



Shadoxhurst Parish Council

Protecting the Woodland Gateway to the Countryside

SHADOXHURST PARISH COUNCIL

MINUTES 498

MINUTES OF THE ORDINARY PARISH COUNCIL MEETING

WEDNESDAY 9th JULY 2025 COMMENCING AT 6.30PM

AT SHADOXHURST PAVILION

PRESENT: Cllr D Ledger (Chairman/Borough Councillor), Cllr S Taig, Cllr V
Brisley & Cllr H Collison
PARISH CLERK: Ms C Laming
IN ATTENDANCE:

1. APOLOGIES FOR ABSENCE

There were three apologies for absence. Borough Cllr A Hicks, Cllr S Matterezzo & Cllr M Richmond Coggan were unable to attend the meeting.

Proposed Cllr D Ledger

Seconded Cllr H Collison

2. DECLARATIONS OF PECUNIARY AND SIGNIFICANT INTEREST

Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

Declarations of Significant Interest.

There were no Declaration of Significant Interest.

3. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING

Minutes 497 of the Ordinary Parish Council Meeting held on Wednesday 11th June 2025 were accepted, and it was unanimously agreed that Chairman D Ledger should sign them.

Proposed Cllr D Ledger

Seconded Cllr V Brisley

4. REPORTS FROM BOROUGH COUNCILLORS & COUNTY COUNCILLORS

BOROUGH COUNCILLOR'S REPORTS – See Appendix A

COUNTY COUNCILLOR'S REPORT – Nothing to Report

5. PUBLIC INTERVAL

There were no members of the public present.

6. CHAIRMAN'S REPORT – See Appendix B

ADVISORY GROUP REPORTS, DISCUSSIONS & AGREEMENTS

7. PLANNING (see Appendix C)

The Council's decisions on applications received by the date of this agenda are shown in Appendix C.

It was discussed and agreed that Shadoxhurst Parish Council would support the objections to Planning Application PA/2025/0857: Chilmington Green Secondary School.

Proposed Cllr D Ledger

Seconded Cllr V Brisley

Delcroft – See Appendix F

8. FINANCE & POLICY

Account Balances/Ledgers & Reporting (see Appendix D)

Payment of Accounts

Accounts to be Paid

June-July 2025

		net	vat	gross	total	Account	Date PAID	Proposed	Seconded
Clerk's Salary	July Salary	917.28		917.28	917.28	SPC	25-Jul	DL	MRC
Clerk's Expenses	Internet	10.00	2.00	12.00	12.00	SPC	10-Jul	DL	VB
Clerk's Expenses	Printing/Ink/Phone/Mileage	2.38	17.31	19.69	19.69	SPC	10-Jul	DL	VB
Caretaker's Salary	July Salary	150.00		150.00	150.00	SPC	28-Jul	DL	VB
Caretaker's Expenses	weed killer/sealant	30.99		30.99	30.99	SPC	10-Jul	DL	VB
Councillor's Expenses - MRC	Ionos Web Hosting July-August	10.00	2.00	12.00	12.00	SPC	10-Jul	DL	VB
Aspire/ABC	Table Tennis Installation	1461.00	292.20	1753.20	1753.20	SPC	10-Jul	DL	VB
KPC	Retention held as agreed for works to Village Hall	555.31	111.06	666.37	666.37	SPC	ON HOLD	ON HOLD	ON HOLD
EK Fire Protection	Annual Service/Supplies	157.89	31.58	189.47	189.47	H&P	10-Jul	DL	VB
Spick n Span	Window Cleaning Inv.18	12.00		12.00	12.00	H&P	10-Jul	DL	VB
Kingfisher Direct	110l Water Trolley	335.00	67.00	402.00	402.00	SPC	01-Jul	DL	VB
Cleaner - KJ	June 2025	186.00		186.00	186.00	H&P	27-Jun	DL	VB
		3827.85	523.15	4351.00	4351.00				

Proposed Cllr D Ledger

Seconded Cllr V Brisley

Section 106

It was agreed that Cllr D Ledger and Cllr S Taig will meet up to discuss the current Section 106 Monies.

Budget 2025/2026

The Parish Clerk provided the councillors with the 2024/2025 budget in preparation for the 2025/2026 budget.

9. VILLAGE HALL

Operational Management Update (see Appendix E)

10. PAVILION & PLAYING FIELD

Operational Management Update

It was discussed and agreed that the Councillors will revisit the plans for the pavilion.

Repairs Update

Nothing to report.

Community Orchard

Due to the dry weather, a portable water tank had been purchased to help with the new community orchard. It was recommended that a volunteer rota would be the best way to ensure the trees are watered during dry periods.

11. UTILITIES ADVISORY GROUP/EXTERNAL RELATIONS (see Appendix F)

12. CONSERVATION & HERITAGE

Millennium Corner/Nepeta England Sign

A big thank you to our sponsors Nepeta England for maintaining the millennium corner.

Discovery Park/Queen's Jubilee

Nothing to Report.

Allotments

The Clerk provided the Councillors with feedback from neighbouring parishes. It was agreed that the set up and overall maintenance may not work. However, it was agreed to ask the parishioners on their feedback through the village magazine.

Notice Boards

The Clerk reported that she had requested a quote from one company but has yet to receive one. It was agreed that 3 quotes were needed.

13. WEBSITE & COMMUNICATIONS

It was discussed and recommended that new and existing councillors should attend the KALC 'Nuts and Bolts of Parish Council' online foundation course on Monday 6th October 2025 at 6pm.

Due to the recent resignations and co-options of Councillors, it was agreed that individual and group photos for the website will be taken at the next meeting in September.

14. HIGHWAYS

Byway abuse by the off roaders

Nothing to Report.

Speed Watch

It was reported that the Speed Watch Team would be out again on Friday 11th July 2025 for the National Speedwatch Day. At time of writing, a total of 158 volunteers took part at 71 locations across Kent. They observed a total of 14,264 vehicles, of which 959 were found to be speeding.

Highway Improvement Plan

Kieran Doble, Community Engagement Officer, from East Highways Improvements updated Cllr D Ledger stating "I've received the decision regarding your request for warning signage for the junction on the bend between Woodchurch Road, Tally Ho Road & Hornash Lane, and the decision is that is not supported I'm afraid. I have copied the feedback below for you. I will be in touch with you regarding the other aspects on your HIP as I have information to share".

Junction on bend warning sign not considered necessary here. Village environment with well observed 30mph speed limit (HADMS data around 25mph average speeds and 30mph 85th percentile speeds on approaches). No crashes on bend or its approaches (for data set 2010-2024). Chevron sign already presents for both directions. Buildings in view on bend for westbound traffic removes 'see through' aspect (so motorists know road doesn't continue straight). Would unnecessarily add to street clutter and sign proliferation, reducing impact of signs where they are needed. Bend/ junction warning sign not required here.

Items to be reported to KHS/PROW

Nothing to Report.

Bus Shelters

The Clerk will research maintenance possibilities.

Oak Posts/Village Green

Nothing to Report

15. ITEMS FOR INCLUSION ON THE NEXT AGENDA

16. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

There being no other business, the meeting closed at 8.14pm

Date of next meeting:

10th September 2025 at Shadoxhurst Pavilion at 6.30pm.

Signed
Chairman

Dated

23rd July 2025
Parish Clerk

APPENDIX A

Borough Councillor's Report 9th July 2025

The Local Plan and Planning Policy Task Group met in June and will meet twice in July in order to get the Draft Local Plan agreed and signed off by Cabinet on the 31st July. As I reported previously, none of the "Call for Sites" sites have yet been reviewed and so will not feature in the draft. It will look at policies and also in general look at the numbers of dwellings that could potentially be built in the defined "areas" of the town centre, edges of Ashford, Tenterden and the villages. We are likely to fit into the villages for the purposes of the draft. Unquestionably, the Government will be looking for substantial building of house numbers, but it needs to be a balance of where this should take place. The PC needs to respond and there will be a two-month window of August and September.

David Ledger

APPENDIX B

Chairman's Report 9th July 2025

We must thank young Finlay Bishop for choosing and indeed completing his Duke of Edinburgh Bronze Award by carrying out weekly litter picks and street sign cleaning for our community. He has done a wonderful job and sets a great example to his peers, and indeed all of us. This will go into our newsletter and has already featured on village social media with a great response. Thank you also to his family for supporting his efforts.

I recently attended an Extra Ordinary Meeting of KALC which fortunately was at the Ashford International Hotel, as it was well over subscribed at the original venue. Over 200 parish representatives attended from across the county to hear the up-to-date situation on Local Government Reorganisation. All the Borough Councils in Kent, as well as KCC and Medway Unitary are all talking together to find an acceptable model for becoming Unitary Authorities. There are various propositions, with dividing Kent into 1, 2, 3 or 4 unitaries. Four is bad enough, whether an option for five is allowed, who knows. The Government wants the unitaries to have at least populations of 500,000. The bigger the geographical areas, the less accountability and local representation there will be. We did learn that the goal posts are moving almost daily and there is nothing decided, but also that the government will not accept a no, they are adamant it will happen; and are (currently) leaving it to the councils to decide what goes where. It will be the end of November before the councils will have to submit options to Government. There is a lot to decide and organise and maybe another two years before the changes are completed.

David Ledger

APPENDIX C - PLANNING APPLICATIONS

SHADOXHURST PARISH COUNCIL RECORD OF PLANNING APPLICATIONS JUNE – JULY 2025

Application Reference **PA/2025/0877**

Site Address - Bryher, Hornash Lane, Shadoxhurst, TN26 1HT

Proposal - Proposed rear extension with rooflights, following the removal of existing conservatory.

Date Valid 13/6/2025

Application Status Under Consultation

Shadoxhurst Parish Council decline to comment on this application.

Decision Notices/Updates received from Ashford Borough Council

Application Reference **PA/2025/1118**

Site Address - Kimberley, Woodchurch Road, Shadoxhurst, Ashford, TN26 1LE

Proposal - Lawful development certificate - proposed use - Creation of hardstanding and an additional dropped kerb, to allow for an in and out driveway.

Date Valid 12/6/2025

Decision Made Planning Permission is Required

Application Reference **OTH/2025/0819**

Site Address - The Hollies, Woodchurch Road, Shadoxhurst, Ashford, TN26 1LQ

Proposal - T1 - Ash - crown lift - remove 5 low, overhanging branches near to the house/conservatory.

Date Valid 29/4/2025

Decision Made Approve with Conditions

Application Reference **PA/2025/0670**

Site Address - Eversleigh, Hornash Lane, Shadoxhurst, TN26 1HX

Proposal - Detached garage and ancillary accommodation following demolition of existing garage.

Date Valid 14/4/2025

Decision Made Refuse

Application Reference **PA/2025/0963**

Site Address - Nickley Wood Saw Mill, Nickley Wood Road, Shadoxhurst, Ashford, TN26 1LZ

Proposal - Lawful Development Certificate for the existing use of the site for various sawmill and firewood processing uses including sawing timber on large band saw's and cutting and processing firewood, together with ancillary storage and office use.

Date Valid 27/5/2025

Application Status Under Consultation

Application Reference **NOT/2025/0970**

Site Address - Tatton Barn, Hamstreet Road, Hamstreet, Ashford, TN26 2FN

Proposal - Prior approval for the change of use and conversion of an agricultural building and land within its curtilage to a dwelling house and associated operational development.

Date Valid 20/5/2025

Application Status Under Consultation

Application Reference **PA/2025/0145**

Site Address - Land adjacent to "Daven", Blindgrooms Lane, Shadoxhurst, Ashford, TN26 1HN

Proposal - Proposed development of two houses along with double carport/garage and associated works inside garden area

Date Valid 04/2/2025

Application Status Under Consultation

Application Reference **PA/2024/2255**

Site Address - Kialarny, Nickley Wood Road, Shadoxhurst, Ashford, TN26 1LZ

Proposal - 3no static units, 3no touring caravans, associated car parking and new day room, all for Gypsy & Traveller use. (part retrospective)

Date Valid 06/12/2024

Application Status Under Consultation

Application Reference **PA/2024/1925**

Site Address - 107 Tally Ho Road TN26 1HW

Proposal - Change of use of land and installation of 3no. glamping pods, footpaths, parking & turning area, pond, secure bicycle storage and recycling/refuse storage.

Date Valid 30/10/2024

Application Status Under Consultation

Rentokil did not discover the leaking left hand toilet cistern which David subsequently found - the pipe from cistern to toilet has been leaking for at least 3 months (cause could be due to limescale on pipe joints combined with vibrations from all the building work), the water has got under the lino and possibly has

leached under the wall into the WAT room. Very damp readings were found in the WAT room but there is no evidence of bubbling and no rising damp and so it is possible that the waterproof membrane is holding, and the moisture reading is coming from the original concrete / tile surface underneath (seems strange as the covering is thicker than the ladies and the reading was not as high in there). This needs to be checked after repairs mentioned below and we need to be satisfied that it is dry enough before asking KPC to finally fix the floor covering.

Repairs required: Thank you to Bob who has already repaired the toilet and is obtaining quotes for the flooring fix and pointing of brickwork, guttering repairs etc. which should all be carried out prior to the Autumn / Winter with Matt Dowle's help. Once the main hall floor has been repaired and damp proof membrane inserted between the main floor and WAT threshold, we should monitor the damp readings and then contact KPC to cut back the plasterwork and repair the floor. We have withheld the £500 (approx.) retention payment that was due to be settled in June.

Kitchen Upgrade: Sam and Hannah will begin looking into pricing for this and are investigating various options to obtain support from companies like Wicks etc. who offer funding for community projects. We do need to decide if the large storage wardrobes can be removed to enlarge the proposed coffee space and enable a new floor to be laid throughout.

Fire Alarm System: 3 quotes are being obtained for comparison and have been chased up as this work will need to be carried out by the end of September at the latest.

National Lottery Larger Grant Monies Application: This is currently on hold pending the other work being done as we want to be able to submit our application together with our Phase 1 / 1a success story.

Cllr Hannah Collison

APPENDIX F

External Liaison Group Report for 9th July 2025 SPC Meeting

Utilities Advisory Group – the Delcroft mitigation has taken up quite a bit of my time and even more of Peter's. We have been questioning some of the maths but in essence, the Planning Officers are now satisfied that it is fit for purpose and are moving to grant. Throughout the correspondence, I have emphasised that the Construction Management Plan needs to have a number of additional conditions to prevent problems to neighbours and traffic issues on Woodchurch Road. I have been assured that all matters raised will be included. We have in the past had issues when, for example, Oak View was being built where traffic disruption was intolerable from lorries unloading from the road, but was not monitored and enforcement action was not forthcoming.

KALC Joint Parishes Planning Committee – No meeting scheduled.

KALC – the next meeting is the 30th July, which I am unable to attend.

Community Forum – The Boot Fair on the 6th July struggled again this year due to the wet weather. It is a great shame as the Forum Team worked hard and we thank Paul Taig for all the co-ordinating and preparations. Monthly meetings continue on the first Mondays, all are welcome to come.

Chilmington Green – We still await the outcome of the planning appeal by Hodsons who have challenged the section 106 agreement obligations. A reminder that the consultation from the Planning Department about the Discovery Park Masterplan is still live. Please bring your comments to our July parish meeting. The link is at <https://haveyoursay.ashford.gov.uk/qpip-masterplan>

Newsletter – The closing date for the August / September edition is the 12th July and I am already working on this.

David Ledger