

## **SELLING PARISH COUNCIL**

### **Minutes of the Ordinary Parish Council Meeting held at Selling Village Hall on Thursday 15th October 2026 at 7.00pm**

**Present:** Cllr Andy Day (Chair), Cllr Andrew Bowles, Cllr Sue Henderson, Cllr Jonnie Reeves, Bex Ratchford (Clerk)

Public: 2

#### **70. Apologies for absence**

Apologies were received from Cllr Hobson due to family commitments, Cllr Evans and Cllr King due to work commitments, Cllr Gould (SBC) and Cllr Lehmann (KCC) due to illness.

#### **71. Election of Vice-Chair and declaration of acceptance of office.**

Cllr King was elected as Vice-Chair and will sign the declaration of acceptance of office at the next meeting if not before.

#### **72. Declarations of interest**

Cllrs had no interests to declare.

#### **73. Minutes of the meeting held on 10<sup>th</sup> September 2026**

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

#### **74. Clerk's report**

- a. Action 1: Cllr Hobson contacted and agreed to stand down as Vice-Chair.
- b. Action 2: new defib pads still to be put in case. **Action 1: Cllr Hobson to put new pads in case.**
- c. Action 3: new battery purchased.
- d. Action 4: meeting to hand over CSW equipment still to be organised. **Action 2: Cllr Hobson and Cllr Reeves to arrange meeting.**
- e. Action 5: new battery and pads purchased and delivered.
- f. Action 6: formal complaint not yet submitted; it was **agreed** to check the current situation before submission. **Action 3: Cllr Day to check and clerk to submit complaint if necessary.**
- g. Action 7: contact details for KALC provided and email sent by Cllr King; a response is awaited.
- h. Action 8: meeting arranged; agenda item 77.
- i. Action 9: meeting details forwarded and report sent to KCC: agenda item 78.
- j. Action 10: police contacted.
- k. Action 11: policies updated on website.
- l. Action 12: new contract signed.
- m. Action 13: planning comment made.
- n. Action 14: planning comment made.
- o. A phone call had been received from HMRC but when returned it was unclear as to the reason for the call.

**75. Reports from the police and borough and county councillors**

There were no reports available.

**76. Public session**

Members of the public raised issues as follows:

- a. The house in Peacock Place with a recent planning application now has scaffolding up.
- b. The dog walking area on New House Lane was originally supposed to be a community orchard and should have planning permission. It was noted that the use as an orchard was an informal agreement and dog walking areas of this type are increasingly common.
- c. No work has been done at the fir tree plantation and according to KCC it is being turned into a garden. If this is the case an application for change of use should be made. It was noted that the landowner has said they are waiting for the equipment to be available for the work.

**77. Perry Wood**

A meeting between councillors and two local residents with experience in woodland management has been arranged for next week. It was not felt appropriate to include members of the public as this is for information gathering only at this stage. A resident of Perry Wood has requested a consultation be undertaken before any decision is made and it was **agreed** that this would indeed take place once more information is available on feasibility. **Action 4: Clerk to respond to resident.** Another resident had emailed commenting on SBC's failure in its duty to maintain and protect the wood. This was noted but it was also noted that it would be impossible to stop the bikers and the best course of action is to keep them in certain areas. Cllr Henderson has started engaging with the bikers on social media and noted that they are self-policing to a certain extent.

**78. Parking**

A response had been received from the school stating they would not enforce staff parking in the car park rather than the road and no further discussion was necessary. The report had been sent to KCC, and the clerk attended a meeting to discuss this and other issues on the HIP. KCC will ask the School Intervention Team to get involved and they have subsequently been sent a copy of the letter to the school and their response. The keep clear markings are faded and can be refreshed; it was noted that these are enforceable by SBC and the police. The installation of single and/or double yellow lines was discussed and it was noted that single yellow lines would also need signage. Double yellow lines can be installed to within 10m of the corner at the end of Church Lane and restrictions could be installed from the school down to where the footpath from the car park meets the road or possibly the start of the 30mph zone. KCC will consider the stretch of road between the school and the White Lion. Any restrictions would need an informal consultation with residents and the school before a TRO is produced.

It was **agreed** to pursue the refreshing of the keep clear markings and restrictions to the west of the school but those to the east will need further discussion. **Action 5: Clerk to liaise with KCC.** It was **agreed** to contact Helen Whately MP regarding the situation, emphasising the concern

over child safety. **Action 6: Clerk to contact Helen Whately and circulate details of upcoming meeting in case cllrs can attend.**

The installation of bollards on the triangle of land at Hogbens Hill is unlikely, due to cost and ongoing maintenance. It was noted that it had been a very dry summer and suggested the situation is monitored over winter.

The installation of a 'not suitable for HGVs' sign at the junction of Selling Road and Vicarage Lane could be possible, although these signs are advisory only. KCC will consider this and if evidence can be provided that would be helpful. The installation of the 'no HGVs' sign at the junction of New House Lane and the A251 has not been pursued due to concerns raised by Sheldwich, Badlesmere and Leaveland PC. It was **agreed** to arrange another meeting with representatives from SBLPC. **Action 7: Cllr Day to arrange meeting.**

#### 79. Defibrillators

All defibrillators have been checked recently and the battery for the one at the Sondes has been collected. **Action 8: Cllr Day to replace battery.** The Resuscitation Council recommends keeping units in unlocked cabinets to ensure accessibility but it was noted that this increases the risk of theft and/or misuse. Locked cabinets also ensure the council is informed when a unit is used and needs checking. It was **agreed** to keep locked cabinets for the present.

#### 80. Local Government Reorganisation

A statement from the Secretary of State is expected in the next few weeks but is unlikely to be specific to Kent and Medway.

#### 81. Training

Cllr Day will attend the KALC planning conference.

#### 82. Finance

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

| Account         | Balance as of<br>30/09/26 |
|-----------------|---------------------------|
| Current account | 276.83                    |
| Reserve account | 19,388.38                 |
| Total           | 19,665.21                 |

b. The budget report for the second quarter was received and accepted. It was noted that lighting electricity costs are forecast to be under budget, while lighting maintenance will be above, due to the damaged column. The bill for the external audit is still awaited, as is the one for the election in 2024. The defibrillator costs will be over budget, due to the new pads and batteries, which were felt necessary due to the potential risk to life. It was noted that bank interest is over budget, and the final outturn position is forecast to be better than budgeted.

- c. A request for a donation for a wreath for Remembrance Day had been received and a £50 donation was **agreed** as per Financial Regulation 5.15. It was **agreed** that Cllr Day would lay the wreath.
- d. Payments were **agreed** as follows:

| Ref | Payment                                    | Net    | *VAT   | Total  | Auth   |
|-----|--------------------------------------------|--------|--------|--------|--------|
| 24  | DefibWorld – batteries and pads            | 560.99 | 111.00 | 671.99 | AD, JR |
| 25  | SSE – energy supply (Sept)                 | 10.99  | 0.56   | 11.55  | AD, JR |
| S/O | Clerk's salary and office rental           |        | -      |        |        |
| 26  | Clerk's expenses (ink)                     | 5.41   | 1.08   | 6.49   | AD, JR |
| 27  | KALC – planning conference                 | 70.00  | 14.00  | 84.00  | AD, JR |
| 28  | Streetlights – maintenance payment 3 of 4  | 48.25  | 9.65   | 57.90  | AD, JR |
| 29  | Selling Village Hall – grounds maintenance | 135.00 | -      | 135.00 | AD, JR |

\* VAT to be reclaimed

### 83. Planning

- a. 26/503676 – Cherry Tree Farm, Grove Road – demolition of existing garden store and erection of a workshop and a garage with accommodation above ancillary to main dwelling. It was **agreed** to make a neutral comment asking for clarification on whether the workshop is for domestic use, whether the garage is for accommodation or storage, what will happen to the walnut tree and to request that any concerns of neighbours are given due consideration.  
**Action 9: Clerk to make planning comment.**
- b. 26/503624 – Pumping Station, Featherbed Lane – electrical notification to install a new wooden pole underneath existing HV overhead line network – comments can be made although not open for consultation. It was **agreed** not to comment.
- c. 26/502491 – 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 – approved – noted.

### 84. Reports from parish councillors

Cllr King had reported by email that she did not manage to attend the KALC meeting or the SBC standards committee.

Cllr Bowles had missed the KALC meeting but attended the first strategic area committee meeting and the KALC quarterly executive meeting. This included advice on asset transfer; notification of a change to the constitution, budget and remuneration for area committee secretaries. KCC has published its first quarter accounts and is over budget but has not paid the funding due to KALC. The KALC AGM is on 25<sup>th</sup> November and Cllr Bowles will attend. Kent ACRE is trying to continue providing advice to village halls in lieu of ACRK. The Church Building Trust is having its accounts audited.

Cllr Henderson reported that a litter pick is taking place on 1<sup>st</sup> November and the village hall is holding an event in November. A man was seen loitering in Perry Wood and the police attended and did a session providing advice and giving out alarms.

Cllr Reeves (and others) had been contacted about the refurbishment of a set of handbells; this will be considered at the next meeting.

Cllr Day reported that farm vehicles have churned up the entrance to the footpath near the station. **Action 10: Clerk to report.**

**85. Correspondence**

All correspondence was noted.

- a. A request to hire the village hall was forwarded.
- b. An email had been received about an unemptied bin; the resident has been advised to report this to SBC.
- c. An email had been received about lorries through the village.
- d. An email had been received about parking outside the school.
- e. Formal notification of the changes to planning policy had been received.

**86. Close of meeting**

The meeting closed at 8.53pm.

The next meeting will be held on **Thursday 19<sup>th</sup> November 2026** at 7.00pm.

Signed.....

Date.....