

SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 19th June 2025 at 7.00pm

Present: Cllr Kevin Hobson (Chair), Cllr Andy Day (Vice-Chair), Cllr Andrew Bowles, Cllr Sally King, Cllr Jonnie Reeves, Bex Ratchford (Clerk)

Public: 3

21. Apologies for absence

Apologies were received from Cllr Evans due to being on holiday and Cllr Lehmann (KCC).

22. Declarations of interest

Cllr Reeves and Cllr Bowles declared a non-pecuniary interest in agenda item 28 as residents of one of the affected areas but this would not prohibit them from discussing or voting on the issue.

23. Minutes of the meeting held on 15th May 2025

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

24. Clerk's report

- a. Action 1: letter of support written and sent.
- b. Action 2: ink contract being monitored.
- c. Action 3: repair requested and nearby residents contacted for information, with no success.
- d. Action 4: PC Tancock informed regarding police surgeries.
- e. Action 5: Cllr Day has now logged in. **Action 1: Cllr Henderson to log in to Unity Trust Bank.**
- f. Action 6: letter written but not yet signed and sent; agenda item 33.
- g. Action 7: Mr Robbins contacted and engaged as internal auditor for 2025-26.
- h. Action 8: AGAR published and submitted to Mazars.

25. Reports from borough and county councillors

Cllr Lehmann had sent an update via email: SBC is consulting on its draft Statement of Community Involvement and (in conjunction with KCC) has expanded the Cycle-Re-Cycle scheme and unwanted bikes can now be donated at Faversham HWRC.

26. Public session

Residents raised issues as follows:

- many large lorries are coming through the village, including at weekends, possibly going to or from the local farms. These could be reported via Lorry Watch. **Action 2: Cllr Reeves to speak to farms and ask what routes are suggested to the lorry drivers.**
- people are driving too fast through the village. Residents were advised to take number plates and report incidents.

- concern was raised over planning application 25/502229 as the landowner also owns the land behind and it was felt it would set a precedent and might lead to further applications.
- PC Tancock had provided a report – there were no items of note in Selling during May.

27. Review of policies and other annual arrangements

- Standing Orders – reviewed and approved.
- Financial Regulations – reviewed and approved.
- Publication Scheme - reviewed and approved, subject to changing the cost per sheet to 24p.
- Complaints Policy - reviewed and approved.
- Risk Assessment – reviewed and approved.
- Grievance Policy - reviewed and approved.
- Disciplinary Policy - reviewed and approved.
- Dignity at Work Policy - reviewed and approved. **Action 3: Clerk to update all policies on the website.**

28. Streetlights

Following a suggestion from the lighting maintenance contractor, it was **agreed** to change all five lights to a part-night regime, with them on from dusk to midnight and from 5am to dawn, at a cost of £345, although this will be eventually covered by the energy savings and in the meantime can be taken out of the lighting energy budget due to the savings made from switching to LEDs.

Action 4: Clerk to inform contractor.

29. Highways Improvement Plan

A resident had suggested extending the parking restrictions on Selling Road near The Warren as visibility is poor and the road gets blocked easily. They also suggested renewed markings and/or a change of layout at the five-way junction by Station Approach. It was felt that reducing parking would not solve the issue but the junction could benefit from a clearer layout. Another resident had requested a reduction of the speed limit in Hogbens Hill from 60mph to 30mph, due to narrow roads, junctions, houses, increased traffic and parking. As the current version of the Highways Improvement Plan is dated October 2023 it should be possible to update it with KCC. It was **agreed** to update it to include three priorities: improving the general safety of the five-way junction at Station Approach (including reassessing the right of way and the layout and renewing road markings); addressing the issue of HGVs driving through the village; and extending the 30mph speed limit through Hogbens Hill to just past Featherbed Lane (on both Winding Hill and Featherbed Lane). **Action 5: Clerk to update HIP and request a meeting with KCC.**

30. SBC draft Statement of Community Involvement consultation

It was **agreed** to delegate making a response to the clerk, to be based on comments provided by cllrs by the end of next week. **Action 6: cllrs to send comments and clerk to submit a response.**

31. Local Government Reorganisation

Cllr Reeves and the clerk attended a session run by SBC and Cllr Bowles and Cllr Reeves attended the KALC EGM. It was noted that there are no urgent actions required at the current time and **agreed** to discuss more fully at the next meeting.

32. Training

The clerk has attended all three sessions of the training on AI and also a free session regarding the new data protection assertion on next year's AGAR. This will need to be considered when reviewing policies.

33. Finance

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

Account	Balance as of 30/05/25
Current account (NatWest)	11,387.49
Reserve account (NatWest)	10,016.69
Current account (Unity)	500.00
Reserve account (Unity)	0.00
Total	21,904.18

- b. The opening transfer from NatWest has been paid into the Unity account with a resulting balance of £500. The £12 due from Cllr Reeves to cover the cost of the police surgery at the village hall has also been paid in to the Unity account. The direct debit has been set up to pay the ICO annual fee. The letter to transfer the majority of the rest of the funds still needs to be signed and sent to the bank. It was noted that no payments have been made since March so this needs to be done as a matter of urgency. **Action 7: Cllr Hobson and Cllr Day to sign letter and send to NatWest.**

- c. Payments were **agreed** as follows, with the amendment to remove mileage from the clerk's expenses as this was not required:

Ref	Payment	Net	*VAT	Total	Auth
D/D	SSE – energy supply (May)				
S/O	Clerk's salary and office rental	754.40	-	754.40	SK, JR
15	Clerk's expenses (ink only)		1.75		SK, JR
16	Vision ICT – email and website hosting	328.13	65.63	393.76	SK, JR

* VAT to be reclaimed

34. Planning

- a. 25/501226 – Jull Cottage, Rhode Common – change of use of existing outbuilding (workshop) into a holiday let – it was **agreed** to make no comment.
- b. 25/502229 – land to the south of Fox Lane – permission in principle for a phased development of up to 7no. self build dwellings – it was noted that this is not included in the Boughton & Dunkirk Neighbourhood Plan and felt that it would set a precedent for expansion, was not in keeping with the area, and some of the assertions made in the application (such as being able

to walk to Selling school) were incorrect. It was **agreed** to object to the application on this basis, using the responses from Cllr Day and Boughton & Dunkirk Parish Council as guidance.

Action 8: Clerk to make planning comment.

- c. 25/501948 – 2 Neames Forstal – erection of a two storey rear extension including 1no. roof light – it was felt this was a sympathetic application as there is a similar extension on a neighbouring house and agreed to comment with no objection. **Action 9: Clerk to make planning comment.**
- d. 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 – it was noted that an extensive comment had already been made when the outline application was submitted and that many pertinent points have been raised by other bodies, such as National Highways, Kent Downs and KCC's ecological advice service. As nothing has changed in the application it was **agreed** to resubmit the previous response. **Action 10: Clerk to make planning comment.**
- e. 25/502237 – Rhode Common Barn – Prior notification for the change of use of a building and any land within its curtilage from agricultural to 2 residential dwellinghouses (1 two bed and 1 three bed unit) and associated operational development – it was noted that a previous similar application was discussed at the April meeting. It was **agreed** to comment with no objection as long as there is an agreed defined boundary to the residential area. **Action 11: Clerk to make planning comment.**

35. Reports from parish councillors

Cllr Bowles reported that the Church Buildings Trust has set a meeting date for July.

36. Correspondence

All correspondence was noted.

- a. A meeting was held for parishes in the Boughton and Courtenay ward to discuss planning process but no one was able to attend.
- b. A poster provided by Faversham Foodbank has been put on the website and will also be put on one of the noticeboards.
- c. A request to view the financial documents has been received. **Action 12: Clerk to make necessary arrangements.**

37. Close of meeting

The meeting closed at 9.01pm.

The next meeting will be held on Thursday 17th July 2025 at 7.00pm.

Signed.....

Date.....