

SELLING PARISH COUNCIL
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**Minutes of the Ordinary Parish Council Meeting held on
Thursday 15th February 2024 at 19:00 hours at Selling Village Hall**

Present: Cllr Kevin Hobson (Chairman), Cllr Andrew Bowles, Cllr Sue Henderson, Cllr Sally King, Cllr Garry Evans, Cllr Andy Day and Wendy Gregory (Clerk) PC Gary Morris and 2 members of the public.

02.24.01 Welcome and apologies for absence

The Chairman welcomed everyone to the meeting. Apologies were received from County Cllr Rich Lehmann due to attending another meeting and Ward Cllr Alastair Goud due to holiday.

02.24.02 Declarations of interests and dispensations

Councillors had no interests to declare.

02.24.03 Items to be taken in a private session

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

02.24.04 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 18th January 2024. Councillors had no comments.

Resolved: The Minutes of the Ordinary Parish Council meeting held on 18th January 2024 were signed by the Chairman as a true record.

02.24.05 Clerk's Report

The drainage works on Selling Road were completed a week earlier than planned and weekly updates published on the parish council website and on Facebook. The 30mph roundel was painted on the road of Fox Lane on the 19th January. The precept request has been submitted and acknowledged. An objection to the proposed change of use of agricultural land and conversion of a former poultry shed at Cherry Tree Farm to a residential dwelling was lodged on the planning portal and copies emailed to ward councillors. Enquiries have been made for a cultivation licence for the grass verge in Church Lane. Enquiries have been made to the Wilder Road Verge Officer at Kent Wildlife about what to plant in the grass verge which already has a conservation licence at the junction of Monica Close and Selling Road. The response; it is best to get native plants from a reputable company. If using seed mix the ground will need to be prepared or for a quicker result, plug plants of pollinator friendly species, once the preferred option is known, the officer is happy to assist with more specific advice. An update has been requested for the outstanding items from the Highway's Improvement Plan meeting; Unsuitable for HGV signs for Brenley Lane at Brenley Corner are with the Design and Delivery Team at KCC and Selling School haven't as yet updated their Travel Plan.

Resolved: The Clerk's report was received.

02.24.06 Open Forum

PC Gary Morris gave an update. He reported that the vehicle that knocked the post and sign down hasn't been traced yet. He repeated a warning that in neighbouring villages, car number plates are still regularly being stolen. A transit van was found in a local farmer's field, badly burnt out. PC Morris will explore the possibility of holding a surgery in Selling village.

The Chairman thanked PC Gary Morris for attending the meeting and for providing his update in person.

A member of the public asked the parish council to keep the pressure on Kent County Council to 'side out' and expose the carriageway and to clear the drains at the Fir Tree Plantation where soil and debris is falling into the road. Cllr Day reported the drain there is completely blocked and the creep has extended. **Action:** The Clerk will follow this up with the Asset Team Leader of Kent County Council.

County Cllr Rich Lehmann's written report is circulated with these minutes.

02.24.07 Financial matters

a) Bank Account Balances and Reconciliation

For January 2024

Opening Balance as at the last meeting	£4,231.93
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Less Payments	£1,299.50
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Closing Balance	£2,932.43
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Reserve Account

Opening Balance as at the last meeting	£15,435.67
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Plus, interest payments	£20.24
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Closing Balance	£15,455.91
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Less uncleared cheques	£ 392.40
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Total monies as of 31 January 2024	£17,603.54
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Councillors were asked if they followed the reconciliation, they agreed.

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

b) Invoices for Payment

i) Clerk's part salary and expenses for January '24 £142.45

ii) Selling Parochial Church £17.50

c) Accounts for Payment (for information only)

i) Clerk's salary £635.70 by Standing Order 12-01-24

ii) SSE Southern Electric by Direct Debit

Resolved: The above invoices were approved for payment and the cheques were signed by Cllr King and Cllr Evans. The accounts for payment for information only were received for the Clerk's salary and it was noted that SSE Electric had changed their bank details and that they anticipated another couple of weeks before payment would be applied for.

02.24.08 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.*

23/504318/LDCEX Land North of Perry Leigh, Grove Road Appeal. The Appeal is due to the time Swale have taken to decide on whether the permitted works were started within the time frame given. Cllrs agreed that it was important that a representative from the Parish Council is present and speaks at the Appeal.

Resolved: Cllr Day will attend the Appeal and speak on behalf of the Parish Council.

Proposed diversion of public footpaths ZR645(part) and ZR646(part) at Selling in the postcode ME13 9QN. Cllr Evans provided photographs of the footpaths and recommended that the parish council should have no objection to this proposal. Kent County Council provided a questionnaire, responses were agreed by all councillors. Councillors agreed that the proposed diversions are in the landowner's interest. They agreed that the new point of termination for ZR646 will not be substantially less convenient to the public. They agreed the proposed diversions for ZR645 are not substantially less convenient for the public. They agreed the proposed diversions would not negatively impact upon public enjoyment of the routes as a whole.

Resolved: The parish council support the application and will return the completed form by email before the deadline of the 20th February 2024.

02.24.09 A Cultivation Licence for the grass verges in Church Lane

To support the application for a Cultivation Licence for the grass verges in Church Lane, it was proposed by Cllr Hobson to ask the Gardener's Association for suggestions for the planting and potential help with planting whilst keeping the school informed. Seconded by Cllr Sue Henderson. A vote took place and it was agreed unanimously.

Resolved: To request help from the Gardeners Association for suggestions for plants and assistance for the planting and to keep the school informed.

02.24.10 Next steps for the grass verge at the junction of Selling Road and Monica Close.

The metre strip towards the back of the verge is protected under a Cultivation Licence. It was proposed by Cllr King that a questionnaire be delivered to the residents near the verge to ask what they would like to have planted there, seconded by Cllr Day. A vote took place and it was agreed unanimously.

Resolved: A questionnaire will be posted through the door of residents living close to the grass verge. **Action:** Cllr Sally King will put together the questionnaire and circulate to councillors for their comments.

02.24.11 Community Resilience

A discussion took place to establish the level of interest in a Community Resilience Plan. Councillors expressed a preference for producing an A4 leaflet with useful information. It was proposed by Cllr Hobson that the parish council put together key information that everyone should know. Seconded by Cllr Day. A vote took place and it was agreed unanimously.

Resolved: Cllr Hobson will draft a useful information sheet to be approved at a future meeting

- 02.24.12 Meeting with local business owner**
Cllr Hobson gave an update following the meeting with local businessman Mark Gaskains and four councillors and it was agreed to keep the lines of communication open.
- 02.24.13 Village Improvements**
A report from Cllr Henderson and Cllr King was circulated. It was proposed by Cllr Henderson that Network Rail were contacted to discuss the items identified at the station and report the other items on the appropriate platforms. Councillors agreed.
Resolved: Network Rail will be contacted and the other items reported as faults.
- 02.24.14 Planning Policy**
The draft planning policy was circulated. It was proposed by Cllr Day and seconded by Cllr Evans that the Planning Policy be adopted. A vote took place and it was agreed unanimously.
Resolved: The Planning Policy was adopted.
- 02.24.15 Consideration of a communal way to mark the 80th Anniversary of D-Day**
Cllr Hobson proposed that the parish council hold an event on the 6th June such as a 'fish and chips supper', seconded by Cllr Bowles. A vote took place and it was agreed by all.
Resolved: The Parish Council will hold an event on the 6th June to commemorate the 80th Anniversary of D-Day. **Note:** Councillors volunteering to help set-up the event; Cllr Hobson, Cllr Bowles and Cllr Evans will talk to other organisations or individuals who may be interested in being involved.
- 02.24.16 Annual Parish Meeting**
Resolved: The Annual Parish meeting will take place at Selling Village Hall on the 25th April 2024. Suggested speakers were Brenley Wine who grow grapes in Selling or to hear updates from Patrick McGrath as it is 2-years since he presented the winery plans.
- 02.24.17/18 Matters concerning Highways**
i) To receive any updates concerning flooded roads and resolve further actions
Cllr Day gave a summary of what had been achieved with the new drainage schemes and said that the areas need to be kept clear and clean. Works need to be done in the Hogben's Hill area.
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.
No further report.
- 01.24.19 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** - An archaeological guided walk is taking place on the 16th February. Events aren't advertised widely because there are only a small number of places.

- iii) **Public Rights of Way** - Cllr Evans reported that the problem previously reported on ZR651 at Neames Forstal has been resolved and the footpath is much improved.
- iv) **Mid-Kent Downs** - no report but the name needs to be changed to Kent Downs National Landscapes.
- v) **Village Hall Committee**- the last meeting took place on the 29 January 2024 and quotations are being sought for various jobs.
- vi) **KALC/SAC** - no report.
- vii) **Church Building Trust** - no report.
- viii) **Selling School** - Cllr Hobson advised that there is an open invitation to the parish council to visit the school.

02.24.20 Correspondence
All correspondence had been circulated.

02.24.21 Items to be placed on the next Agenda
The Duchy proposed development and any other items for consideration to be emailed to: clerk@sellingparishcouncil.gov.uk, no later than Tuesday, 12th March, 2024.

02.24.22 The date of the next Ordinary Parish Council is the 21st March 2024.

The meeting closed at 21:00 hours.

Signed.....

Date