

SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 16th April 2026 at 7.00pm

Present: Cllr Andy Day (Vice-Chair in the Chair), Cllr Andrew Bowles, Cllr Garry Evans (from agenda item 178), Cllr Sue Henderson, Cllr Jonnie Reeves, Cllr Alastair Gould (SBC), Bex Ratchford (Clerk)
Public: 3

174. Apologies for absence

Apologies were received from Cllr Hobson due to family commitments and Cllr Evans (who would be a little late) and Cllr King due to work commitments.

175. Declarations of interest

Cllrs had no interests to declare.

176. Minutes of the meeting held on 19th March 2026

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

177. Clerk's report

- a. Action 1: police contact details checked and published.
- b. Action 2: KCC contacted regarding the HGV sign and the PC was advised to contact Sheldwich, Badlesmere and Leaveland PC regarding their objections. **Action 1: Clerk to contact SBLPC.**
- c. Action 3: KCC contacted regarding bollards and the response was that these are unlikely to be approved by the highways manager but could be added to the HIP for discussion. **Action 2: Clerk to add to HIP.**
- d. Action 4: old minutes still to be chased. **Action 3: Clerk to chase old minutes.**
- e. Action 5: old maps passed on by Cllr Evans.
- f. Action 6: farm contact details provided and a letter sent. A response had been received from Gaskains stating they are aware of the issue which may be due to cultural differences, but regularly speak to workers about it and would do so again, as well as clearing up the area. **Action 4: Clerk to pass on response to complainant.**
- g. Action 7: NALC devolution case studies checked; most are not applicable at the current stage but could be looked at further if necessary.
- h. Action 8: defibrillator at school still to be checked. **Action 5: Cllr Henderson to check defibrillator.** It was unclear whether the school checks this as well and noted that when Cllr Henderson checks the one at Perry Wood the record on the Circuit needs to be updated. **Action 6: Cllr Henderson to inform clerk of defib checks.**
- i. Action 9: email access situation resolved after a few days with no further problems. It was noted that the email system is being upgraded on Friday and all cllrs were reminded to be aware of the instructions and check the new system once operational. It was **agreed** to wait

to pay the outstanding invoice until the migration has been completed successfully. **Action 7: Cllrs to check new email system once available.**

- j. Action 10: details of organisations provided and invitations sent.
- k. Action 11: there was no update on the speaker. **Action 8: Clerk to check with Cllr Hobson.**
- l. Action 12: LGR consultation response sent and publicised on social media.
- m. Action 13: energy contract is being sourced by the broker and will be signed once available.
- n. Action 14: sign by cricket ground checked and reported.

178. Reports from the police and borough and county councillors

Cllr Gould provided an update: stage two of the Community Governance Review is open for consultation and he will attend the meeting of Sheldwich, Badlesmere and Leaveland PC where they discuss having land added to their parish; the Bobbing site has been adopted as a strategic site for the Local Plan, which will go to Regulation 19 consultation in the autumn.

179. Public session

Members of the public raised issues as follows:

- a. HGVs are still using the road through the village, which needs to be protected, particularly where there are utilities under the verges.
- b. The applicant for a future planning application presented plans and explained that the application already has prior outline approval and is for a new residential build although mostly on the same footprint as a barn currently in situ.

180. KALC membership

It was **agreed** to continue with membership of KALC, particularly in the light of LGR, at a cost of £392.12.

181. Area of Special Control of Advertisements (ASCA) consultation

It was noted that the current proposal covers Conservation Areas with commercial centres with vulnerable or deteriorating historic character. It was felt that the High Street might fulfil these criteria and **agreed** to request its addition to the proposal. **Action 9: Cllr Day to provide rationale and clerk to submit response.**

182. Insurance

The insurance arrangements for 2026-27 were confirmed as part of a three-year long-term agreement.

183. Village sign

Cllrs Day, Reeves and Henderson met this week and are now looking at one sign in the original proposed location, with some extra information elsewhere (including as part of the station project) to tie in with the different historical elements of the village. A preliminary design has been formulated, with estimated costs of approximately £10,000. It was noted that funding is easier to obtain if it is classed as a commemorative project. The next stage is another meeting with the Neame family, after which a further update will be provided.

184. Perry Wood

It was noted that although some parish councils in Swale are taking on assets from SBC, these appear to be those that would generate income. It was felt that local people would be keen to help with the wood but need to be encouraged to do so by the PC. It was **agreed** to arrange a meeting with SBC to explore possibilities for taking on the wood and to ensure that the PC is kept informed on any decisions regarding its management in the future. **Action 10: Clerk to arrange meeting with SBC and Cllrs Day, Henderson and Bowles.**

185. Local Government Reorganisation

There was no update.

Due to the arrival of PC Tancock, the meeting was adjourned for his report. There were no incidents to report. The next surgeries are in Hernhill tomorrow and Sheldwich on 1st May.

186. Training

The request for training to be available at evenings and weekends, virtually, or as pre-recorded sessions will be taken forward to KALC. **Action 11: Cllr King to contact KALC.**

187. Finance

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

Account	Balance as of 31/03/26
Current account	967.99
Reserve account	18,189.47
Total	19,157.46

b. The response from the external auditor had been received: a resident had objected to the accounts for 2024-25 on eight counts, none of which were found to be eligible for consideration. The objections related to information which is not required to be published and the auditor found no evidence of anything inappropriate in the accounts. The auditor noted that even if any heads of objection had been found to be eligible for consideration, they would likely have concluded that the cost of consideration would be disproportionate to the sums being considered. There is no right of appeal. The council noted that the result was to be expected and the clerk was thanked for her handling of the situation. The bill is awaited.

c. A new energy contract should be signed in the next few days.

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

Ref	Payment	Net	*VAT	Total	Auth
D/D	SSE – energy supply (Mar)	tbc	tbc	tbc	
S/O	Clerk's salary and office rental (16/03-12/04)				
1	Clerk's back pay	118.44	-	118.44	GE, JR
2	Clerk's expenses (ink Mar)	5.41	1.08	6.49	GE, JR
3	HMRC – employer's NIC's	50.64	-	50.64	GE, JR

4	KALC – membership	392.12	78.42	470.54	GE, JR
5	Zurich – insurance	364.01	-	364.01	GE, JR
6	Defib World – defibrillator pads (defib at the Sondes)	61.99	11.20	73.19	GE, JR

* VAT to be reclaimed

188. Planning

- a. 26/501300 – Owens Court Farm – installation of cherry rain coverings. It was **agreed** not to comment unless cllrs felt it necessary after checking the application. **Action 12: Clerk to make planning comment if cllr comments received before the deadline.**
- b. 26/501145 – Bailiffs Cottage, Hogbens Hill – conservation area notification to fell one lime tree and to replace it with a new lime tree sapling. It was **agreed** to comment with no objection. **Action 13: Clerk to make planning comment.**
- c. Land north of Perry Leigh – the inspector’s decision is still awaited.

189. Reports from parish councillors

Cllr Henderson reported that the village hall is celebrating its 100 year anniversary and there will be a weekend of events on 25th and 26th July. There have been a couple of fires at Perry Wood, to which the fire brigade was called.

190. Correspondence

All correspondence was noted.

- a. The Community Governance Review is open for the second stage of consultation. **Action 14: Clerk to publicise.**
- b. The new KCC Highways pack has been circulated.
- c. The council email system is being migrated and upgraded.
- d. An email regarding concern over erosion of a resident’s land due to traffic had been received; as the property is actually in Boughton, this will be passed on to their clerk and the resident advised to contact KCC as the highways authority. **Action 15: Clerk to respond and pass on email.**

191. Close of meeting

The meeting closed at 8.30pm.

The next meeting will be held on **Thursday 21st May 2026** at 7.00pm.

This will be the Annual Parish Council meeting.

Signed.....

Date.....