



**The meeting of Egerton Parish Council was held on Tuesday 2 June 2026 7pm
Committee Room, Millennium Hall, Egerton**

Present

Cllrs: John Lawton, Peter Rawlinson, Pat Parr, Jeff Hopkins, Claire Foinette, John Harper.

Clerk Sonia Young.

Kent County Cllr Jeremy Eustace.

Five members of the public were present.

1) Apologies

Cllrs Wall and Palmer. Borough Cllr Kayleigh Brunger-Randall.

2) 2.1 Declarations of Interest

Cllr Parr. Neighbour to land put forward for site selection in the ABC Local Plan 2042.

3) Minutes of the AGM – 5 May 2026

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

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

4) 4.1 Matters Arising from 5 May 2026 (not covered by the agenda below)

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

Cllr Harper said the new service operated via a new mobile unit was scheduled to commence on Tuesday 7 July and that the PO unit will be available on the village hall car park 13.20 to 14.05. The PO is expected to deliver fliers to promote full details, dates and timings to residents.

4.1.2 Update on the sponsorship of village planters.

Two sponsors confirmed and one more sponsor sought. The Clerk to draw up contracts and confirm costs.

4.1.3 Southern Water (SW)- treatment works Phase 2

No update available.

4.1.4 Games Barn – update on water leak

Cllr Foinette confirmed that the drain used by rats to access the area has been repaired and that the rats have been eradicated. The dialogue that started with Business Stream in January, is ongoing. A decision on a water leak allowance from Southern Water is awaited.

4.1.5 Annual Playground Health and Safety Report – repairs update

Cllr Foinette confirmed that repairs noted in the annual report at the main playground have been done; the bolts and plate on the seesaw replaced, the bolt cover on the adult gym equipment replaced, and Wicksteed has made a site visit to confirm that the roundabout is in good order and been maintained as required to meet the needs of the warranty. After tests on site, Wicksteed also confirmed that the tilt on the roundabout is within acceptable norms. Vice-Chair Cllr Rawlinson has tightened loose bolts on the skatepark ramps and has ordered special bolts to refix two of the ramps.

4.1.6 Bike rack for the Games Barn – submission of grant application.

Chair Cllr Lawton has the necessary quotes to submit a grant application to Egerton's Kent County Cllr.

4.1.7 Election of an EPC Cllr

There are two candidates for the one position of Cllr on Egerton Parish Council: Charlotte Eustace and Richard King. The election will take place on Thursday 25 June with voting at the Games Barn. ABC has advised that the cost of the election, which must be paid for by Egerton residents via the precepted parish funds, will be in the region of £3,100 - £3,500.

4.1.8 Resident Survey on proposed 20 mph limit for village centre

Cllr Rawlinson has collated the returned forms. He said the results showed an equal split between those who backed the idea of a 20mph zone in the central part of the village and those who did not support the proposal.

Action: Cllr Rawlinson to circulate the results to all Cllrs for further discussion at the July meeting.



5) Chair to close the meeting for public discussion

Meeting closed at 19.20

Egerton Parish Council nominated Dave Austen for a Kent Association of Local Councils Community Award and took the opportunity of the open Public Meeting to present him with this special award. Chair Cllr John Lawton said that, as many residents will be aware, Dave has made a significant contribution over many years to multiple groups and associations in Egerton, including The Film Society, Computer Centre, Egerton Players, The Games Barn and Millennium Hall. The Chair said few major Egerton community events could have happened so successfully without Dave's assistance and technical wizardry 'behind the scenes'.

Meeting re-opened at 20.08

Decision Items

6) 6.1 Planning and Development

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

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

6.1.1

Case Reference:	PA/2026/0798
Location	Stable at, Honess, Mundy Bois Road
Proposal	Conversion of existing stable building to two-bedroom dwelling with associated landscaping and hard standing. Use of existing field shelter for car port. Removal of sand school

EPC view: The application is outside of the built confines of the village. The proposed development, if permitted, would result in the creation of new dwellings outside the built confines of Egerton or any other identified town or village within the Ashford Local Plan 2030, the need for which has not been demonstrated sufficiently to override normal restraint policies. It would constitute unsustainable unjustified residential development in this rural location resulting in additional vehicle movements and the need to travel by private car contrary to policies SP1, SP6 and HOU5 of the Ashford Local Plan (2030) and paragraphs 83, 84, 109 and 116 of the National Planning Policy Framework (2023). The proposal, by reason of the design, layout and over-domestication of the site generally would result in an unacceptable, overly dominant and visually intrusive form of development that would be detrimental to the rural character and appearance of the site and the wider landscape, together with the established pattern and nature of development in the area. Therefore, it would be contrary to the aims and objectives of Policies SP1, SP6, HOU5 and ENV3a of the Ashford Local Plan 2030 and paragraph 135 of the National Planning Policy Framework (2023)

Proposed: No comment

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

6.1.2

Case Reference:	OTH/2026/0841 Land to the rear of 7 – 14 Harmers Way Egerton
Location	Land to the rear of 7 – 14 Harmers Way Egerton
Proposal	Discharge of condition 14 of PA/2025/0247

EPC view: There is some confusion about what the plans are showing. Cllr Wall will review the comment already submitted by EPC the against application, and then circulate any subsidiary additional comment to all Cllrs for comment and submission ahead of the deadline. Any such decision taken by email to be ratified at the July meeting.

Action: Cllr Wall.



6.2 Other Egerton Planning and development updates

There is a self-build plot for a bungalow for sale at Gale Field – the sale of which will assist English Rural Housing in financing the development of affordable rentable homes. The Clerk has posted the details on all parish noticeboards.

Some EPC Cllrs and Borough Councillor Kayleigh Brunger Randall had a hosted site visit to Gale Field and they reported that they were very impressed with the quality of the homes and their high environmental credentials that include heat recovery systems and solar panels. Chair Cllr Lawton said future occupants would enjoy much lower energy costs as a result. Two of the properties will be shared ownership. Egerton residents will be given priority for each of the properties.

7) 7.1 Financial Report

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

Accounts for approval in accordance with EPC Financial Regulations

Item	contractor	£
Deed of Variation (first quote £2250 + VAT £450). <i>Final invoice £4,255 plus £846 VAT total £5101.80 -in dispute</i>	Hallets	2,700
Total		£2,700

Proposal to approve the accounts as presented

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

Accounts approved as presented.

7.2 Annual Governance Statement 2025-2026 – approval of full council (*documentation circulated to all Cllrs prior to the meeting*)

The Council considered and approved the statement read out by Chair Cllr John Lawton.

It was proposed to approve the statement.

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

The Chair and the Clerk signed and dated the document on behalf of the council.

7.3 Annual Accounting Statement 2025-2026 – *approval of full council (document circulated to all Cllrs prior to the meeting).*

The Council considered and approved the accounting statements and supporting documents as provided by the Clerk who had, prior to the meeting, signed and dated Section 2 of the AGAR for 2025-2026. These were read out by Chair John Lawton.

It was proposed to approve the Annual Accounting Statement.

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

The Chair signed and dated the accounting statements on behalf of the Council.

Action: Clerk to submit all documentation to the external auditor Mazars

7.4 Request from Egerton Housing Association for a donation towards re-roofing 1-7 Good Intent Cottages.

Having listened in full, and questioned the chair Shane Harper and secretary Sue Palmer of Egerton Housing Association (EHA) about the need to help fund the repair of the roofs and chimneys of the homes known as the Good Intent Cottages and which have been so valuable and vital to the community of Egerton over many years, Cllrs agreed that it should consider what financial help it might provide. The total estimate for the repair works is in the region of £70,000. Prior to the meeting, the Clerk circulated to all Cllrs a breakdown of the monies remaining in its budgeted provision under S137. EPC did not precept for the full permissible amount under the S137 budget line of £11.10 per elector – a total potential amount of £10,056.60. EPC did, however, budget £5,846 for the 2026-2027 year of which £2,770 ss already accounted for via donations to items and projects that benefit the whole community such as the Christmas Fair and newly planned village picnic. This left £3,076 to go towards the Highways Improvement Plan (HiP). Cllrs agreed that it should consider, instead of putting money aside for the HiP, prioritising the repairs by way of a donation to the charity known as Egerton Housing Association.



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

Cllrs thanked the Chair and the Secretary of the Association for attending the meeting and for all the good work and effort they invest in keeping these properties in a good state of repair as rentable affordable home available to the Egerton Community.

Action: The Clerk to liaise with the Association secretary to transfer funds at the appropriate time.

Information Items

8) 8.1 Correspondence

Wealden Wheels has been in contact with EPC about the urgent relocation of its fleet of minibuses and office. Cllrs discussed the request and what parking space and capacity was needed and what was available. Cllrs agreed that the village hall car park was already used as an overspill overnight parking facility for Elm Close residents and at times of bigger events, pressure on parking spaces was high. It was agreed that it would also not be possible to park the minibuses and other vehicles overnight on a grassed area near the pavilion as conditions underfoot would deteriorate rapidly in wet weather. As such, it was proposed that EPC could not assist with the parking provision for the five minibuses but would refer the request for office space to the village hall management committee to consider. Cllrs agreed they wished to try and help Wealden Wheels and would suggest other potential locations for the charity to explore.

It was proposed to decline the request.

Proposed: Cllr Harper. **Seconded:** Cllr Parr. **All in agreement.** Cllr Rawlinson abstained.

9) 9.1 Footpaths number 191 – see Appendix (i)

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

Cllrs are still investigating lower cost options to try and keep the ancient footpath at the rear of St James Church open.

10) 10.1 Highways Report

10.1.1 HiP

Cllr Harper said a letter had gone out to ask residents living near to the junction at Mundy Bois/ Greenhill Lane to lower their hedges and assist with sight lines. Cllr Harper has had a discussion with KCC Highways about the potential installation of mirrors to help at the junction, but the request was not met with a positive response due to legal issues surrounding any such installation.

Cllr Harper has written to KCC Streetworks twice in as many weeks about the unsuitability of recent proposed diversions involving Greenhill Lane. He said that Streetworks had responded positively and changed the proposed diversionary routes.

11) 11.1 Update on the website merger of the EPC and village sites

No update.

12) 12.1 Games Barn

The Clerk said that the upgrade to LED lighting at the Games Barn, and the installation of solar battery storage, are booked for August.

13) 13.1 Additional Items

13.1.1 Padel Court

Chair Cllr Lawton has had initial conversations about setting up a Working Group to scope out viability and demand for a Padel Court at Egerton. He is hoping to talk to other residents about joining the Working Group.

The meeting closed at 21.01pm

Next meeting: Tuesday 7 July 2026



Appendix (i) Report No. 191 of the Egerton footpaths representative for June 2026 Meeting

- 5 Outstanding Issues remain from the May 2026 report.
- 2 Closed Items
- 0 New Issue

The outstanding items below are listed with the KCC Reference, the date reported, the footpath number, the location, the difficulty experienced and the status of action.

1. **PROW21126930 (09/11/21) and 241298717 (03/12/24) Part of AW87** to the west of the church. Further subsidence at the edges of the rubber matting placed there in 2021. Because of the danger it has been reported to KCC. Status: Still in Progress.

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

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

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

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

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

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

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

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



The requested diversionary route was not agreed.

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

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

2. **PROW250339948.** 11/03/25.

AW68 Rockhill Road, opposite Buss's Farm Shop. Broken stile. Status: Still Awaiting Allocation. Update: KCC suggests that EPC speak with the landowner as KCC prefer an open gap. It is their responsibility to repair or replace it, as it's to control livestock and not for walkers' benefit. KCC can offer a metal kissing gate for £60, but they would have to finance or arrange its fitting. Cllr Parr has tried to find out who the owner is. KCC now says it would help the landowner if EPC can help identify the landowner.

UPDATE: 28/4/26: The stile doesn't seem to be broken, just that the post to aide getting over it has broken. As such, it is still accessible and this item is CLOSED.

3. **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: Allocated. Awaiting inspection.

4. **NO PROW KCC NUMBER.** 11/12/25.

A neighbour near AW76 and AW77 at Mundy Bois Road (opposite Kingsland Lane) reported that both these metal kissing gates had the actual gate part missing, thereby being completely open to the road. It is assumed that they must have been stolen. The landowner did not know they had been stolen and took it upon himself to contact KCC and sort it out.

UPDATE 23.02.26: Landowner has ordered new gates from KCC, awaiting them to be fitted with anti-theft bolts.

UPDATE 4/03/26: Job complete. PC to send a thank you to the owner. ITEM CLOSED

5. **15/3/26. AW74 Frith Wood.** A resident has reported destruction of the public footpath by lorries taking out wood. Awaiting photos before reporting it to KCC.

NEW ISSUE