

SELLING PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 10th September 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: 2

54. Apologies for absence

Apologies were received from Cllr Hobson due to family commitments and the absence approved, and from Cllr Evans due to work commitments. Due to Cllr Hobson's ongoing family commitments it was **agreed** to write to him asking if he wishes to continue in the role of Vice-Chair. **Action 1: Cllr Day to contact Cllr Hobson.**

55. Declarations of interest

Cllrs had no interests to declare.

56. Minutes of the meeting held on 16th July 2026

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

57. Clerk's report

- a. Action 1: new defib pads still to be put in case. **Action 2: Cllr Hobson to put new pads in case.**
- b. Action 2: battery checked and is low. New one still to be purchased. **Action 3: Clerk to purchase new battery.**
- c. Action 3: meeting to hand over CSW equipment still to be organised. **Action 4: Cllr Hobson and Cllr Reeves to arrange meeting.**
- d. Action 4: landowner not written to but Cllr King had spoken to the co-owner. The vegetation overgrowing the road will be cut back within the next two weeks and measures for ongoing maintenance are being considered, such as a potential driveway to improve access and a potential fence or railings bordering the road. It was **agreed** that a formal letter is no longer necessary but the matter will be reviewed at the next meeting.
- e. Action 5: landowner written to regarding path delineation; response received that the footpath is not within the parish but will be dealt with as soon as possible.
- f. Action 6: defibrillator battery still to be purchased. **Action 5: Clerk to purchase battery.**
- g. Action 7: SBC still to be contacted regarding wood maintenance costs; agenda item 60.
- h. Action 8: school written to; agenda item 61.
- i. Action 9: photos sent; agenda item 61.
- j. Action 10: report circulated; agenda item 61.
- k. Action 11: rubbish situation monitored; skip has been removed but a lot of rubbish remains. As there is a breach of tenancy, it was **agreed** to submit a formal complaint to the housing association, suggesting they inspect the property and enforce the tenancy conditions. **Action 6: Clerk to submit formal complaint.**

- l. Action 12: planning comment made.
- m. Action 13: policies amended; agenda item 62.
- n. Action 14: KALC still to be chased regarding training times. It appears the contact has left KALC.

Action 7: Clerk to pass on details of a different contact.

- o. Action 15: payment investigated and was due to the old MPAN account which had a small balance remaining.
- p. Action 16: resident responded to and written agreement requested; a response is awaited.
- q. Action 17: copy of agreement with Southern Housing found and passed on.

58. Reports from the police and borough and county councillors

Cllr Gould provided an update: Local Government Reorganisation (LGR) has been suspended by central government so elections will go ahead next year. The SBC Local Plan is open for the Regulation 19 consultation.

59. Public session

Members of the public raised issues as follows:

- a. The report on parking at the school is very good.
- b. The fir plantation is still of concern, although it is good news that it will be cut back soon.

60. Perry Wood

The clerk attended a webinar provided by KALC on asset transfer which gave some helpful tips about preparation, including considering joint acquisition with other councils, subcontracting management to other groups, taking professional advice, and engaging with the community. It was noted that if an asset were a commercial venture it might have an impact on the PC's VAT status. Following some helpful emails from members of the public with experience in managing the wood, it was **agreed** to set up a meeting with those residents to discuss possibilities in more detail. **Action 8: Clerk to set up meeting.** It was noted that an ambulance had been called to the wood recently and felt that any formalisation of the biking area would be unwise.

61. Parking

The HIP meeting with KCC has been rescheduled and the school has been sent a letter requesting they take measures to improve the situation. The draft report on parking outside the school was reviewed and it was **agreed** to send this to KCC for consideration prior to the HIP meeting. **Action 9: Clerk to forward meeting details to Cllr Reeves and send parking report to KCC.**

Parking is also a problem in Neames Forstal, particularly when the Sondes is open, making the bend dangerous due to reduced visibility. Installing parking restrictions could be an option but would cause problems for residents. It was **agreed** to ask the local police representative to visit at relevant times. **Action 10: Clerk to contact police.**

62. Policies

- a. Complaints policy – the updated policy was **agreed**.
- b. Correspondence policy – the updated policy was **agreed**.
- c. Privacy policy – the updated policy was **agreed**.

d. Defibrillator policy – it was **agreed** to remove this policy.

Action 11: Clerk to update all policies on the website and continue to work through those outstanding for review.

63. Local Government Reorganisation

The government announced this week that following legal advice, LGR will be paused and reviewed. The MHCLG will use the recess period to start the review but it is unknown what format it will take, how long it will take and what the outcome will be. District elections will take place in May 2027 and the earliest new unitary authorities could now take effect is April 2029. Devolution should still go ahead and the Kent & Medway project management work will continue on this basis, also continuing the background work to disaggregate the functions currently undertaken by KCC. The KALC area committee meeting might now be postponed.

64. Training

There was nothing to report.

65. Finance

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

Account	Balance as of 31/08/26
Current account	898.55
Reserve account	21,583.03
Total	22,481.58

b. The current energy contract with SSE terminates at the end of September. Quotes have been sought and the cheapest supplier is Ecotricity, found using an energy broker. The clerk will sign a new contract with Ecotricity. **Action 12: Clerk to sign new contract.**

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

Ref	Payment	Net	*VAT	Total	Auth
18	SSE – energy supply (July & August)	tbcb	tbcb	11.55	AD, JR
S/O	Clerk's salary and office rental		-		
19	Clerk's expenses (ink) & mileage	20.72	2.16	22.88	AD, JR
20	HMRC – employer's NIC's (months 5 & 6)	105.30	-	105.30	AD, JR
21	Selling Village Hall – grounds maintenance	195.00	-	195.00	AD, JR
22	Streetlights – maintenance payment 2 of 4	48.25	9.65	57.90	AD, JR
23	Selling Village Hall – hall hire Oct 25-Sept 26	324.00	-	324.00	AD, JR

* VAT to be reclaimed

66. Planning

a. SBC Local Plan Regulation 19 consultation – this is focussing on soundness and legal compliance. It was noted that some parts relating to transport and flooding are incomplete. It was also noted that the Duchy development is still a strategic site even if the developer withdraws.

b. 26/502718 – Bailiffs Cottage – erection of a single storey rear extension in undercroft – application withdrawn.

- c. 26/502491 – Rhode Common Barn – demolition of the existing barn and reservoir water storage tank. Erection of a self-build three bedroom dwelling and outbuilding with the provision of 2no. parking spaces associated hard and soft landscaping. It was **agreed** to comment in favour but requesting certain conditions are imposed: the residential curtilage is clearly defined and restricted; the outbuilding remains ancillary to the main dwelling; and appropriate permitted development rights are removed to control future extensions. **Action 13: Clerk to make planning comment.**
- d. 26/502042 – 2 Marsh Cottages, Selling Road – demolition of existing single storey extension and the erection of a two storey side extension with associated internal alterations, including installation of new windows, rooflights, door openings and front external porch. External alterations to match existing materials – approved – noted.
- e. 26/502891 – Selling Primary School – conservation area notification for tree works – approved – noted.
- f. 26/503306 – 5 Peacock Place – TPO Application to reduce all 4no. trees (1no. Silver Birch tree, 1no. Acacia tree, 1no. Conifer tree and 1no. Petty Porrus tree) from 12m high down to 9m high and 3m in radial spread. It was **agreed** to comment with no objection. **Action 14: Clerk to make planning comment.**

67. Reports from parish councillors

Cllr King will attend the upcoming KALC meeting.

Cllr Henderson reported that the village hall centenary event went well. The letter to the Swire Trust still needs to be sent.

Cllr Bowles reported that the Church Building Trust is undergoing remodelling so it fits within the Charity Commission guidelines.

68. Correspondence

All correspondence was noted.

- a. An FOI request had been received and responded to within the legal timeframe.
- b. Next year's AGAR forms should be able to be completed digitally; the clerk has registered for this on the new portal.
- c. The clerk attended the KALC asset transfer workshop which was also recorded.
- d. SBC was consulting on PSPO's but the timescale was too short to respond; a comment on this has been fed back to the relevant officer.

69. Close of meeting

The meeting closed at 8.27pm.

The next meeting will be held on **Thursday 15th October 2026** at 7.00pm.

Signed.....

Date.....