



The meeting of Egerton Parish Council was held on Tuesday 2nd April 2024
7pm Committee Room, Millennium Hall, Egerton

Present

Cllrs: John Lawton (Chairman), Simon Palmer, Pat Parr, Richard Wall, Jeff Hopkins, Claire Foinette

Borough Councillor: Kayleigh Brunger-Randall

Six members of the public

1) Apologies

Vice-Chairman Peter Rawlinson, Clerk Sonia Young, County Councillor Charlie Simkins.

The Chairman advised that in the absence of the Clerk, Claire Foinette would be taking the minutes. There were no objections.

2) Declarations of Interest

Cllr Pat Parr: Neighbour to the Orchard Nurseries site proposed for development.

Cllr Simon Palmer: Neighbour to the Orchard Nurseries site proposed for development.

3) Minutes of the Previous Meeting – 5th March 2024

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

Proposer: Pat Parr. **Seconder:** Richard Wall. **All in agreement.** John Lawton abstained as he was not present at the March meeting.

4) Matters Arising from 5th March 2024 (not covered by the agenda below)

a) The George Pub. A planning application from the pub owners has been rejected by ABC as various requirements for details as discussed on site with, and notified by, the ABC Conservation Officer about external materials, design of windows, and earlier work carried out which was of enforcement concern had not been followed up by the owner.

b) Tree Works. Owing to the wet weather the work has still not been carried out. The tree surgeon advised that it may still be possible to work in the spring as the dead wood would not host any birds' nests.

c) Computer Centre. In a further meeting of the parties involved, it was agreed that there would be separate accounts set up for the Film Society and Computer Centre which would no longer be part of the Parish Council accounts, as from April 2024. All users of the Village Hall would be invoiced for an agreed rent by the Village Hall treasurer from January 2025.

d) Canham Homes. The repairs to verges on New Road outside this development, together with the road repair, were not passed by KCC Highways department (KHS). KHS met the site foreman to discuss effective reinstatement.

e) Office Cabinet. This has now arrived and is due to be assembled and installed in the near future.

f) Flooding. There is to be further investigation by Southern Water as to the cause and remedying of the flood on Rock Hill Road as no leak could be found from the water supply from SE Water mains and the water is foul-smelling.

g) Vacancies on the Parish Council. The applications were to be carefully considered by the Council in a closed session after this meeting.

5) Report on Extraordinary Public Meeting to discuss future 106 monies and recommendations on how to proceed.



The village projects put forward at the public meeting will be taken to the Parish Assembly. The Clerk will be asked to put out a further request to any organisations that have not yet advised of planned projects (e.g. Millennium Hall, St James Church) so that a full assessment can be made as to the priorities for the village, by the village, whether under s.106 payments or other forms of funding.

6) Footpaths Report 167 (See Appendix 1)

The trees north of Stisted Way are in the Conservation Area and are therefore subject to protection orders. They are in private property and are causing concern due to large fallen branches. By way of support, a member of the PC has approached KCC who is unable to intervene unless a danger to life is anticipated. If KCC were to decide it necessary to do work on the trees, they would charge the owner and it would be expensive. Kayleigh offered to see if ABC has an approved list of tree surgeons. Graham Howland (Egerton Tree Warden) would also to be consulted. The main concern is the cost and paperwork to which the owner would be subjected.

7) Highways Report number 11 – see Appendix 2

Coach Road, Iden Lane, Link Hill Lane and the hill in Crockenhill Road are in poor condition. These have been or will be reported, KCC plan to target all potholes across the county, regardless of whether or not they have been reported, using new Government funds.

8) Sewage Treatment Works (update)

The work to be undertaken by Southern Water this summer is to improve flow of sewage by 50% to cope with greater capacity and to improve the quality of outflow. The planned start date is May, depending on quotes. The local ecology has been surveyed and there are no vulnerabilities. The existing Leylandii are to be felled to make way for use of a small crane so causing no disruption to the playing field areas. A close-boarded fence will replace the trees until proposed new screening of mixed indigenous species are established. Wildflowers will be planted after completion of the work. A new pump will be installed in the pumping station next to Forstal Villas. The contractors are responsible for informing nearby villagers, including placing a notice in the Egerton Update and leaflets to neighbouring properties. There will be no liability incurred by EPC.

9) ABC Joins the Debate not Hate Campaign

Local government wish to it to be known that they are engaging in this campaign to reduce attacks and unfavourable use of language towards councillors and others in public office.

10) Ratification of decision taken by email to approve EPC Policy on Unreasonable and Vexatious Behaviour.

The Policy was recommended for approval: **Proposer:** Jeff Hopkins. **Seconder:** Richard Wall. John Lawton **abstained**. **All others in favour**.

11) Proposal for amendments to the Policy on Unreasonable and Vexatious Behaviour

Amendments recommended for approval: **Proposer:** John Lawton. **Seconded:** Jeff Hopkins. **All in favour**. The amended document will be dated and placed on the EPC website for a future review date.

12) Proposal for an amendment to the Policy on Public Participation at Parish Council Meetings



Amendment recommended for approval: **Proposer:** John Lawton. **Seconder:** Simon Palmer. **All in favour.** The revised document will be dated and placed on the EPC website for a future review date.

13) Planning and Development

There were no new applications within the Parish.

Ashford Local Plan – Call for Sites. Residents are currently able to make comments on the sites put forward by landowners for consideration by ABC. EPC will be invited to comment formally after the sites have been assessed by ABC and the resulting refined list of sites is produced. Parishes can also put forward sites for consideration which could provide Biodiversity Net Gain by offsetting biodiversity loss on other sites for development as well as protect natural habitat. EPC will need to consider the updating of housing needs as the last survey was carried out in 2018. It would also be prudent to cost out any planned future projects now in readiness for s.106 funding applications.

As the Maidstone Borough Plan including the principle of the Lenham Heathlands development has been approved (subject to certain conditions), EPC will need to be alert to the local impact on unsuitable roads bearing in mind the existing inadequacies of the A20. EPC will consider requesting that KCC carry out a traffic survey on the A20 now and subsequent to the development of what would be a small town of 5,000 homes and commercial premises. The emerging Ashford Local Plan will need to be considered in conjunction with the MBC Plan to protect Egerton's interests and concerns.

14) Chairman to close the meeting for public discussion.

Meeting closed at 7.57pm. Meeting reopened at 8.22pm

15) Correspondence

Note: All circulated by email in advance unless marked with a *

13.03 ABC new planning subscription service. ALL

18.03 Ashford Local Plan 2041 – Call for Sites

19.03. ABC joins the Debate not Hate campaign. All

19/03 CPRE debates to join housing development based on need not greed

25.03. ABC warning re Asian Hornets. All

26.03 Kent Policy April newsletter Rural South Ward – All

26.03 ABC Consultation on Statement of Licensing Policy 2024-2029. All

26.03 Kent Resilience Team workshop training. All

Website

February minutes

April agenda

EPC Policy on Unreasonable and Vexatious Behaviour

Information about Asian Hornets to be posted on the website and notice boards.



Egerton Parish Council

16) Accounts

		METHOD	£
Welcome packs	Lotus Print	BACS	78.00
Rubbish and leaf removal	Jimmy Boyle	BACS	51.66
EPC phone line – annual	Computer Centre	ABCS	180.00
EPC Office rental	Computer Centre	BACS	550.00
A3Laminating pouches Parish Assembly	Reimburse Clerk	BACS	22.99
8April salary	Clerk	BACS	1303.92
HMRC	HMRC	BACS	99.43
Total			£2286.00

Income			
Peppercorn rent	Village hall		0.05
Total			£0.05

Bank Reconciliation Balance at 31st March 2024 = £15,611.96 less un-presented cheques as follows

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Actual balance = £15,611.06 as at 31st March 2024

Accounts for Egerton update magazine

Expenditure			£
Total			

Income			
Advertising	Mixed		1580.00
Total			1580.00

Bank Reconciliation Balance at 31st March 2024 £5,342.55 Less un-presented cheques as follows:

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Actual balance = £5,342.55 at 31st March 2024

Accounts for Village Projects

Expenditure		Cheque No	£
Total			

Income			
Interest		BACS	
Total			£14.53



Egerton Parish Council

Bank Reconciliation Balance at 31st March 2024 £13, 171.19 Less un-presented cheques as follows:

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Actual balance = £13,171.19 as at 31st March 2024

Village Projects fund

Pre-school project	3,131.97
Esme Slater woodland	10,039.22

Proposal to approve the accounts as presented and accept the Statement of Internal Control 2024 (circulated prior to councillors prior to the meeting).

Proposer: Jeff Hopkins. **Seconder:** Simon Palmer. **All in favour.** Approved. The Statement was signed by the Chairman and the Clerk of the meeting.

17) Proposal for a closed session to discuss possible co-option of 2 councillors.

Proposer: John Lawton. **Seconder:** Richard Wall. **All in favour.**

18) Additional Items

It was noted with gratitude that rubbish has been regularly cleared from roadsides within the parish by volunteer parishioners. Councillors were asked to survey the current level of litter and send out email alerts by 10th April in case of the need for an organised clean-up before the ditches become too overgrown.

The grant applications to ABC for the beacon and benches have been successful. Kayleigh was thanked for her input.

Kayleigh advised EPC to submit applications for ABC grants for electric chargers in the village for future-proofing.

The Egerton Village Stores will be opening on Friday, 12th April and there will be a celebration of the opening the following day, on the Glebe.

The meeting closed at 8.35pm

Appendix 1

Report no. 167 of the Egerton footpaths representative for April 2024 Meeting

5 Outstanding Items remain from the February 2024 report.

1 Closed Item (Item 1 from New Issues of March report)

1 New Item

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.



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1. **PROW 210959063.** 10/09/21. AW75 at Heronsdale, Wanden Lane. Egerton resident complaint of overgrowth (brambles) and fence panel leaning towards the footpath. Status: Still Awaiting Allocation.
2. **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 Work Scheduled but it is accessible with matting in place until a more permanent solution is found. Status: Still In Progress.
3. **PROW211117086.** 21/11/21. AW64 Footpath opposite Egerton House on Greensand Way in a small, wooded area towards the byway up to Coach Road. Two planks missing/broken on the bridge over a small stream. Status: Still Work Added to Forward Maintenance Plan.
4. **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.
5. **PROW231147996.** 27/10/23. AW92. New Road – Canham Homes Development. Builders have installed wooden steps to connect the public right of way footpath at the New Road end of the site and the new path for residents. If the wooden ones are to be permanent they look slippery in wet weather and have no hand rail. On 14/11/2023 they responded that “for safety reasons the steps will be finished with a handrail on both sides”.

NEW ITEM

1. 27th February and 2nd March 2024. AW106 The Street, next to telephone box. During a strong wind ‘storm’ two separate properties were hit with branches falling into their properties from trees from a nearby property – Grange Court. The first report was from The Cottage, The Street, where branches from a Cedar tree fell into the property and driveway. The second report was from a property in Stisted Way where sycamore branches had fallen into their garden. Graham kindly moved it but was concerned about the condition of the tree. KCC Footpaths Department has declined to get involved because all the trees on the right-hand side of AW106 belong to the owner of Grange Court. Via Kayleigh, ABC has given me a diagram from their website on the various TPOs already on trees in the property of Grange Court, how to apply for TPOs in conservation areas and a list of reputable tree surgeons to apply for help. The trees along this footpath are mostly very tall, 100ft or more.

Appendix 2

Footpaths Report No 11

Summary

Closed Items 5

Open Items 5

New Items 2



Egerton Parish Council

Closed Issues

Reference	Description & Status
	Coach Road – between Stonebridge Green Road and Field Mill Road
	Coach Road – From Egerton House Road
	Barhams Mill Road – from junction with Crocken Hill Road
	Munday Bois Road – Between Rock Hill Road and Newland Green
	Rock Hill Road – between Stone Hill and Crocken Hill Road junction

Outstanding Issues

Reference	Description & Status
646549	Egerton House Road near The Coppice – Dip/Depression
Logged	20/07/2022
Status	Works being programmed
706534	Egerton House Road – Blocked Drain/Gully
Logged	March 2023
Status update	Gully scheduled to be cleaned
774609	Drainage & Flooding Pemples Cross
Logged	Jan 2024
Status	Enquiry under investigation
764836	Flooding – Bedlam Lane (by Myrtle Cottages)
Logged	December 2023
Status	Enquiry under investigation
763231	Blocked Drain & Gully – Rock Hill Road (by North End)
Logged	December 2023
Status	Enquiry under investigation



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New Issues

Reference	Description & Status
792594	Link Hill Lane - Multiple Potholes
Logged	March 2024
Status	Works being programmed
796562	Multiple Potholes – Iden Lane
Logged	March 2024
Status	Works being programmed