

**SELLING PARISH COUNCIL**  
**www.sellingparishcouncil.gov.uk**

**Minutes of the Ordinary Parish Council Meeting held on  
Thursday 18<sup>th</sup> January 2024 at 19:00 hours at Selling Village Hall**

**Present:** Cllr Kevin Hobson (Chairman), Cllr Tony Kitchen, Cllr Andrew Bowles, Cllr Sue Henderson, Cllr Sally King and Wendy Gregory (Clerk) Ward and County Cllr Rich Lehmann, PC Gary Morris and 13 members of the public.

**01.24.01 Welcome and apologies for absence**

The Chairman welcomed everyone to the meeting. Apologies were received from Cllr Garry Evans and Cllr Andy Day due to work commitments and apologies were received from Ward Cllr Alastair Goud who provided a written report.

**01.24.02 Declarations of interests and dispensations**

Cllrs had no interests to declare.

**01.24.03 Items to be taken in a private session**

No items were requested to be taken in a private session.

**01.24.04 Confirmation of the Minutes of the Ordinary Parish Council Meeting**

The Chairman asked if councillors had any comments regarding the accuracy of the Minutes of the Ordinary Parish Council meeting held on the 16<sup>th</sup> November 2023. Councillors had no comments.

**Resolved:** The Minutes of the Ordinary Parish Council meeting held on 16<sup>th</sup> November 2023 were signed by the Chairman as a true record.

**01.24.05 Clerk's Report**

An email of objection to the proposed changes that Swale Borough Council wish to introduce regarding the way that parish councils can have their views heard at Planning Committee Meetings was sent to Ward Cllr Gould. A response from Bidwell's about the problems being caused by the neglect of Hogben's Common has been received, they've advised that the land has been put up for sale. Jennie Watson of Kent County Council New Schemes has told us that she has given her team 90 days to paint the 30mph roundels on to the road at Fox lane. This work should be completed by the end of February at the latest. The Kent County Council School Travel Planner hasn't received a travel plan from Selling School and will chase them up. Photographs of 7 heavy goods vehicles using Crouch Lane have been sent to the Freight Team under the lorry watch scheme and they said they would contact one of the companies to ask them why they are using this route. Not all of the photographs captured the company name or the vehicle registration but it is good start for Lorry Watch. A meeting was arranged with the engineer who designed the drainage scheme that is currently being undertaken on Selling Road, to meet with councillors and residents last Friday. A detailed report of the works has been published on the parish council website and Facebook page. Further update reports are expected weekly and will be shared on the parish council social media.

**Resolved:** The Clerk's report was received.

**01.24.06 Q & A session with the Local Beat Officer**

PC Gary Morris gave an update on crime and antisocial behaviour in the area; A piece of the number plate is being used to hopefully track down the vehicle involved in the collision with the bollard that was knocked over. If anyone has information on that would they contact PC Morris via the parish council. Two burglaries in the outbuildings of farms have been reported. There is an increase in the number of reports, currently 2 daily, of thefts of number plates in the area. PC Morris suggested getting tamper-proof screws. A resident spoke about the large number of cars parked at the junction at Hogben's Hill causing obstruction of the pavement and reducing sight-lines. PC Morris will visit the area. A resident asked questions concerning the Highway Code and parked vehicles. PC Morris advised that breaches of the highway code are not enforceable by the police.

*The Chairman thanked PC Gary Morris for attending the meeting and answering questions and for providing helpful information and advice on police matters.*

**01.24.07 Open Forum**

A resident spoke about pot holes and a block drain which a neighbour had reported. Another resident advised that the pot holes had been filled. A resident thanked PC Morris because his presence in the area, has resulted in a reduction in anti-social behaviour in the Perry Wood area. A resident said they handed notes to people parking near the school to persuade them to park in the car park. PC Morris advised that if cars are parked legally than handing notices to vehicle owners asking them to park in the car park was inappropriate.

County and Ward Cllr Rich Lehmann, circulated information about current consultations and advised that Kent County Council had removed the closure of the Faversham Recycling Plant and tip for 2024 but it will be considered again for 2025. Ward Cllr Alastair Gould's written report is circulated with these minutes.

**01.24.08 Matters resolved under the scheme of delegation LGA1972 s101**

**Advised:** Training places booked: 'Developing and Effective Neighbourhood Plan' for Cllr Sally King, £50, 'Chairing Meetings Effectively' for Cllr Day, £37.00, Mastering Planning Application Responses for Cllr Kevin Hobson, the Clerk, Cllr Sally King, Cllr Sue Henderson, Cllr Garry Evans and Cllr Andy Day at £50 for each place £350.00 all costs shown exclude VAT.

**01.24.09 Financial matters**

**a) Bank Account Balances and Reconciliation**

**i) For November 2023**

Opening Balance as at the last meeting	£7,493.11
Less Payments	£2,261.22
<b>Closing Balance</b>	<b>£5,231.89</b>
<b>Reserve Account</b>	
Opening Balance as at the last meeting	£15,399.56
Plus, interest payments	£18.35
<b>Closing Balance</b>	<b>£15,417.91</b>

**Less uncleared cheques** £ 308.00  
**Total monies as of 1 December 2023** £ 20,033.80

### Bank Account Balances and Reconciliation

#### ii) For December 2023

Opening Balance as at the last meeting	£5,231.89
Less Payments	£ 999.96
<b>Closing Balance</b>	<b>£4,231.93</b>
<b>Reserve Account</b>	
Opening Balance as at the last meeting	£15,417.91
Plus, interest payments	£17.76
<b>Closing Balance</b>	<b>£15,435.67</b>

**Total monies as of 29 December 2023** **£ 19,667.60**

Councillors were asked if they followed the reconciliations, they agreed.

**Resolved:** The bank account balances and reconciliation were approved and documents initialled by Cllr King.

#### b) Invoices for Payment

- i) Clerk's part salary and expenses for November '23 £93.87
- ii) Clerk's part salary and expenses for December '23 £470.54
- iii) P30 HMRC for National Insurance Contributions £45.85
- iv) KALC for KALC AGM lunch £12.00, Developing an effective neighbourhood plan £60.00, Chairing meetings effectively £44.40, 6 x places for mastering planning application responses £360, less credit for Chairmanship Conference of £84 = £392.40
- v) Streetlights £53.54

#### c) Accounts for Payment (for information only)

- i) Clerk's salary £635.70 by Standing Order 13-11-23
- ii) SSE Southern Electric by Direct Debit £55.24 on 21-11-23
- iii) Clerk's salary £635.70 by Standing Order 12-12-23
- iv) SSE Southern Electric by Direct Debit £56.26 on 26-12-23

**Resolved:** The above invoices were approved for payment and the cheques were signed by Cllr King and Cllr Hobson. The accounts for payment for information only were received.

### 01.24.10

#### Planning Applications

To consider planning policies, applications and appeals received and resolve to submit comments where appropriate. *Please note that any applications received following the issue of this agenda will be considered.*

**23/505204/FULL Cherry Tree Farm, Grove Road.** Change of use of agricultural land and conversion of a former poultry shed to form a single residential dwelling to include associated external alterations, landscape, parking and ecological enhancements. Members of the public, many who attended the meeting to object to this application, with the agreement of councillors, were invited to speak. All speakers strongly opposed the application. Councillors also spoke against the application on the grounds that there are no special circumstances for an exemption from the National Planning Policy Framework for local planning authorities to avoid new isolated homes in the countryside. The new National

Landscapes ruling, places an even stronger duty on the planning authority to further the purpose of conserving and enhancing the natural beauty of this area. Access to the site on the narrow lanes makes it unsuitable for vehicle access. Councillors hoped that officers will refuse permission but asked that a copy of the objection is sent to the Ward Councillors to ask that if officers are minded to permit this application that it is called in and decided by the Planning Management Committee where the parish councillors will submit a request to speak against the application in person. It was proposed by Cllr Bowles that the parish council object to the application, seconded by Cllr Kitchen, a vote took place and it was agreed unanimously.

**Resolved:** The parish council object to this application and a copy of the objection will be sent to the Ward Councillors.

**23/504984/FULL 5 Bridge Cottages, Selling Road.** Installation of a drop kerb, hard standing and vehicular access. It was proposed by Cllr Bowles and seconded by Cllr Henderson that there is no objection as long as the material used for hard standing is permeable, a vote took place and it was agreed unanimously.

**Resolved:** The parish council have no objection to this proposal as long as the material used for the hard standing is permeable and does not add to the problem of run-off water.

Ward and County Cllr Lehmann advised that he had forwarded details of a new gated entrance made close to the corner of Grove Road and Shepherd's Hill to Planning Enforcement. Cllr Lehmann will keep the parish council updated on this potential breach of planning rules.

#### **01.24.11 Precept for 2024-25**

Cllrs agreed to ring-fence £3,700 of the budgeted expenditure, which will be available if required, but not charged to the precept, to keep the average increase on last year to £8.06 to residents. Cllr Hobson proposed that the recommended precept figure of £17,013 is agreed, seconded by Cllr Kitchen. A vote took place and it was agreed unanimously.

**Resolved:** The precept figure for year 2024-25 will be £17,013.

#### **01.24.12 Press, Media & Social Media & Email Policy**

The proposed revised parish council's policy was reviewed. It was proposed by Cllr Bowles and seconded by Cllr Kitchen that the revised policy is adopted. A vote took place and it was agreed unanimously.

**Resolved:** The revised Press, Media & Social Media & Email Policy was adopted.

#### **01.24.13 A cultivation licence for the grass verges in Church Lane**

It was proposed by Cllr Hobson and seconded by Cllr Bowles to improve the appearance and continue the work to discourage drivers from parking on the grass verges in Church Lane, to apply for a cultivation licence to protect the verge from regular maintenance cuts and arrange planting. A vote took place and it was agreed unanimously.

**Resolved:** A cultivation licence will be applied for the grass verges in Church Lane.

#### **01.24.14 Matters concerning Highways**

i) To receive any updates concerning flooded roads and resolve further actions

**Cllr Hobson advised of the actions taken to keep residents informed about the drainage works taking place in Selling Road, close to Monica Close; 12th January meeting, weekly updates and a question and answer paper posted on social media. Cllr Kitchen will report the water leak outside the village hall.**

ii) To receive any update on the Community Speedwatch Scheme.

**No report**

iii) To hear of any other matter concerning highways and resolve further actions.

**Cllr Kitchen has requested that Swale Borough Council arrange for Fox Lane to be swept to clear the mud, in particular the area under the bridge. Cllr Hobson will contact local land owners to arrange a meeting to discuss their works and the impact on the village.**

**01.24.15 Matters raised for information purposes only from portfolio holders and adopted-schemes.** Any matters raised to be advised by a written report, circulated prior to the meeting, or provided as a verbal report.

i) **Law and Order** - no further report.

ii) **Perry Wood** - no report.

iii) **Public Rights of Way** - Cllr Evans provided a written report.

iv) **Mid-Kent Downs** - no report.

v) **Village Hall Committee**- no report.

vi) **KALC/SAC** - the Minutes of the December meeting were circulated.

vii) **Church Building Trust** - no report.

viii) **Selling School** - next inspection is likely to be under a SIAMS inspection framework.

**01.24.16 Correspondence**

An email has been circulated to councillors from a resident who has asked councillors to provide a plan to return ecological health to the Selling Station part of the village. Cllr Henderson and Cllr King had walked around this area with another resident and have a list of suggested improvements to be collated and put to the parish council at a future meeting. Cllr Hobson advised that changes to the landscape can be included under a wider discussion with landowners.

**01.24.17 Items to be placed on the next Agenda**

Any items for consideration to be emailed to: [clerk@sellingparishcouncil.gov.uk](mailto:clerk@sellingparishcouncil.gov.uk), no later than Tuesday, 6<sup>th</sup> February, 2024

**01.24.18 The date of the next ordinary parish council is the 15<sup>th</sup> February 2024**

The meeting closed at 21:02 hours.

Signed.....

Date .....