Action: Clerk to confirm responsibilities for its upkeep.

14.1.2 Pop-up Post Office

Cllr Harper reported that the PO at Headcorn is proposing to replace the pop-up PO at the Millennium Hall with a mobile van service parked on the Millennium Hall car park. He said he had no more details at this time other than the PO was exploring this option and wanted to have the permission of EPC to park before taking it further. Cllrs agreed in principle, pending further details.

Action Cllr Harper to update Cllrs at the next meeting.

14.1.2 Egerton Open Gardens

Chair Cllr Lawton thanked Cllr Foinette for organising the Egerton Summer Open Gardens Coffee mornings that ran weekly throughout the summer. He also thanked all residents who had participated – villagers who had kindly hosted and opened their gardens and those who had attended to raise money for local good causes.

14.1.3 Renewal of the Asset of Community Value on The George

The renewal form submitted had a couple of technical issues to address. Cllr Wall said that this has been done and the form was back with the ABC team to work on.

The meeting closed at 21.19pm.

Next meeting: Tuesday 4 November 2025.

Appendix (i)

Report No. 183 of the Egerton footpaths representative for October 2025 Meeting

6 Outstanding Issues remain from the September 2025 report.

0 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 – also see issue 4 below.
- 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. Status: Still In Progress.

UPDATE 25/2/2025: Residents have not actually taken down the taped closure of this short



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

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

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

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 works to block the 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, quoted over £15K for a new boardwalk, which I am trying to find somehow"*

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

6. **PROW250549477.** 20/5/25. AW73 Newland Green Lane. Rambler reports that "the landowner of the land on which AW73 runs over has put up rope fencing surrounding and blocking the footpath. The footpath runs up the east side of Acorn Woods to the west of Newlands Green. The landowner has previously been abusive to walkers using the path". Status: Awaiting Allocation.

Cllr Parr has asked the County Councillor to assist getting action on Item 3 as the footpath is completely obstructed at one end by vegetation and has been reported since 8 August 2024.

Appendix (ii)

Mundy Bois junction with (lower) Green Hill Lane

14th October 11am

Attending: KCC: Nikola Floodgate, Jennie Watson, Kieran Doble. KCC County Cllr Jeremy Eustace.

EPC Cllr John Harper. Egerton resident Les Bidewell.

Meeting notes:



1. **Crossroads Safety Concerns and Community Advocacy:** Les, John, and Jeremy outlined the history of serious collisions at the crossroads near the Rose and Crown, highlighting community concerns and resident testimonies to advocate for urgent safety improvements, with strong support from the local parish council and residents.
1. **Collision History and Risks:** Les described a long-standing pattern of collisions at the crossroads, attributing the danger to blind corners and excessive speed limits, with the current 60 mph limit being out of step with neighbouring villages.
2. **Community Support and Petitions:** Les and John reported strong community backing for safety measures, referencing petitions, polls, and direct testimonies from residents and accident-involved drivers, all showing overwhelming support for reducing the speed limit and improving junction safety.
3. **Council and Parish Involvement:** John confirmed that the parish council had been petitioned earlier in the year and had added the issue to their Highways Improvement Plan (HIP), with the council agreeing to support recommended safety interventions at the crossroads.
2. **Proposed and Agreed Safety Measures for the Crossroads:** Nikola, Kieran, and Jennie from the highway improvements team discussed and agreed on a phased approach to improve the crossroads, including immediate maintenance works to lines and signage and some road marking and signage upgrades, ongoing monitoring using Compass telematics data, and a potential application to DfT for a stop sign.
 1. **Immediate Actions and Signage Upgrades:** Kieran explained that the team had already initiated the process to refresh road markings and add 'SLOW' markings on Munday Bois Road, with plans to improve the visibility of existing give way signs and consider advanced warning signage as an interim measure.
 2. **Stop Sign Application Process:** Kieran clarified that authorisation for a stop sign must come from the Department for Transport (DfT), and while the team will submit a request, approval is uncertain; as a backup, advanced give way signage will be considered without delay in case the stop sign is not approved.
 3. **Layered Approach and Monitoring:** Nikola outlined a layered approach to junction treatment, starting with signage and marking improvements, followed by monitoring driver behaviour using telematic speed data, and escalating to further measures such as yellow backing signs or high friction surfacing if initial interventions do not reduce speeds or see a reduction in incidents occurring.
 4. **Resident Data Collection and Coordination:** Nikola introduced the use of a near-miss register, an Excel-based form for residents to record incidents, which will be submitted monthly to the Crash Data team to supplement police data and inform further interventions. The PC will send this no more than once per month.
 5. **Parish and MP Involvement:** Jeremy suggested involving the local MP, Katie Lamb, particularly in supporting the stop sign application, and emphasised the importance of coordinated communication between residents, the parish council, and the highways team and Kent Police.
3. **Speed Limit Reduction Discussion and Constraints:** Les, Kieran, and Nikola discussed the community's desire for a 30 mph speed limit, with Kieran explaining the challenges and DfT guidance around Setting Local Speed Limits that make such a reduction unlikely, in this setting and the group agreeing to a phased approach where speed data post-intervention will inform any future speed limit discussions.
 1. **Speed Data and Compliance Issues:** Kieran and Nikola explained that average speed data is collected using GPS-based telematics, which provides more accurate, point-by-point



information than traditional static traffic surveys, and clarified that average speeds on Green Hill Lane and Munday Bois Road are currently below 40 mph.

2. DfT Guidance and Speed Limit Policy: Kieran detailed Department for Transport guidance on setting local speed limits, noting that the current road environment does not meet the criteria for a 30-mph limit, and that lowering the limit without supporting measures could reduce compliance or even increase average speeds.
3. Phased Approach to Speed Reduction: The team agreed to first implement signage and marking improvements, monitor their impact on speeds, and only consider a formal speed limit reduction if data shows persistent high speeds after these interventions and if this was the right limit for the environment when referencing Setting Local Speed Limits guidance.
4. **Ongoing Communication, Monitoring, and Next Steps:** Jeremy, Nikola, and John agreed on a process for ongoing communication, with monthly data submissions from residents, regular updates to the parish council, and a commitment from the highways team to monitor the effectiveness of implemented measures.
 1. Monthly Data Submission and Coordination: Les and other residents will collect and submit incident data monthly using the near-miss register, with copies sent to the parish council and highways team to ensure all stakeholders are informed and coordinated.
 2. Written Updates and Meeting Follow-Ups: Nikola and Jeremy committed to providing a written summary of the meeting and agreed actions, to be distributed before the evening's parish council meeting, ensuring clarity and transparency for all involved.
 3. Monitoring and Review Process: The highways team will monitor the impact of the initial interventions using telematic speed data and resident reports, with a review planned after implementation to determine if further measures are warranted.

Follow-up tasks:

1. Incident Data Collection and Reporting: Begin collecting and submitting monthly incident data using the provided spreadsheet, backdated to May 2025, and ensure copies are sent to the parish council as well as highways. (Les)
2. Crossroads Signage and Markings Enhancement: Develop and share proposals for enhanced signage and road markings at the crossroads, including consideration of advanced give way signs and improved visibility, and communicate the plan to all stakeholders. (Kieran, Jennie)
3. Stop Junction Application: Prepare and submit a formal request to the Department for Transport for a stop junction at the crossroads, involving Jeremy and MP Katie Lamb in the process. (Nikola, Kieran)
4. Interim Signage Improvement: Review and implement temporary improvements to the visibility and positioning of the two give way signs at the crossroads while awaiting the outcome of the stop junction application. (Kieran)
5. Monitoring and Evaluation of Junction Measures: Monitor the impact of the implemented junction treatments on driver behaviour and average speeds and share relevant speed data with residents and the parish council. (Jennie, Kieran)
6. Formal Meeting Summary Communication: Send a formal email summarising the agreed actions and next steps to all meeting participants before the evening parish council meeting. (Nikola, Jeremy)
7. Follow up - there will be a follow up in one month just to review the actions and programme to date and keep all parties updated.