



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

Present

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

Two members of the public were present.

1) Apologies

County Councillor Charlie Simkins and Borough Councillor Kayleigh Brunger-Randall

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

3) Minutes of the Previous Meeting – 14 January 2025

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

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

4) Matters Arising from 14 January 2025 (not covered by the agenda below).

- **Installation: French drain**

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

- **Hedges**

A number of the hedges encroaching onto the highways have been cut but a number remain to be cut before nesting season commences.

Action: Clerk to investigate who the landowners are and write to them to request that the necessary trim backs are done.

5) Chair to close the meeting for public discussion

Meeting closed at 19.08pm

Meeting re-opened at 19.11pm

6) Footpaths Report 176 (See Appendix 1)

Cllr Parr reported that the fallen tree on the footpath behind Elm Close had been resolved.

Highways Report

Cllrs Stone and Harper have inspected all parish grit bins; they are full.

The highways steward will visit the parish again and review the issues flagged by residents, including a host of items listed in a comprehensive highways report on Greenhill Lane submitted by a resident. Some of the potholes noted in the resident's report have subsequently been filled but many remain; the issue of flooding on the lane is considered urgent.

A new list of all potholes right across the parish has been compiled by Cllrs Stone and Harper and submitted to KCC; KCC make the decision on which take priority for repair. Parishioners are being encouraged to report highways issues direct via the KCC website or if they have no online access, to Cllrs Stone and Harper; many are doing so.

Following a resident's concerns about traffic speeds, Chair Cllr Lawton proposed that Cllrs suggest to KCC a 30mph speed limit for Greenhill Lane.



Proposed: Cllr Lawton. **Seconded.** No Cllr seconded the approval. **Proposal not approved.**

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/2024/2375
Location	Woodside Bungalow, Field Mill Road, TN27 9AU
Proposal	Erection of a car port

EPC view: This application is for a car port between the existing property and the road, and hidden by a hedge. It is a large 4m high car port built on a brick base with wooden structure to make a two-vehicle car port. It uses water butts to collect rainwater. The hedge abutting the proposed car port is overhanging the highway and needs to be cut to allow passing cars room to get by.

Proposed: No comment

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

Case Reference:	PA/2025/0089
Location	The Old Carriage House, Rock Hill Road, TN27 9DP
Proposal	Change of use of land for domestic solar panel use and installation of ground-mounted solar panel system.

EPC view: The Olde Carriage House is situated in a rural setting on Rock Hill Road, surrounded by farmland and mature trees that contribute to its picturesque landscape. The property is a significant heritage asset, with architectural features representative of its historical context. The proposed panels will form a large array providing 9.1kw of power but will not be visible, except when passing on the footpath.

The Ashford Borough Council planning officer will consider the sensitivity and heritage of the location.

Proposed: No comment.

Proposed: Cllr Wall. **Seconded:** Vice-chair Cllr Rawlinson. **All in agreement.**

Other Planning matters

The Egerton Working Group on Housing and Development provided an update to Cllrs on the suitable development of land known as Orchard Nurseries for older persons' accommodation. This followed a closed meeting of EPC at the end of the previous EPC meeting. The Group advised that developer Lansdown Asset Management had exercised its option to purchase access to the site. On that basis, the option to purchase the Orchard Nurseries site from Egerton Parish Council will also be exercised. EPC has instructed solicitors to draw up the contract of sale of Orchard Nurseries with the aim to complete the two transactions simultaneously very soon, at which point a deposit will be paid to EPC. Lansdown Asset Management may use its own building contractors; or may seek a building partner; or may sell on both sites to a new developer/construction company, whilst maintaining the same terms and conditions with EPC. If the latter occurs, EPC will be paid in full immediately at the point of sale. If Lansdown Asset Management undertakes the construction, with or without a business partner, then EPC will start to receive payment in stages as houses are built and the final balance would be paid when the final house is sold. Figures and legal aspects are not included in the above at this stage for reasons of commercial confidentiality and on-going contractual deliberations.



The Clerk confirmed that she had received fifteen confidential expressions of interest in the proposed homes.

9) Parish Plan and Future Projects Working Group – update

The Group will meet on 10 March.

10) Ashford Local Plan 2041 Working Group update

EPC will react appropriately when ABC moves to the next stage of consultation following its assessment of all sites submitted across the parish.

11) Village Websites Working Group – update

No update to report.

12) Correspondence

The proposed changes listed for update in the ABC Code of Conduct were noted.

13) 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	1,445.18
Total	11,445.18

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

14) Additional items

• **Annual Parish Assembly**

It was agreed to hold the Annual Parish Assembly on Wednesday 16 April and invite a number of village groups and societies to present. All groups and societies will also be invited to exhibit.

Action: Clerk.

• **Works at the sewerage treatment plant and plans for the pumping station**

Cllr Palmer asked the Clerk to seek an update on progress from Southern Water and ask if the works are running to schedule and what stage improvement plans for the pumping station have reached.

Action: Clerk

• **The George – Asset of Community Value**

Action: Clerk to check on the requirements and content for the 2025 renewal submission to ABC and provide an update at the next meeting.

Cllrs Parr, Palmer, and Harper left the meeting due to a conflict of interest.

15) Closed session

Proposal to approve the minutes of the closed session of 15 January as a true record of the item discussed.

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

The minute will be held in a Confidential file.

The meeting closed at 20.42pm.

Next meeting: Tuesday 4 March 2025.

Appendix 1

Report No 176 of the Egerton footpaths representative for February 2025

4 Outstanding Issues remain from the January 2025 report.

0 Closed items

3 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 (see Outstanding Item Number 1 above for previous item on this issue). 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.
5. **PROW250137234**. 02/01/25. AW88 Stone Hill to Elm Close (Greensand Way). Fallen tree over footpath. Status: Awaiting Allocation.

NEW ISSUES

1. **PROW250195640**. 15/01/25. Follow up on fault number 250137234 at 5. Above. AW88 Stone Hill to Elm Close (Greensand Way). The tree has now been removed.
2. **AW79**. 30/01/25. Rock Cottage, Rockhill Road. Anti-slip pads have now been fitted to the bridge on the footpath. Pads provided by KCC.



3. **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.