

SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 20th November 2025 at 7.00pm

Present: Cllr Kevin Hobson (Chair), Cllr Andrew Bowles, Cllr Garry Evans, Cllr Sue Henderson (from agenda item 94), Cllr Sally King (until agenda item 101), Cllr Jonnie Reeves, Cllr Alastair Gould (SBC) (from agenda item 94), Bex Ratchford (Clerk)

Public: 5

91. Apologies for absence

Apologies were received from Cllr Day due to work and Cllr Lehmann (SBC & KCC).

92. Declarations of interest

Cllrs had no interests to declare.

93. Minutes of the meeting held on 16th October

It was **agreed** to delete the second half of the second sentence under minute 82 as the earthworks are in fact within Swale. Subject to this amendment, the minutes were agreed as an accurate record of the meeting and were signed and dated by the Chair.

94. Clerk's report

- a. Action 1: noticeboard issue still to be raised. **Action 1: Clerk to raise issue with SER.**
- b. Action 2: SBC contacted; agenda item 97.
- c. Action 3: meeting still to be arranged. **Action 2: Clerk to arrange meeting.**
- d. Action 4: HGV signs requested; agenda item 99.
- e. Action 5: bollards added to HIP; agenda item 99.
- f. Action 6: funding streams still to be investigated. **Action 3: Clerk to investigate funding streams.**
- g. Action 7: Local Heritage List nomination not completed due to tight deadline.
- h. Action 8: representation sent regarding National Landscape boundary.
- i. Action 9: training booked and undertaken; agenda item 102.
- j. Action 10: SBC informed regarding change of bank account.
- k. Action 11: standing order set up.
- l. Action 12: open spaces training re-circulated.
- m. Action 13: Regulation 18 wording requested, received and sent for inclusion in magazine.
- n. Nearly 1000 spam emails had been received via the website; the website provider was contacted and has changed the settings to avoid this happening in future.
- o. The direct debit with SSE was not carried over to the new bank account and the backdated contract rates have not been applied. SSE has been contacted and will rectify this.
- p. The clerk from Boughton under Blean PC has suggested working together with regard to the Duchy planning scheme; more details are awaited.

95. Reports from the police and borough and county councillors

Cllr Gould (SBC) gave an update: SBC's preferred option for LGR is 4b which would see Swale joined with Ashford, Folkestone and Hythe, but the final decision rests with the Secretary of State. SBC is conducting a Regulation 18 consultation on the draft Local Plan in the new year, which will focus on development management policies rather than specific allocations. The sections on climate change have been revised with a greater emphasis on exceeding building regulations. Potential changes to the NPPF regarding development near stations were noted. The police report was read out and the police representative commented on how beat officers are working hard to build a rapport with their communities. Residents were advised to look out for each other and report incidents via My Community Voice or the local police officer. **Action 4: Clerk to contact representative with details of poaching concerns.**

96. Public session

Members of the public raised issues as follows:

- a. residents have commented that emails to Cllr Lehmann (SBC & KCC) are not being answered. It was noted that there has been an automatic out-of-office message for the last three months for Cllr Lehmann's KCC correspondence, which provides the name and contact details of his support officer.
- b. lorries are still causing issues by the fork in the road at Hogbens Hill. This was covered under agenda item 99.
- c. a lorry recently got stuck outside the school when trying to turn, and damaged the road surface. A resident has written to the school and asked the PC to do likewise, requesting a copy of the Travel Plan and raising other concerns. This was covered under agenda item 99.

97. Perry Wood

SBC had responded asking what amount of loan would be required; a response has been sent. Other organisations have not been contacted as SBC wished to speak to the PC first, and members are aware of the budget position and savings debate but no specific conversations regarding Perry Wood have taken place.

98. Station

There was no update.

99. Highways

Sheldwich, Badlesmere and Leaveland PC is not happy about the HGV sign being installed at the junction of the A251 and New House Lane, as it fears it will divert more HGVs through their parish. **Action 5: Clerk to send on letter from SBLPC.** Concern was also raised over the new sign overshadowing the sign for the White Lion. The two issues discussed at the last meeting (an HGV sign at the junction of Vicarage Lane and Selling Road and bollards at the fork in Hogbens Hill) will need to be added to the HIP for consideration when it is next reviewed. **Action 6: Clerk to add two issues to the HIP.** Significant flooding occurred under the railway bridge at Fox Hill, for the first time since the work was undertaken by KCC; this was reported to KCC but a resident

cleared the drains which solved the problem. The PC wrote to the school raising concerns about parking and the safety of the path to the car park; a response has not been received, although the headteacher has changed since then. It was noted that a Travel Plan only covers travel to and from the school, not parking, and that further restrictions outside the school would not be feasible. The yellow zigzags are quite extensive and can be enforced by the school and the police. The Village Hall Committee is discussing the path to the car park although the lights are the responsibility of the school. It was **agreed** that a meeting would be arranged with the school and possibly the concerned resident to discuss the issues. **Action 7: Cllr Hobson to arrange meeting.**

100. Community Governance Review (CGR)

This is an exercise being undertaken by SBC before Local Government Reorganisation (LGR) takes effect. It covers changes to local councils, such as the creation, merging, abolition, size and boundary changes. Particular consideration is being given to Sittingbourne and Halfway as they are currently unparished. It is thought that Faversham TC is interested in extending its boundaries and Bobbing PC in changing its boundaries. It was **agreed** not to respond to the consultation but to do so if and when proposals are made.

101. Local Government Reorganisation (LGR)

Cllr Reeves attended a meeting at SBC regarding this and the CGR, and confirmed the update given by Cllr Gould under agenda item 95. It was noted that the recent consultation only had a response rate of 0.1% and LGR gives an opportunity for the PC to engage with residents.

102. Training

The clerk had attended training on WCAG (Website Content Accessibility Guidelines) which had provided helpful guidance on how to make documents accessible. A few changes to the agendas and minutes will be necessary. **Action 8: Clerk to make changes as necessary.**

103. Finance

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

Account	Balance as of 31/10/25
Current account (NatWest)	10,547.49
Reserve account (NatWest)	0
Current account (Unity)	3,598.42
Reserve account (Unity)	10,028.36
Total	24,174.27

- b. A response from the external auditor to the complaint is still awaited.

- c. Payments were **agreed** as follows:

Ref	Payment	Net	*VAT	Total	Auth
D/D	SSE – energy supply (Oct)	tbc	tbc	tbc	
S/O	Clerk's salary and office rental (29/09-26/10)	-	-	-	

28	Clerk's expenses (ink Oct & paper)	9.56	1.08	10.64	GE, JR
29	Streetlights – maintenance payment 3 of 4	46.40	9.28	55.68	GE, JR
30	Vision ICT – SSL certificate	50.00	10.00	60.00	GE, JR
31	KALC – AI training x 3 (split with Oare PC)	50.00	10.00	60.00	GE, JR

* VAT to be reclaimed

104. Planning

- a. An appeal has been lodged for 25/502229 (land to the south of Fox Lane – phased development of up to 7no. self build dwellings) but the PC's previous comment will be included so it was not felt necessary to comment further.

105. Reports from parish councillors

Cllr Reeves attended the SBC briefing on LGR and CGR and provided a report (attached); minute 101 refers.

Cllr Bowles attended the KALC Swale Area Committee and provided a report (attached). He will also attend the Kent Police conference and KALC AGM.

106. Correspondence

All correspondence was noted.

- a. Emails regarding planning application 25/503925 (land opposite Shepherd's Hill Oast) had been responded to and advice given which had been circulated to residents.
- b. A resident raising an issue about an overgrown tree had been directed to the KCC reporting tool.
- c. A photo request from Kent Film Office had been circulated to cllrs.
- d. The presentation provided by SBC regarding LGR and CGR had been circulated to cllrs.
- e. Cllr Evans had responded to an email regarding a meeting for footpath volunteers.
- f. A resident raising a concern about bikes in Perry Wood had already reported it.
- g. SBC is consulting on its letting policy for charities and voluntary organisations. It was **agreed** that cllrs would respond individually if desired.
- h. The post office has failed to attend at the White Lion on a number of occasions. It was **agreed** to write expressing concerns over lack of reliability. **Action 9: Clerk to write.**
- i. Residents had raised verbal concerns regarding the narrowing of the bend between the cricket ground and the White Lion. This will be discussed at the next meeting.

107. Close of meeting

The meeting closed at 8.38pm.

The next meeting will be held on **Thursday 16th December 2025** at 7.00pm.

Signed.....

Date.....