

SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 15th January 2026 at 7.00pm

Present: Cllr Kevin Hobson (Chair), Cllr Andy Day (Vice-Chair), Cllr Garry Evans (from agenda item 126), Cllr Jonnie Reeves, Cllr Alastair Gould (SBC) (from agenda item 126), Bex Ratchford (Clerk)

Public: 4

122. Apologies for absence

Apologies were received from Cllr Bowles, Cllr Henderson, Cllr King due to work commitments and Cllr Evans who was running late.

123. Declarations of interest

Cllrs had no interests to declare.

124. Minutes of the meeting held on 18th December 2025

The minutes were agreed as an accurate record of the meeting and were signed and dated by the Chair.

125. Clerk's report

- a. Action 1: post office contact details provided; contact still to be made. **Action 1: Clerk to contact post office.**
- b. Action 2: meeting with Boughton-under-Blean PC arranged and attended by Cllr Hobson; agenda items 132 & 137.
- c. Action 3: comment made with the Planning Inspectorate using grounds from a previously refused similar application.
- d. Action 4: Cllr Henderson will contact SBC regarding litter as well as other issues. **Action 2: Cllr Henderson to contact SBC.**
- e. Action 5: KCC contacted regarding drains at railway bridge; the previous contact no longer works in that department and all issues must be logged via the online reporting tool, which has been done. SBC is responsible for road sweeping so requests for this need to be logged with them. **Action 3: Clerk to contact SBC and KCC for confirmation of works.**
- f. Action 6: highways issues reported.
- g. Action 7: potholes reported; it was noted that urgent repairs can be reported by phone.
- h. Action 8: website amended.

126. Reports from the police and borough and county councillors

Cllr Gould (SBC) gave an update: the working group is looking at sites for the Local Plan; some in Selling are included but these have been graded as unsuitable. The report will be in the public domain shortly. The project to expand the National Landscape will be of relevance.

The police report was read out – there were two incidents of crime but no calls regarding ASB in December. A surgery is being held in Sheldwich on 6th February.

127. Public session

Members of the public raised issues as follows:

- a. an accident on New House Lane recently required the road to be closed.
- b. a water leak at Shepherd's Hill was reported and repaired quickly.
- c. an email had been sent requesting publication of all meeting documents.
- d. a pothole in Crouch Lane had been reported and repaired quickly.
- e. drainage at the junction by The Sondes is an issue.
- f. drainage by the railway bridge is an issue; it was **agreed** to ask Boughton-under-Blean PC to add this to their HIP. **Action 4: Cllr Evans to provide photos and clerk to contact Boughton-under-Blean PC.**
- g. it was noted that the Village Hall Committee is grateful for the financial support provided by the PC and has used less than budgeted this year due to a resident mowing the grass at the play area free of charge. The swings are currently not in use due to an issue with one of the legs. It was confirmed that the committee is committed to maintaining the play area and car park until at least 2027.

128. Station

It had been attempted to arrange a meeting with no success so far so there was no update to the proposal. It was **agreed** not to budget for the project and to proceed only if funding can be obtained. **Action 5: Clerk to pursue a meeting with South Eastern and continue to look for sources of funding.**

129. Village sign

It was felt that funding sources for the current design would be limited but if certain unique attributes of the village (eg. Sir Philip Neame and the Battle of Trafalgar) were included in the design this would increase the funding options, as Shepherd Neame, the British Legion and the International Olympic Committee could be approached, amongst others. It was **agreed** to redesign the sign but not to budget for the project and to proceed only if funding can be obtained. It was **agreed** to set up a working party to take the project forward and report back to the PC. **Action 6: Cllr Day and Cllr Reeves to establish working party.** It was noted that the designers might provide another prototype design including the above elements free of charge, that fundraising could take place and residents could be consulted on design and location.

130. Perry Wood

A response had been received from SBC regarding the loan – they would be prepared to provide this if a full business plan were received, including details of spend and an anticipated repayment plan. The interest rate would need to be at least the PWLB rate which is currently 4.91-5.44% for a ten-year loan. The PC would also need to provide assurance that repayments can be made from the start of the loan. It was noted that the PC can apply to the PWLB directly. It was **agreed** to revise the business plan taking account of this information. It was noted that not all of Perry Wood is in Selling. It was **agreed** not to budget for the project at the current time. **Action 7: Clerk to send PWLB details to Cllr Day and Cllr Day to revise business plan and circulate.**

131. Annual Parish Meeting

It was **agreed** that the APM would take place on 30th April and to invite a local person to speak about Sir Philip Neame or someone from the National Maritime Museum to speak about the Battle of Trafalgar. **Action 8: Cllr Day and Cllr Hobson to make enquiries and provide contact details of potential speakers.**

132. Community Governance Review

Cllr Hobson met with cllrs from Boughton-under-Blean PC, who are keen to send a joint written representation. The proposal includes a request from Faversham TC to acquire the portion of land currently in Selling where the potential Duchy development would be built (approximately 3% of the parish). It was **agreed** to respond objecting to the proposal as it appears to be financially motivated, and to send a copy of the response to Boughton-under-Blean PC. **Action 9: Clerk to respond and contact Boughton-under-Blean PC.**

133. Local Government Reorganisation

It was **agreed** to proceed with the publicity proposal circulated by Cllr Hobson at the previous meeting, with the clerk publicising the consultation on various channels when more details are received and cllrs being proactive in speaking to residents. **Action 10: Clerk to publicise when details received and cllrs to speak to residents when possible.**

134. Training

Cllr Reeves and the clerk attended free online training provided by SBC on HMO's (Houses in Multiple Occupation).

135. Clerk's appraisal and terms of employment (closed session)

Members of the public and the clerk left the room for this item. As performance was deemed to be satisfactory, it was **agreed** to increase the clerk's salary by two points on the salary scale, effective from 21st November 2025. It was **agreed** that the hours and office rental would remain the same.

Action 11: Clerk to arrange increase to the standing order and calculate back pay.

136. Finance

- a. The financial statement and bank reconciliation were reviewed and accepted.

Account	Balance as of 31/12/25
Current account (NatWest)	47.49
Current account (Unity)	1,981.50
Reserve account (Unity)	20,089.38
Total	22,118.37

- b. A response from the external auditor to the complaint is still awaited. It was **agreed** to chase this.

Action 12: Clerk to contact Forvis Mazars.

- c. The draft budget was reviewed. It was noted that the village hall committee is working on a website, funding applications and online booking. Their income and expenditure for 2024 was also noted. It was **agreed** to amend the hall hire figure to £448 (16 two-hour meetings), the hall

maintenance figure to £850 and the defibrillator figure to £250. It was **agreed** not to budget for the burial ground (as the PC does not own any land at the church) or any community events or grants. The budget was **agreed** at £18,631. It was **agreed** to set the precept at £21,000 to cover the budgeted expenditure and build in some contingency measures for example for planning or legal advice if necessary. It was noted that the average cost for a band D property nationally is nearly twice this. **Action 13: clerk to return precept form and publish budget.**

d. Payments were **agreed** as follows:

Ref	Payment	Net	*VAT	Total	Auth
D/D	SSE – energy supply (Dec)	tbc	tbc	tbc	
S/O	Clerk's salary and office rental (24/11-21/12)				
36	Clerk's expenses (ink Dec)	5.41	1.08	6.49	AD, JR
37	KALC – WCAG training (half)	5.00	1.00	6.00	AD, JR

* VAT to be reclaimed

137. Planning

- 26/500034/LBC – Thatch Cottage – the proposal was felt to have good Health & Safety so it was **agreed** to comment in favour. **Action 14: Clerk to make planning comment.**
- SBC Regulation 18 consultation – it was **agreed** to delegate sending a response to the clerk, with cllrs to provide input by Monday 16th February. **Action 15: cllrs to provide comments and clerk to respond as appropriate.**
- Cllr Hobson discussed the Duchy proposal with cllrs from Boughton-under-Blean PC and it was **agreed** to liaise with them in formulating a draft response and report back at the next meeting. **Action 16: Clerk to liaise with Boughton-under-Blean PC.**

138. Reports from parish councillors

There were no reports.

139. Correspondence

All correspondence was noted.

- A query about Selling Gardeners Club had been received. **Action 17: Cllr Hobson to send details to the clerk.**
- A property at Monica Close is soon to be available. **Action 18: Clerk to advertise.**

140. Close of meeting

Due to a number of cllrs not being able to attend the next scheduled meeting, it was **agreed** to change the date to 26th February 2026. The meeting closed at 9.31pm.

The next meeting will be held on **Thursday 26th February 2026** at 7.00pm.

Signed.....

Date.....