

SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 19th March 2026 at 7.00pm

Present: Cllr Kevin Hobson (Chair), Cllr Andrew Bowles, Cllr Sue Henderson (from agenda item 167), Cllr Jonnie Reeves, Cllr Alistair Gould (SBC), Bex Ratchford (Clerk)

Public: 3

158. Apologies for absence

Apologies were received from Cllr Day and Cllr Evans due to work commitments.

159. Declarations of interest

Cllrs had no interests to declare.

160. Minutes of the meeting held on 26th February 2026

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

161. Clerk's report

It was noted that many action points were still outstanding due to a shorter month and illness.

- a. Action 1: agenda item 166.
- b. Action 2: police contact details still to be published. **Action 1: Clerk to check which details are publishable.**
- c. Action 3: KCC still to be contacted regarding HGV sign. **Action 2: Clerk to contact KCC.**
- d. Action 4: KCC still to be contacted regarding HIP timescale. **Action 3: Clerk to contact KCC.**
- e. Action 5: PRoW Statement of Priorities response sent.
- f. Action 6: PRoW footpath application response sent.
- g. Action 7: details of other woodland management group sent.
- h. Action 8: planning comment made.
- i. Action 9: planning inquiry attended; agenda item 170.
- j. Action 10: old minutes still to be chased. **Action 4: Clerk to chase old minutes.**
- k. Action 11: maps still to be passed on. **Action 5: Cllr Henderson to pass on old maps.**
- l. Action 12: farm contact details still to be provided and letters sent. **Action 6: contact details to be provided and clerk to contact farms.**
- m. Action 13: NALC devolution case studies still to be checked. **Action 7: Clerk to check case studies.**
- n. A conversation had taken place with a representative from the post office: they apologised for the poor service which was due to a variety of factors, including lack of training, staffing and poor equipment. A mobile van service is being reinstated, which should start at the end of March or beginning of April. The location will be the car park of the White Lion and this will be reviewed in six months.

- o. A report of the defibrillator at Perry Wood being used had been received but it had been checked and was still ready for use. The Circuit had been updated. The other defibrillators had been checked: the one at the Sondes needs new pads and the case of the one at the school could not be opened. **Action 8: Cllr Hobson to check defibrillator at the school.**
- p. Due to an issue with the provider, the council emails are not currently available. It was unknown how long this would continue. **Action 9: Clerk to monitor the situation.**

162. Reports from the police and borough and county councillors

Cllr Gould provided an update: the Joint Transportation Board meeting was cancelled as no KCC members were in attendance. The Duchy planning application was approved (see agenda item 170); there is still work to do on the s106 contributions to ensure they are locally focused. The Policy and Resources Committee discussed the Local Plan and voted in favour of option 4 which would see one strategic site in Bobbing instead of two in Faversham. This will now go to full council. The Community Governance Review will now go out for another consultation stage. In readiness for the Regulation 19 consultation, consideration is being given to which sites are suitable for housing. The likelihood of the Highsted Park and the Bobbing site going ahead as well as the Duchy site was queried and this was felt to be unlikely, although it would depend on what stage the Local Plan was at when the decision notice is received.

PC Tancock provided the police report: there have been no incidents of crime in February and although one call was received regarding ASB this was in fact a car stuck in mud at Perry Wood. Two surgeries are being held in the next few weeks – one in Hernhill and one in Sheldwich.

163. Public session

Members of the public raised issues as follows:

- a. The road from Winding Hill to the A251 is being used by HGVs going to Gaskains and is dangerous.
- b. The fly tipping at Featherbed Lane has not yet been cleared and there is now more on Shepherds Hill and Owens Court Lane.

164. Village sign

Cllr Reeves had a meeting with Jonathan Neame at which ideas were discussed. There was no further update but the working party is meeting next week.

165. Perry Wood

Details of another village which has undertaken woodland management had been shared and were felt to be helpful. It was noted that a decision was needed before too much time and effort was spent on the project. Due to the absence of Cllr Day it was **agreed** to postpone further discussion to the next meeting.

166. Annual Parish Meeting

There have been no responses to enquiries regarding a speaker. It was suggested that the meeting needs to be publicised more, to attract more village groups and general attendees. An

advert had been placed in the parish magazine and it was suggested that a further advert could be put on the reverse of a flyer being printed and distributed by SAFECO. It was noted that the meeting is a legal requirement and felt that a headline speaker tends to attract more attendees. Speakers in the past have included Kent Police and the first responders. It was **agreed** not to advertise on the back of the SAFECO flyer, but to write to all local organisations with an invitation to contribute. **Action 10: Cllr Reeves to provide details of local organisations and clerk to send invitations.** A refreshments budget was **agreed** of up to £100. **Action 11: Cllr Hobson to organise refreshments and a speaker.**

167. Local Government Reorganisation

It was noted that there are five options, two of which split Swale. SBC's preferred option is to join with Ashford and Folkestone & Hythe as these are all largely rural areas. It was noted that the option with the most (smallest) areas is the least financially viable and that with only one area (county-wide) is the cheapest. It was **agreed** to comment in favour of joining with Ashford and Folkestone & Hythe. **Action 12: Clerk to respond to consultation and share the PC's position on social media channels.**

168. Training

There was nothing to report.

169. Finance

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

Account	Balance as of 28/02/26
Current account	168.53
Reserve account	20,089.38
Total	20,257.91

b. The clerk had met with the external auditor to discuss the complaint made by a resident. The auditor has responded to the complaint but due to the issue with the email provider this had not been able to be viewed.

c. The energy contract will expire soon and information is being received from a broker regarding suppliers and rates. It was **agreed** that the clerk should use the broker to find the best supplier and contract. **Action 13: Clerk to find supplier and contract.**

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

Ref	Payment	Net	*VAT	Total	Auth
D/D	SSE – energy supply (Feb)	tbc	tbc	tbc	
D/D	ICO – data protection fee	47.00	-	47.00	
S/O	Clerk's salary and office rental (16/02-15/03)				
44	Clerk's expenses (ink Feb & Microsoft Office renewal)	76.24	15.24	91.48	KH, JR
45	Vision ICT – email hosting May 26-April 27	40.00	8.00	48.00	KH, JR

* VAT to be reclaimed

170. Planning

- a. 26/500034/LBC – Thatch Cottage, Hogbens Hill – listed building consent for rewiring of electrical systems – approved – noted.
- b. 25/501022 – land to the east and west of Selling Road – Outline application (with all matters reserved except for access) for the erection of up to 90 dwellings including access from Fox Lane and Selling Road, parking, landscaping, open space and associated infrastructure and earthworks – refused – noted.
- c. 23/505533 – land at south east Faversham – full planning permission for Phase 1 of a mixed-use residential led development of 261 homes and 3,021 sq m of non-residential space. Cllr Reeves attended the SBC planning committee meeting and spoke against the application, along with a representative from Boughton-under-Blean PC. There was much discussion, particularly regarding s106 money, and the application (phase 1 in detail and phase 2 as an outline) was approved by 11 votes to 5.
- d. APP/V2255/C/25/3375967 – land north of Perry Leigh, Grove Road – appeal. Cllr Reeves attended the inquiry meeting with the planning inspector and spoke against the appeal. The majority of the meeting addressed the legal wording of the documents. The inspector’s decision is awaited but it is hoped it will at least see the number of containers reduced.

171. Reports from parish councillors

Cllr Henderson reported that there had been an accident at Perry Wood with a lady taken to hospital. Cllr Henderson has since asked SBC to remove a rope swing.

Cllr Hobson reported that he has resigned as a school governor but is happy to continue as the liaison between the school and the PC.

172. Correspondence

All correspondence was noted.

- a. An email had been received regarding a missing fingerpost sign but it was unclear where this was. **Action 14: Cllr Reeves to check the sign by the cricket ground.**
- b. A donation request from Citizens’ Advice had been received but it was not felt necessary to respond.
- c. A request to confirm a quote from Cllr Reeves at the planning meeting had been received. It was not felt necessary to respond.

173. Close of meeting

The meeting closed at 8.31pm.

The next meeting will be held on **Thursday 16th April 2026** at 7.00pm.

Signed.....

Date.....