



**The meeting of Egerton Parish Council was held on Tuesday 6 May 2025
7pm Committee Room, Millennium Hall, Egerton**

Present

Cllrs: John Lawton, Jeff Hopkins, Pat Parr, Claire Foinette, Susan Stone, Richard Wall. Clerk Sonia Young.

Six members of the public were present.

1) Election of Officers and representatives

The position of EPC Chair

It was proposed to re-elect Cllr John Lawton as chair of EPC.

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

Cllr Lawton accepted the position as Chair of Egerton Parish Council.

The position of Vice-Chair

It was proposed to re-elect Cllr Peter Rawlinson as Vice-Chair of EPC.

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

EPC Sub-Committees

It was proposed that all existing sub-committee positions roll forwards into a new term.

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

2) Apologies

Cllrs Harper, Rawlinson and Palmer. Borough Councillor Kayleigh Brunger-Randall. EPC sent its best wishes to Borough Cllr Kayleigh Brunger-Randall on the safe arrival of a daughter.

3) 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.

4) Minutes of the Previous Meeting – 1 April 2025

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

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

5) Matters Arising from 1 April 2025 (not covered by the agenda below).

i) Parish maintenance

Cllr Rawlinson has fixed the WI bench so that it can remain in situ; he has also mended fencing and the gate posts between the football field and lower recreation area. Cllrs thanked Cllr Rawlinson for his time and work.

ii) Parish Assembly

Chair Cllr Lawton thanked the Clerk for organising a successful Parish Assembly attended by over 100 residents and 19 clubs and societies. He said the presentations had shown what an active community Egerton is and how many fantastic events and activities take place. He said that it was great to see both new residents and younger residents in attendance.

iii) Additional parish defibrillators

A resident on Link Hill has come forward following the call out for people to host a village defibrillator, and offered the village access to a unit sited on their garage. EPC thanked the resident for their generous offer, which has been accepted. This unit will be added to the list of available village defibrillators. EPC continues to look for a host for a defibrillator in the area of The Street.

iv) Computer Centre balance transfer

The Clerk confirmed that EPC had received the balance transfer.



v) Revaluation of rebuild costs for the Games Barn

Update at the next meeting.

6) Chair to close the meeting for public discussion

Meeting closed at 19.31

Meeting re-opened at 20.40

7) Footpaths Report 179 (See Appendix 1)

The handrail on the footpath across Henshaw Place has been put back.

8) Highways Report

Cllr Stone advised that some surface repairs had been done on Bedlam Lane and Greenhill Lane. She said that work to help with drainage could not be checked until there were heavy rains. The highways steward is contacting landowners along Greenhill Lane to ensure they clear their ditches and help prevent flooding, but Cllr Stone has had no update on this since the steward visited the village. Cllr Stone confirmed that it will be 5-6 weeks before EPC receive feedback on the remote meeting held between Cllr Harper and the East Kent Highways HiP team about EPC's proposal for works under a HiP.

The Clerk said that, at the request of the East Kent Highways HiP team, an email had been sent to the school manager at Egerton Primary School requesting that they update their Travel Plans Document. The school manager confirmed that it will be updated by the end of May.

Following issues raised in the Public Session, Cllr Stone will investigate who owns the field abutting the highway on the bend after Stone Hill Road and ask them to look at cutting back the bank which has encroached over the highway and drains and causing large vehicles to damage the stone retaining wall on the other side of the highway. Large stones have recently been dislodged and left in the road, causing a potential hazard.

Action: Cllr Stone

The issue of whether flooding at the junction between New Road and Harmers Way has been resolved by KCC is not clear; the flooding prevents pedestrian access and urgently needs to be addressed.

Action: Cllrs Stone and Harper.

9) Planning and Development

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

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

Applications submitted

Case Reference:	NOT/2025/0741 and NOT 2025/0323
Location	Four Winds, New Road, TN27 9DT
Proposal	Reserved matters application for the approval of scale and appearance for 9 dwellings pursuant to outline planning permission PA/2022/2093.

EPC view: The matters show removal of windows and a slight adjustment to layouts to better safeguard the privacy of immediate neighbours.

Proposed: Support

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

Case Reference:	PA/2024/1864
Location	Land 50 metres east of Barhams Mill Farm, Barhams Mill Road
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: Cllr Wall thanked representatives of the application for attending to better outline their plans. However, Cllrs agreed that the principle objections remained: that the surface of the access road could not sustain such an increase in heavy vehicular traffic, nor could the adjoining roads as a funeral cortège will have to travel a significant distance from a major road artery and along the small, badly surfaced and narrow village lanes to reach the proposed site. It was noted that the proposed 100sq metre building seen on the prior application had been removed. It was proposed that should ABC see fit to approve the application, EPC will lodge a request that any such building is not approved in a subsequent application.

Proposed: Object.

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

Case Reference:	PA/2025/0728
Location	Old Harrow Farm, Link Hill Lane TN27 9BH
Proposal	Listed Building Consent for re-roofing and associated works including replacement of tiles, installation of new TLX Gold breather membrane, repair/replacement of lead to two projecting windows; replacement of cement mortar flashing to chimney with lead

EPC view: As per the prior application. This is a new application required to change the type of membrane proposed.

Proposed: No objection

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

Case Reference:	PA/2025/0777
Location	The Barn at, Box farm, Bedlam Lane TN27 9BY
Proposal	Single storey side extension with changes to fenestration

EPC view: This was once a small Barn in the curtilage of a listed house. A similar application was rejected and the owners then applied for a large garage with a large loft office. The garage was allowed. Previous applications have been rejected as too large and detracting from the listed building. This site has seen repeated applications for expansion and requests for part Q conversion of a barn behind the listed Box Farm (also declined). EPC believes any further development of this site will impact adversely on the listed building.

Proposed: Object

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

Case Reference:	PA/2025/0758
Location	Hazeldine Farm Bungalow, Egerton House Road TN27 9BN
Proposal	Demolishment of existing dwelling and the construction of a replacement (self-build) dwelling with rooflights

EPC view: This old wartime building is not listed so the request to completely replace the building with one featuring modern insulation, solar power, water recycling and good environmental features is understandable. The artists' impression as submitted in the application makes the building look like a large four/five-bedroom house. But on closer examination, the new structure has only a slightly bigger footprint than the existing one. The proposed building will be clad to appear like a converted barn, applicable for its setting.

Proposed: Comment only.

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



Other Planning matters

The clerk advised that the deposit monies from the transfer of the land known as Orchard Nurseries from EPC to Lansdown Asset Manager had been received.

Nick Hughes, Regional Development Manager at English Rural Housing attended the Annual Parish Meeting and advised that he had a lot of interest, and attendees had logged their interest in one of the affordable rentable homes proposed for Gale Field.

10) Parish Plan and Future Projects Working Group – update

No update to report.

11) Ashford Local Plan 2041 Working Group update

No update to report from ABC.

12) Village Websites Working Group – update

No update to report.

13) Asset of Community Value Working Group

A proposed document was circulated to all Cllrs for review ahead of the meeting. The aim is to submit the document before the end of May. The Working Group continue to gather information and evidence of use ready for submission.

Action: Cllrs Wall, Stone and Hopkins.

14) Correspondence

The memorial service for Kent Country Councillor and Egerton resident Charlie Simkins will take place on 12 June at 2pm at St James Church, Egerton.

A resident raised an issue re planning enforcement. Cllr Wall spoke in some detail to the resident about the works that they had flagged and their areas of concern. EPC tree Warden Graham Howland also provided his expert opinion on the impact of the construction works on the roots of a tree sitting between the two properties in question. ABC will deal with any enforcement issues arising from the building works.

15) Accounts

There were no unbudgeted accounts over £1,000 to approve for May.

Statutory reserve	10,000.00
General reserve	1339.73
Total	£11,339.73

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

- i) **Proposal to donate towards the costs of Egerton Archive's share of rent at the village hall.**
It was proposed that EPC donate £250 towards the annual rent.
Proposed: Cllr Lawton. **Seconded:** Cllr Wall. **All in agreement.**
- ii) **Proposal to donate £1,000 towards Wealden Wheels. Request circulated to all Cllrs in advance of the meeting.**
Proposed: Cllr Lawton. **Seconded:** Cllr Foinette. **All in agreement.**
- iii) **Proposal to donate £50 towards the upkeep of St James Clock and £200 towards the floodlighting. Request circulated to all Cllrs in advance of the meeting.**
Proposed: Cllr Lawton. **Seconded:** Cllr Hopkins. **All in agreement.**
- iv) **Consideration of the proposal and costs of adding a bike rack(s) to The Glebe – proposal circulated by Cllr Rawlinson to all Cllrs in advance of the meeting**
After some debate it was agreed that Cllrs Stone, Rawlinson and Wall would organise to meet with the owner of the shop and tree warden Graham Howland to



discuss the bike rack in situ – size, scale and siting - and while at the Glebe also examine the damage caused by vehicles backing up and/or parking on the grass. Cllrs will report back at the June meeting.

v) Confirmation of VAT reclaim 2024-2025

The clerk confirmed that the VAT reclaim 2024-25 of £5,790.56 had been submitted and refunded by HMRC.

16) Additional items

i) Welcome packs

Cllr Parr has delivered three packs.

ii) Reliability of the pop-up PO

Cllr Harper is the liaison with the PO and will report back at the next meeting re the reliability levels of Egerton's pop-up PO, and the communication channels between the PO and EPC to ensure timely warning of any closure. It was agreed to encourage residents to use the PO, potentially via an article in Egerton Update.

iii) Bonfires

Bonfire issues need to be directed to ABC Environment team. EPC has no authority to act.

iv) Request to Southern Water to leave storage unit and temporary paths in place for use by the Egerton Cricket Club

The clerk has been in contact with S. Water. They advise that they always remove items, particularly any that might require planning, but will look at the request further and report back.

vi) Vehicle damage to The Glebe grass surfaces

See Item 15) (iv)

vii) Mowing The Glebe.

viii) Resident Graham Howland has resigned from his voluntary role mowing the grass on The Glebe – a task he has kindly undertaken for 10+ years. EPC see if a volunteer can be found to take on this role. More urgent is the need to find new safe storage for the EPC lawnmower. EPC Cllrs thanked Graham for his service to the community.

ix) VE Day 8th Anniversary Celebrations

Cllr Lawton said that the events held on Sunday 5 May had been tremendous, well attended and wonderfully organised. He thanked all of those who worked hard to deliver such a great afternoon and evening for residents. He said that he looked forward to the events organised for the official day of remembrance on 8 May and again, thanked all of those involved in the organisation.

x) Dog fouling in the churchyard

There has been a notable increase in dog fouling in the churchyard. The church team are thinking of installing a dog waste bin and requested whether EPC could organise to get it emptied. The Clerk advised that the dog waste bins are emptied by ABC so it is not something that EPC can assist with.

The meeting closed at 21.06pm.

Next meeting: Tuesday 3 June 2025. The July meeting will take place a week later than normal on Tuesday 8 July to allow Egerton Music Festival events to happen.

Appendix 1

Report No. 179 of the Egerton footpaths representative for May 2025 Meeting

5 Outstanding Issues remain from the April 2025 report.



1 Closed Item
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 11/3/2025: Denis Fogle at KCC has been contacted again as residents are still using the 'closed' footpath. He replied that he would *"put up some sterner signage/warning tape and some posts. A licence is needed from Natural England to work on the path as the badger and sett are protected. Natural England have indicated they will agree a licence to complete works, but not until July after the breeding season!"*

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

NEW ISSUE:
None.