



Shadoxhurst Parish Council

Protecting the Woodland Gateway to the Countryside

SHADOXHURST PARISH COUNCIL

MINUTES 499

MINUTES OF THE ORDINARY PARISH COUNCIL MEETING WEDNESDAY 10th SEPTEMBER 2025 COMMENCING AT 6.30PM AT SHADOXHURST PAVILION

PRESENT: Cllr D Ledger (Chairman/Borough Councillor), Cllr M Richmond
Coggan (Vice Chair), Cllr V Brisley, Cllr H Collison, Borough Cllr A
Hicks
PARISH CLERK: Ms C Laming
IN ATTENDANCE:

1. APOLOGIES FOR ABSENCE

There were two apologies for absence. Cllr S Taig & Cllr S Matterezzo were unable to attend the meeting.

Proposed Cllr H Collison

Seconded Cllr V Brisley

2. DECLARATIONS OF PECUNIARY AND SIGNIFICANT INTEREST

Declarations of Pecuniary Interest

There were no Declarations of Pecuniary Interest.

Declarations of Significant Interest.

There was one Declaration of Significant Interest. Cllr V Brisley declared her interest in Application Reference PA/2025/0860 - The Dales, Nickley Wood Road, Shadoxhurst, TN26 1LZ

3. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING

Minutes 498 of the Ordinary Parish Council Meeting held on Wednesday 9th July 2025 were accepted, and it was unanimously agreed that Chairman D Ledger should sign them.

Proposed Cllr V Brisley

Seconded Cllr H Collison

4. REPORTS FROM BOROUGH COUNCILLORS & COUNTY COUNCILLORS

BOROUGH COUNCILLOR'S REPORTS – See Appendix A

COUNTY COUNCILLOR'S REPORT – Nothing to Report

5. PUBLIC INTERVAL (18.46-18.50)

There was one member 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.

8. FINANCE & POLICY

Account Balances/Ledgers & Reporting (see Appendix D)

Payment of Accounts

Accounts to be Paid

Aug-Sept 2025

		net	vat	gross	total	Account	Date PAID	Proposed	Seconded
Clerk's Salary	September Salary	980.20		980.20	980.20	SPC	26-Sep	VB	DL
Clerk's Expenses	Internet	10.00	2.00	12.00	12.00	SPC	11-Sep	VB	DL
Clerk's Expenses	Printing/Ink/Phone/Mileage	2.68	24.21	26.89	26.89	SPC	11-Sep	VB	DL
Caretaker's Salary	September Salary	150.00		150.00	150.00	SPC	26-Sep	VB	DL
Councillor's Expenses - MRC	Ionos Web Hosting September-October	10.00	2.00	12.00	12.00	SPC	11-Sep	VB	DL
Technical Services Ltd	Fire Risk Assessment	240.00		240.00	240.00	H&P	26-Aug	DL	MRC
Caretaker's Expenses	Ball Valve	17.00		17.00	17.00	H&P	03-Sep	DL	MRC
Nisbets	Cleaning Supplies	156.52	31.30	187.82	187.82	H&P	09-Sep	DL	MRC
Bourne Amenity	RootZone Mix - 2 bags	189.00	37.80	226.80	226.80	H&P	03-Sep	DL	MRC
Spick n Span	Window Cleaning Inv.64	12.00		12.00	12.00	H&P	03-Sep	DL	MRC
Cleaner - KJ	August 2025	182.00		182.00	182.00	H&P	02-Sep	DL	MRC
		1949.40	97.31	2046.71	2046.71				

Proposed Cllr V Brisley

Seconded Cllr D Ledger

Section 106

Nothing to Report.

Budget 2025/2026

Nothing to Report.

Payroll

Nothing to Report

9. VILLAGE HALL

Operational Management Update (see Appendix E)

10. PAVILION & PLAYING FIELD

Operational Management Update

Nothing to Report.

Repairs Update

It was reported that the garage door had been fixed by the Caretaker.

The Clerk also reported that additional 2 bags of Root Zone Mix had been ordered for the football pitches.

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

12. CONSERVATION & HERITAGE

Millennium Corner/Nepeta England Sign

It was reported that the 'sponsored by' wording was still not visible on the signage. The Clerk will contact Nepeta for an update.

Discovery Park/Queen's Jubilee

Nothing to Report.

Allotments

Nothing to Report.

Notice Boards

The Clerk reported that she has been given a supplier's name from a neighbouring Parish Council which she will follow up.

13. WEBSITE & COMMUNICATIONS

Following on from a recent Webmail upgrade, it was reported that several of the councillors had difficulty in syncing up to their Outlook. The Clerk will contact the hosting company to discuss alternatives.

Due to the absence of 2 Councillors, it was agreed that individual and group photos for the website will be taken at the next meeting in October.

14. HIGHWAYS

Byway abuse by the off roaders

Nothing to Report.

Speed Watch

It was reported that the Speed Watch Team had recently completed 2 successful speed watch sessions.

Highway Improvement Plan

Nothing to Report.

Items to be reported to KHS/PROW

Nothing to Report.

Bus Shelters

The Clerk will continue to research maintenance contractors.

Oak Posts/Village Green

The Clerk will contact Orlestone Oak to discuss the requirements.

15. ITEMS FOR INCLUSION ON THE NEXT AGENDA

War Memorial Bench

16. FORUM FOR EXCHANGE OF INFORMATION BETWEEN COUNCILLORS

There being no other business, the meeting closed at 7.54pm

Date of next meeting:

8th October 2025 at Shadoxhurst Pavilion at 7pm.

Signed
Chairman

Dated

1st October 2025
Parish Clerk

APPENDIX A - Borough Councillor's Report 10th September 2025

The Draft Local Plan consultation went ahead and continues until 13th October. The "Call for Sites" sites in the rural areas have not yet been reviewed and so were listed in the draft for looking at in Part 2 of the review process. We need to put all our comments in about each of the 13 sites that directly affect us inside our parish, with at least another 5 sites in Kingsnorth that abut our boundary.

In terms of the Local Government Reorganisation, there has been a move towards settling on 3 or 4 unitaries and Price Waterhouse were commissioned to do a business case for the two options. This however does not have complete support from Kent, Medway and the various boroughs, but is currently supported by the majority. In spite of KCC pushing for just one unitary, they only have one vote at the Leader's table. August was a quiet month with almost no council meetings. The Leader and Chief Executive

continue to send out informatives on important topics which are sent to parishes and wider circulations. I am doing my monthly surgery as usual at the King's Head on the 10th at noon.

Cllr D Ledger

APPENDIX B - Chairman's Report 10th September 2025

Locally, Hannah has worked hard on the fire risk work and getting the final work to be completed for the grant. This is being done this month, or we lose the money. We must thank Hannah and also Derek who continues to be involved with parish work, in spite of stepping back from being a Parish Councillor. Derek also organised a couple of Speedwatch sessions, and the Police attended one of them, monitoring speeds and stopping vehicles in the other direction. I must mention Bob too, who continues to troubleshoot problems at the hall and pavilion. He has recently renewed another section of hall flooring and wrestled with solving the pavilion garage door.

Cllr D Ledger

APPENDIX C - PLANNING APPLICATIONS

**SHADOXHURST PARISH COUNCIL
RECORD OF PLANNING APPLICATIONS
JULY-SEPTEMBER 2025**

Application Reference **PA/2025/0860**

Site Address - The Dales, Nickley Wood Road, Shadoxhurst, TN26 1LZ

Proposal - Stationing of additional 2no mobile homes.

Date Valid 02/9/2025

Application Status Under Consultation

Shadoxhurst Parish Council agreed to support this application on condition that ample sewage will be provided.

Application Reference **NOT/2025/1560**

Site Address - Land South of Hillcrest, Church Lane, Shadoxhurst

Proposal - Prior Notification for 1 x proposed hay barn and 1 x proposed machinery storage barn

Date Valid 21/8/2025

Application Status Under Consultation

Shadoxhurst Parish Council agreed to a 'No Comment'.

Application Reference **PA/2025/1551**

Site Address - The Park, Agricultural Buildings At, Hamstreet Road, Shadoxhurst, TN26 1NL

Proposal - Demolition of six existing agricultural buildings and the conversion of two former agricultural buildings to form two dwellings (self-build) with associated landscaping and parking

Date Valid 20/8/2025

Application Status Under Consultation

Shadoxhurst Parish Council agreed to support this application.

Application Reference **OTH/2025/1506**

Site Address - The Park, Hamstreet Road, Shadoxhurst, Ashford, TN26 1NL

Proposal - Details submitted pursuant to conditions 3 (Materials), 9 (Management Plan), 11 (Biodiversity) & 12 (District Level Licence) of Planning Permission PA/2024/0727

Date Valid 15/8/2025

Application Status Under Consultation

Shadoxhurst Parish Council agreed to a 'No Comment'.

Decision Notices/Updates received from Ashford Borough Council

Application Reference **PA/2025/1272**

Site Address - Three Greens, Hamstreet Road, Shadoxhurst, TN26 1NL

Proposal - Lawful Development Certificate - proposed provision of a twin unit mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by one household (not a material change of use)

Date Valid 08/7/2025

Decision Made Proposed Use/Development Would Be Lawful

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

Decision Made Approve with Conditions

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

Decision Made Existing Use/Development Is Not Lawful

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

Decision Made Prior Approval Refused

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

Cllr H Collison also sent an email listing the urgent action points required together with suggestions on how to resolve the issues following the Professional Fire Risk Assessment that was carried out in August 2025.

APPENDIX F - External Liaison Group Report 10th September 2025

Utilities Advisory Group – Apart from Chilmington (below), the Group has also been involved with the Chilmington Green Secondary School opening and flagging up all the road safety issues that have still not been properly addressed. There was insufficient consultation, and it seemed to be going ahead in spite of many things like, pavements and cycle paths and even bus routes to get children to school.

KALC Joint Parishes Planning Committee – No meeting scheduled.

KALC – I was not able to attend the July meeting of KALC. the next meeting is the 24th September, which I am unable to attend, hopefully Stacie will be able to attend, it will be at Aldington Village Hall.

Community Forum –The Festival at the King’s Head was a great success, thank you to everyone who helped and supported the day in some way. The weather closed in at the end of the afternoon which resulted in the evening music event moving inside the pub. The Forum meetings continue on the first Monday of each month, all are welcome to come. There is a lot planned in the village for the run up to Christmas, including two craft markets, a wreath making workshop, erecting a village Christmas Tree and a special lighting the tree and village event with carol singing at the King’s Head. Plus, the addition of an Advent Window Walking Trail.

Chilmington Green – We still await the outcome of the planning appeal by Hodsons who have challenged the section 106 agreement obligations. Also, the EA have not yet determined the application for the Wastewater Treatment Works at Chilmington. The Group has continued to send water (non) flow(!) data through the summer to the EA to emphasise the extent of the key issue of potential discharge.

Newsletter – The closing date for the December / January edition is the 10th November but I intend to begin working on this earlier as a very busy period.

Cllr D Ledger