

SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 26th February 2026 at 7.00pm

Present: Cllr Andy Day (Vice-Chair in the Chair), Cllr Garry Evans, Cllr Sue Henderson, Cllr Sally King,
Cllr Jonnie Reeves, Bex Ratchford (Clerk)

Public: 4

141. Apologies for absence

Apologies were received from Cllr Hobson due to family commitments, Cllr Bowles due to another meeting and Cllr Gould (SBC) due to another meeting. Due to the absence of Cllr Hobson, the meeting was chaired by Cllr Day.

142. Declarations of interest

Cllrs had no interests to declare.

143. Minutes of the meeting held on

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

144. Clerk's report

- a. Action 1: post office contacted and a telephone conversation is awaited.
- b. Action 2: SBC contacted regarding litter at Perry Wood.
- c. Action 3: KCC contacted regarding drains at railway bridge; agenda item 147.
- d. Action 4: photos provided and Boughton under Blean PC contacted; agenda item 147.
- e. Action 5: meeting still to be arranged.
- f. Action 6: working party established; agenda item 149.
- g. Action 7: PWLB details sent and business plan revised; agenda item 150.
- h. Action 8: speakers suggested unavailable. Cllr Hobson is still trying to find a contact from the National Maritime Museum or a representative from the Hilton Family Trust could be an option. **Action 1: Cllr Hobson to send details to clerk.**
- i. Action 9: Community Governance Review response sent and Boughton under Blean PC informed.
- j. Action 10: LGR publicised on website and Facebook page; agenda item 151.
- k. Action 11: standing order increase arranged.
- l. Action 12: Forvis Mazars chased; they are experiencing resourcing difficulties so there is no update.
- m. Action 13: precept form returned and budget published.
- n. Action 14: planning comment made.
- o. Action 15: no comments provided so no response submitted.
- p. Action 16: Boughton under Blean PC is drafting a response to the Duchy application.
- q. Action 17: Gardeners' Club details sent and forwarded to enquirer.
- r. Action 18: property at Monica Close advertised.

145. Reports from the police and borough and county councillors

The police report was read out – there were three incidents of crime and one of ASB in January. Residents were reminded to report crime using 101 or directly to the police representative.

Action 2: Clerk to publicise details on website.

146. Public session

Members of the public raised issues as follows:

- a. HGVS are still using the road through Selling, with one getting stuck recently; this should not be happening and the sign requested from KCC should be installed as soon as possible.

Action 3: Clerk to chase KCC.

- b. Trenches have been dug at the side of New House Lane. It was noted this was to stop hare coursing.
- c. Rubbish has been fly-tipped on Featherbed Lane; this has been reported to KCC and is awaiting collection – reference 944547.
- d. Two properties in Neames Forstal are being sold by auction; this will result in less social housing and is a concern.
- e. A representative from the PC was requested at the appeal hearing for 25/3375967 (land north of Perry Leigh) to speak against the applicant.

147. Highways

- a. Lorries are trying to turn at the triangle in Hogbens Hill, sometimes mounting and damaging the verge. Residents have reported this to KCC who has said it needs to be addressed as part of the Highways Improvement Plan. The PC has already added it to the HIP but this will not be reviewed by KCC until later this year. Residents were advised to keep reporting issues in the hope it can be revisited sooner. **Action 4: Clerk to contact KCC regarding timescale.**
- b. The blocked drains have been reported to KCC by the PC and a number of residents. Residents were advised to keep reporting issues.

148. Public Rights of Way

- a. KCC is consulting on an updated Statement of Priorities which would see user-based applications prioritised. It was **agreed** to comment in favour of this. **Action 5: Clerk to respond.**
- b. An application to grant footpath status to the route running from Owens Court Road to ZF38 has been made. It was **agreed** to comment in favour of this. **Action 6: Clerk to comment in favour.**

149. Village sign

Cllr Reeves and Cllr Day had met and Cllr Reeves provided an update on the work done so far. The need for and location of two signs was queried, as well as the purpose of a permanent display in the village hall. It was noted that the sign was an opportunity to inspire and educate and a number of smaller boards throughout the village, providing a walking trail, was suggested. The working party will meet and provide more updates when available.

150. Perry Wood

Cllr Day circulated an updated summary of the business plan. The 'trail and access infrastructure' suggestion at £35,000 was queried and it was noted this was to create designated trails for both walkers and cyclists. The electric vehicles would be for the maintenance staff. Concerns were raised that the proposal would turn the area into a tourist attraction, which is likely to be unpopular with residents. More cars would use the car park, which is already full in the good weather, and the single track lanes, which could cause issues. It was noted that the PC could work with other organisations, or set up a new organisation to manage the wood, and it was **agreed** to discuss further at the next meeting, with more options and the advantages and disadvantages of each. **Action 7: Clerk to send details of other similar bodies.**

Cllr Henderson has made contact with some of the cyclists and will arrange a meeting once the weather improves.

151. Local Government Reorganisation

The consultation is now open and has been publicised on the website and Facebook page. Posters for the noticeboards were distributed. Residents were encouraged to respond and the PC will agree a response at the next meeting.

152. Training

There was nothing to report.

153. Finance

- a. The financial statement and bank reconciliation were reviewed and accepted. The payment for the RBLI poppy appeal needs to be made by cheque so this was raised. Due to SSE not taking direct debits over the last few months, a payment of 327.17 had been made to ensure continuity of supply as per Financial Regulations paragraph 6.9.

Account	Balance as of 31/01/26
Current account (NatWest)	0
Current account (Unity)	928.93
Reserve account (Unity)	20,089.38
Total	21,018.31

- b. Payments were **agreed** as follows, including the payment for bark from Gravel Master, which is slightly higher than originally agreed due to the delay in ordering:

Ref	Payment	Net	*VAT	Total	Auth
38	SSE – energy supply (Aug-Dec)	311.58	15.59	327.17	AD, JR
S/O	Clerk's salary and office rental (22/12-15/02)		-		
39	Clerk's expenses (ink Jan & mileage)	12.61	1.08	13.69	AD, GE
40	HMRC – employer NICs (Dec-Feb)	141.03	-	141.03	AD, GE
41	Streetlights – maintenance payment 4 of 4	55.68	11.14	66.82	AD, GE
42	Selling Village Hall - maintenance	180.00	-	180.00	AD, GE
43	Gravel Master Ltd – play bark			286.00	AD, GE

* VAT to be reclaimed

154. Planning

- a. 26/500281 – Norham Farm, Selling Road – it was noted that this is for the top store and glare would be unlikely. It was **agreed** to comment in favour. **Action 8: Clerk to make planning comment.**
- b. 25/3375967 – land north of Perry Leigh, Grove Road – this is an appeal against an enforcement notice and an inquiry is being held at SBC on 17th March. It was **agreed** that Cllr Reeves would attend and speak against the appeal on behalf of the PC and residents. **Action 9: Cllr Reeves to attend inquiry.**

155. Reports from parish councillors

Cllr King attended the KALC Swale Area Committee meeting which included a talk from the police; there has been a significant reduction in crime since the set up of the new team and there is a Community Policing Day on 5th July. Shared Prosperity Funding has been used to carry out surveys on loneliness; the results are now available. Cllr King will attend the KALC learning

and development meeting soon; more training available in evenings and weekends was requested.

Cllr Henderson reported that the village hall is celebrating its centenary this year with an event planned for 25th July.

156. Correspondence

All correspondence was noted.

- a. An offer to return some old minutes still needs to be pursued. **Action 10: Clerk to chase.** Cllr Henderson will also pass on some old PRoW maps. **Action 11: Cllr Henderson to pass on maps.**
- b. The Faversham GEMS awards are open for nominations.
- c. An invitation to participate in the Sheldwich, Badlesmere and Leaveland PCC flower festival had been circulated.
- d. A resident had emailed about human waste being left on the footpath by Gaskains. It was **agreed** to write to both Gaskains and Berrys. **Action 12: cllrs to provide contact details and clerk to write.**
- e. Some NALC case studies on devolution could be helpful if the PC wishes to take on Perry Wood. **Action 13: Clerk to check and pass on details as necessary.**
- f. A request to confirm a family connection for a property in Monica Close had been responded to.
- g. Surface repairs to bridleway ZR656 in Perry Wood have taken place.
- h. The Great British Spring Clean is taking place but roads in Selling are too dangerous for this to be feasible.
- i. The presentation slides from the Parish Council Liaison Forum contain useful information and have been circulated.

157. Close of meeting

The meeting closed at 8.40pm.

The next meeting will be held on **Thursday 19th March 2026** at 7.00pm.

Signed.....

Date.....