SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 18th June 2026 at 7.00pm

Present: Cllr Andy Day (Chair), Cllr Andrew Bowles, Cllr Sue Henderson, Cllr Sally King, Cllr Jonnie Reeves, Cllr Alastair Gould (SBC), Bex Ratchford (Clerk)
Public: 4

21. Apologies for absence

Apologies were received from Cllr Hobson and Cllr Evans due to family commitments, Cllr Lehmann (SBC & KCC) due to another meeting, and two members of the public.

22. Declarations of interest

Cllrs had no interests to declare.

23. Minutes of the meeting held on 21st May 2026

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: meeting arranged with Sheldwich, Badlesmere and Leaveland PC.
b. Action 2: KCC contacted regarding the HIP and meeting dates offered. It was **agreed** that if possible Cllr Reeves and Cllr Day would attend as well as the clerk. **Action 1: Clerk to arrange meeting.**
c. Action 3: emails checked and resident offering old minutes contacted. Cllr Reeves will make contact when possible. **Action 2: Cllr Reeves to contact resident.**
d. Action 4: defibrillator at the school checked and purchase of pads not necessary due to spares being present. The new pads for the defibrillator at the Sondes still need to be put in the case. **Action 3: Cllr Hobson to put new pads in case.** The battery also seems to be low. **Action 4: Cllr Day to check and clerk to purchase battery if necessary.**
e. Action 5: email server settings provided and issue resolved.
f. Action 6: KALC contacted; a response is awaited.
g. Action 7: named contact requested from KCC for drainage issues but response was to use the online fault reporting tool.
h. Action 8: contact details provided and housing association contacted regarding rubbish; the issue has been logged and a response will be received by 2nd July.
i. Action 9: Community Speed Watch still to be restarted. **Action 5: Cllr Reeves to speak to Cllr Hobson when possible.**
j. Action 10: Cllr King has spoken to the landowner, who is intending to cut the trees back once nesting season is over. **Action 6: Cllr King to provide contact details and Cllr Day to take photos if permitted by the owner, prepare report and send to KCC.**
k. Action 11: policies are being reviewed.
l. Action 12: auditor contacted.
m. Action 13: AGAR published and submitted to Forvis Mazars.
n. Action 14: one request to view the accounts had been received and dates offered; a response is awaited.

o. Action 15: the path across the field in Oversland is difficult to find and also seems to have diverted from the legal right of way. **Action 7: Clerk to write to landowner requesting the delineation of the path is reinstated on the legal route.**
p. Action 16: due to the defibrillator not being registered to the council on the Circuit, the make and model are not known. The guardian has been contacted for information so a battery can be purchased; a response is awaited. **Action 8: Clerk to purchase battery once details obtained.**

25. Reports from the police and borough and county councillors

Cllr Gould provided an update: the Community Governance Review working group met and as the residents most affected were in favour, it has recommended the small area which is currently part of Selling be transferred to Faversham TC as per their request.
Cllr Lehmann had provided a brief report by email: the decision from central government on Local Government Reorganisation is expected in mid-July.

26. Public session

Members of the public raised issues as follows:

a. The fir plantation is in a conservation area so will need permission to be cut down. It was requested that any aerial footage obtained be only of the plantation and not neighbouring properties.
b. There are between six and eight lorry movements each day.
c. Southern Water want to replace the drain on New House Lane due to damage from HGV's.
d. The arrangements offered to inspect the accounts were not felt to be suitable. It was noted that any arrangements made should be reasonable. **Action 9: Clerk to respond to resident's complaints.**
e. An update on the mobile post office was requested; this is due to return on Mondays from 10.25-10.55, in the car park of the White Lion, starting on 29th June. The post office is requesting feedback; details have been put on the website and village Facebook page. **Action 10: Clerk to make poster for noticeboards.**
f. The council was thanked for its ongoing support with maintenance costs of the car park.

27. Village sign

Conversations with a potential contributor are ongoing and will hopefully lead to a formal agreement on design, content and locations, at which point a launch event will be held. Residents will be encouraged to attend and provide feedback and support, after which the project will proceed and an opening event will take place. The intention is that all costs, including the clerk's time, will be funded by the project itself.

28. Perry Wood

A meeting was held with SBC which confirmed that there is currently no intention to sell the wood privately, and if the PC does not take it on, other groups such as KWT and the Forestry Commission would be approached. Income from the wood has not been as high as possible, due in part to the difficulty in finding coppicers. If the PC did wish to take it on, it would need formal council agreement, then Heads of Terms, before a final agreement is reached. It was noted that other PCs are taking on assets and advice from NALC is that PCs can do this but should make residents aware of the likely increase to the precept. Concerns were raised over the lack of time to complete, due to the move to unitary authorities in the future. It was noted that minimum and maximum figures had been discussed and an estimate of maintenance costs for the structures was available, but little information on the cost of maintaining the actual woodland. It was **agreed** to ask SBC for advice. **Action 11: Clerk to contact SBC and any other sources of advice.** It was noted that many of the paths are overgrown. **Action 12: cllrs to do a walkaround and report overgrown paths to KCC where necessary.**

29. Parking

a. Due to school staff parking on the road rather than the car park it is impossible to drive past without hitting the hedge on the other side of the road and difficult for residents to exit their driveways. Concern was also raised over children being dropped off in the middle of the road. The issues have been raised with the school, with both the current and previous headteachers, who state they are unable to tell the staff where to park. Staff prefer to park on the road rather than the car park due to having heavy books to carry and concern over the safety of the path between the car park and the school. It was **agreed** to write to the Academy Trust about the issue. **Action 13: Clerk to write.** It was **agreed** to obtain some photos of the problem and ask for an enforcement officer to attend for people parking on the zigzags. **Action 14: cllrs to obtain photos and clerk to raise with the police and/or SBC.** It was felt that yellow lines should be introduced from the entrance to the car park to near the White Lion, with restrictions in the morning and afternoon and it was **agreed** to add this to the Highways Improvement Plan. **Action 15: Clerk to check with KCC and add to the HIP.**

b. It was felt that the village hall committee is responsible for maintaining the car park but does not benefit from it. The annual cost varies but is approximately £1000, which is currently reimbursed by the PC. The school benefits from it but does not contribute to the maintenance costs. The land belongs to the Swire Trust and there is one year left to run on the lease, which specifies the land must be used as a car park. It was suggested that the PC could take on the management of the car park but **agreed** to wait until the VHC has written to the land agent regarding the possibility of extending the lease and receives a reply.

30. Complaints Policy

This was postponed to the following meeting.

31. Local Government Reorganisation

LGR was discussed at the recent KALC Executive meeting. It seems most likely that there will be three or four new unitary councils; elections will go ahead for current councils and the new unitary councils in May next year and there will be ten months of both sets of councils working together until April 2028 when the new authorities will take over fully from the current ones.

32. Training

There was nothing to report.

33. Finance

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

Account	Balance as of 31/05/26
Current account	1,630.81
Reserve account	24,189.47
Total	**25,820.28**

b. The internal audit report was received and noted that there were no issues raised.
c. Due to a credit note being applied, there was no payment due to SSE. Payments were **agreed** as follows:

Ref	Payment	Net	*VAT	Total	Auth
-	SSE – energy supply (May)	-	-	-	
S/O	Clerk's salary and office rental				
12	Clerk's expenses – ink & mileage	15.31	1.08	16.39	AD, JR
13	Lionel Robbins – internal audit	105.00	-	105.00	AD, JR
14	Selling Village Hall – grounds maintenance	195.00	-	195.00	AD, JR

* VAT to be reclaimed

34. Planning

There were no planning issues to discuss.

35. Reports from parish councillors

Cllr King reported that the KALC SAC meeting had elected Cllr Bowles as the Vice-Chair and Cllr King to sit on the Standards Committee. The police presentation covered fly-tipping and catapults, which are a particular problem on Sheppey. Many parishes have bought CCTV cameras, the cost of which can be shared over more than one council. The Rural Task Force will give a presentation at the next meeting. Cllr Henderson gave a reminder of the village hall centenary on 26th & 27th July and reported that the bikers at Perry Wood are trying to organise a gathering and the bollards at the entrance to the car park had been knocked over by a large vehicle.

36. Correspondence

All correspondence was noted.

a. Feedback had been requested from SBC on whether to align PC election cycles with the new unitary authorities or keep the existing timetable. Due to the risk of increased election costs, a response had been sent in favour of realignment.
b. Updates on the mobile post office service had been received; see agenda item 26.
c. A resident had emailed regarding the drainage issue at Fox Lane, which seems to have been better during the recent rain, and the rubbish in the garden of the house at Neames Forstal, which has already been reported.

37. Close of meeting

The meeting closed at 8.54pm.

The next meeting will be held on **Thursday 16th July 2026** at 7.00pm.

Signed…………………………………………….. Date………………………………………………..