

# SELLING PARISH COUNCIL

To all councillors: you are hereby summoned to attend an  
**ORDINARY MEETING OF THE PARISH COUNCIL TO BE HELD AT  
SELLING VILLAGE HALL  
on Thursday 17<sup>th</sup> April 2025 at 7:00pm**

*Members of the public and press are invited to attend. Under the Openness of Local Government Bodies Regulations 2014, attendees may be filmed, recorded or otherwise reported about by anyone present. Unless advised otherwise, the council accepts no responsibility for data recorded in this way or its distribution. At the discretion of the Chair the meeting may be closed and then opened to the public for questions. Any items for full discussion will be placed on next month's agenda.*

## AGENDA

- 1. Apologies for absence**  
To receive apologies and approve the reasons for absence.
- 2. Declarations of interest**  
To declare any pecuniary or non-pecuniary interests relating to items on this agenda.
- 3. Minutes of the last meeting**  
To approve the minutes of the meeting held on 20<sup>th</sup> March 2025.
- 4. Clerk's report**  
To receive an update on actions and matters arising not otherwise covered on this agenda.
- 5. Reports from borough and county councillors**  
To receive reports and consider any necessary action.
- 6. Public session**  
To receive comments and questions from the public, subject to Standing Orders 3(e)-(k).
- 7. KALC membership**  
To agree whether to continue membership of KALC at a cost of 365.74.
- 8. Finance**
  - a. Financial statement and bank reconciliation – to approve
  - b. Banking – to receive an update and consider any necessary action
  - c. Payments due – to agree:

Details	Amount	VAT*	Total
SSE – lighting energy (Mar) (for info only – paid by DD)	tbc	tbc	tbc
Bex Ratchford – salary and office rental	754.40	-	754.40
Bex Ratchford – expenses (mileage, stamps, post & paper)	20.16	-	20.16
KALC – membership fee (tbc)	365.74	73.15	438.89
Streetlights – lantern replacement columns 4 & 5	730.00	146.00	876.00
Selling Village Hall – hall hire Oct 24-March 25	240.00	-	240.00
Selling Village Hall – grounds maintenance	80.00	-	80.00

\*VAT to be reclaimed

## 9. Planning

To consider any planning matters, including any received after publication of this agenda.

- a. 25/500968 – Rhode Common Barn, Selling Road - Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. dwellinghouses and associated operation development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.
- b. 25/501077 – Jull Cottage, Rhode Common – Erection of a storage shed.
- c. 25/501078 – Jull Cottage, Rhode Common – Listed Building Consent for the conversion of existing outbuilding (workshop) into a holiday let and the erection of a storage shed.
- d. 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.
- e. 25/501203 – Luton Bungalow, The Street – Conservation area notification to remove 2-3 branches nearest to bungalow from one Yew Tree.
- f. 25/501385 – Land Adjacent To Forge House Crouch Lane – Minor Material Amendment to approved plans condition 2 (to allow the position of property to be reduced from 2m to 1m from the network rail boundary fence) pursuant to 23/500867/FULL for Erection of 1no. three bedroom dwelling with associated parking, gardens and landscaping.

## 10. Highways

To consider any highways matters and any necessary action.

## 11. Reports from parish councillors

To receive any reports from portfolio holders and representatives and consider any necessary action.

## 12. Correspondence

To note all correspondence and consider any necessary action.

## 13. Close and date of next meeting

To confirm the next meeting date as Thursday 15<sup>th</sup> May 2025.

*S Ratchford*

Bex Ratchford, Parish Clerk, 11<sup>th</sup> April 2025

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