

SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 17th April 2025 at 7.00pm

Present: Cllr Kevin Hobson (Chair), Cllr Andy Day (Vice-Chair), Cllr Andrew Bowles, Cllr Sue Henderson, Cllr Sally King, Cllr Alastair Gould (SBC) (from agenda item 6), Cllr Rich Lehmann (SBC & KCC), Bex Ratchford (Clerk)

Public: 40

1. Welcome and apologies for absence

Apologies were received from Cllr Evans due to work commitments and Cllr Reeves due to a commitment booked before joining the council.

2. Declarations of interest

Cllrs had no interests to declare.

3. Minutes of the meeting held on 20th March 2025

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

6. Public session

Due to the large numbers of public present this agenda item was brought forward at the discretion of the Chair. Residents raised issues as follows:

- the police surgery in the village hall was attended by five people and was felt to be helpful.
- a number of residents raised concerns over planning application 25/501022, including development in an AONB, size of the development, and the offer of the developer to provide incentives to use rail and bike travel. They were encouraged to comment754., using material planning considerations.

Due to the arrival of PC Tancock, the meeting was adjourned for his report. There were no incidents to report although there is a general increase in poaching. Residents were encouraged to report this by calling 999 and quoting 'Op Galileo'.

5. Reports from borough and county councillors

Due to the planning issues on the agenda, this item was brought forward at the discretion of the Chair. Cllr Lehmann (SBC & KCC) reported that the A251 should be reopening tomorrow.

9. Planning

Due to the large numbers of public present this agenda item was brought forward at the discretion of the Chair. It was noted that the parish council is not the decision maker but only a consultee on any planning applications.

- 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. It was **agreed** to comment opposing the proposal on the grounds of: proximity to an AONB, the effect on traffic (especially considering the other potential applications in the area), access to the sites, the loss of farmland (bearing in mind the volume of food already imported), the safety of children travelling to school using the footpath which has no lighting and is prone to flooding, the higher elevation of the site in comparison to the surrounding houses, the lack of bike storage at the station and scarcity of trains, the lack of local amenities, and the concern over setting a precedent and possible ribbon development. **Action 1: Clerk to make planning comment.** Cllr Lehmann also spoke in opposition to the application and Cllr Gould noted that travelling by bike and/or train would not suit everyone.
- 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. It was noted that due to this being a prior notification only a letter had not been sent. It was **agreed** to comment opposing the application on the grounds that the land should have been marketed as agricultural prior to an application for change of use and this does not appear to have been done. **Action 2: Clerk to make planning comment.**
- b. 25/501077 – Jull Cottage, Rhode Common – Erection of a storage shed – this was discussed in conjunction with the following agenda item.
- 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. It was **agreed** to comment with no objection. **Action 3: Clerk to make planning comment.**
- e. 25/501203 – Luton Bungalow, The Street – Conservation area notification to remove 2-3 branches nearest to bungalow from one Yew Tree. Cllr King declared a non-pecuniary interest as a near neighbour and commented in favour of the proposal as a resident but did not vote. It was **agreed** to comment in favour of the application. **Action 4: Clerk to make planning comment.**

- 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. It was felt that this was an issue between the applicant and Network Rail and **agreed** to comment with no comment on this basis.
Action 5: Clerk to make planning comment.

4. Clerk's report

- a. Action 1: report from Cllr Gould (SBC) forwarded.
- b. Action 2: PC Tancock informed, date arranged and publicised.
- c. Action 3: letter to headteacher still to be sent. **Action 6: Clerk to send letter.**
- d. Action 4: the DD will be set up as soon as confirmation of the new account is received.
- e. Action 5: training booked.
- f. Action 6: planning comment submitted.
- g. Action 7: planning comment submitted.
- h. Action 8: vehicle reported and removed.
- i. Action 9: Cllr Hobson's report still to be circulated. **Action 7: Cllr Hobson to circulate report.**
- j. Action 10: website checked but postcode was not found so cannot be changed.
- k. The internal audit has been booked.
- l. The updated streetlight inventory has been sent to UKPN to obtain a new UMS certificate which will result in reduced energy charges.

7. KALC membership

It was noted that membership provides training at a reduced cost, access to legal advice and template documents and felt that it would be beneficial whilst undergoing local government reorganisation. It was **agreed** to continue with membership of KALC at a cost of 365.74. **Action 8: Clerk to renew membership.**

8. Finance

- a. The financial statement and bank reconciliation were reviewed and accepted. It was noted that statements for March had not yet arrived so the reconciliation was only up to the end of February.

Account	Balance as of 28/02/25
Reserve account	14,983.77
Current account	14.62
Total	14,998.39

- b. Cllr Bowles' identification was unable to be verified digitally so documents have been requested. **Action 9: Cllr Bowles to send documents.**

c. Payments were **agreed** as follows, to be made once the Unity account is operational:

Ref	Payment	Net	*VAT	Total	Auth
D/D	SSE – energy supply (Mar)	56.42	3.86	60.28	
1	Clerk's salary and office rental	754.40	-	754.40	AD, SK
2	Clerk's expenses	20.16	-	20.16	AD, SK
3	KALC – membership fee	365.74	73.15	438.89	AD, SK
4	Streetlights – lantern replacement columns 4 & 5	730.00	146.00	876.00	AD, SK
5	Selling Village Hall – hall hire Oct 24-March 25	240.00	-	240.00	AD, SK
6	Selling Village Hall – grounds maintenance	80.00	-	80.00	AD, SK

* VAT to be reclaimed

10. Highways

The diversion sign at the junction of the A2 and Selling Road stating the route is not suitable for HGV's has been helpful.

11. Reports from parish councillors

Cllr Bowles is on the KALC Partnership and Devolution working party which will respond to the interim proposal and liaise with local councils.

Cllr Henderson gave details of the upcoming VE Day event at the village hall which is a bring and share supper; residents were encouraged to attend.

The fenceposts at the wildflower area on the verge by the school have been renewed and the area cleared. There will be a memorial plaque installed.

12. Correspondence

All correspondence was noted.

a. A finance query from a resident has been responded to.

b. The local government reorganisation interim proposal was submitted.

c. A broken gate hinge by the playground has been reported and dealt with.

13. Close and date of next meeting

The meeting closed at 8.46pm.

The next meeting will be held on Thursday 15th May 2025 at 7.00pm.

This will be the Annual Parish Council meeting.

Signed.....

Date.....