

# FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

E-mail: clerk@fletching-pc.org

Website: www.fletching-pc.org



**MINUTES** of the Ordinary Meeting of **FLETCHING PARISH COUNCIL** held on Monday 3<sup>rd</sup> April 2023 in the Village Hall, High Street, Fletching (7 – 7.50pm).

PRESENT: Councillors D Greenish (Vice-Chair in the Chair), N Collum, R Hannay, K Minch and A Shaw

Also in attendance: Gabriella Paterson-Griggs (Clerk and RFO) and Councillor Roy Galley (WDC/ESCC Cllr)

Members of the Public in Attendance: 2

APOLOGIES: Apologies for absence were received from Councillors R Borton, W Constantinou and C Rothery

## 23/62. DECLARATIONS OF INTEREST

There were no declarations of interest

## 23/63. MINUTES OF THE LAST MEETING

It was **RESOLVED** that the minutes of the last meeting held on 6<sup>th</sup> March 2023 were a correct record and were duly signed by the Chairman.

## 23/64. MATTERS ARISING

*Ashdown Business Park*: It was reported that the application would not be on the WDC Planning Committee North agenda until June at the earliest as the meeting in May had been cancelled. It was also noted that the Chairs of Fletching, Maresfield and Isfield Parish Councils had met with the Leader of Wealden District Council, Cllr Ann Newton, to express the disquiet of the respective parishes on the application. Councillor Galley had also been in attendance at the meeting and stated that in his opinion the application would be much revised before it went to the planning committee and that the pressure needed to be kept up including in respect of the issues raised in the solicitor's letter submitted on behalf of the action group.

## 23/65. REPORT FROM DISTRICT AND COUNTY COUNCILLOR

Councillor Galley reported that there was nothing to report from Wealden as it was 'purdah'. In respect of ESCC it was noted that government funding had been received to review safety on A and B roads but it was not certain whether that would include the A272 at Piltown.

Cllr Galley informed the Parish Council that a member of the public, at a recent meeting he held, had raised the issue of having a 20mph speed limit through Fletching Village. Councillors agreed that this could be looked at as part of the parking working group and that the results of the speed survey to be held outside the school would also inform any consideration.

In response to a question Cllr Galley confirmed that the new highways contract would start on 1<sup>st</sup> May 2023. With regards to the potholes, he stated that there was still ongoing debate at ESCC about the issue.

## 23/66. WORKING GROUPS / EXTERNAL GROUPS

Updates were given by the Clerk/Councillors who attended the following external groups:

- i. *Parking Working Group*: this was DEFERRED until the next meeting as neither Cllr Borton or Cllr Constantinou were in attendance.
- ii. *FRGC*: The Clerk gave an update on the building works to take place at the pavilion on the recreation ground following the water leak earlier in the year. It was noted that the building had been cleared of any asbestos and was now certified as safe. Quotes were awaited from the builders which would then be sent to the loss adjuster. The building was useable but did not have hot water at present.
- iii. *Summer Road Safety Virtual Briefing*: this was DEFERRED until the next meeting as Cllr Constantinou was not present at the meeting.

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## 23/67. CORRESPONDENCE RECEIVED

- i. *Wealden DC Local Plan Timetable Update*: Members noted that according to the updated timetable for the Draft Local Plan, as circulated by Wealden DC, it would not be published until the late summer/early autumn 2023.
- ii. *A new neighbourhood for Uckfield on land at Owlsbury Farm*: the email sent to the Clerk (and the response given) from the prospective developers was noted. Councillor Galley stated that he had met with the prospective applicants virtually and that it had been confirmed that the application would not be submitted to Wealden DC until the appropriate consultations had taken place and the draft local plan published for consultation.

## 23/68. FINANCE AND HR

- i. The invoices and payments for April 2023 were **AUTHORISED** and the Council's current financial position and bank reconciliation were noted.

## 23/69. POLICIES

The following policies were **APPROVED**:

- i. Sickness Absence Policy
- ii. Grievance Policy
- iii. Complaints Policy
- iv. Social Media Policy

## 23/70. BURIAL GROUND

- i. There had been no requests or permit applications made since the last meeting and one burial had taken place.

## 23/71. ENFORCEMENT – PLANNING AND DRAINAGE

- i. *Flitteridge Farm*: there was no update to report. The Clerk confirmed she would circulate any update if received.

## 23/72. PLANNING APPLICATIONS - RECEIVED

It was RESOLVED to make the comments as set out after each application in respect of the following:

- i. **WD/2022/3135/F Dormers, Sharpsbridge Lane, Piltdown (Amended Plans & Description)**

New access to highway with old access blocked up. Erection of detached oak frame garage/workshop/store with home office/ancillary accommodation in roof space. Replacement of existing single storey extension with larger two storey extension and additional two storey extension to rear. New roof configuration to create double pile roof with nos.4 wall dormers. Removal of chimney. New open sided porch.

*The Parish Council had previously visited this site and supported the original plans with some reservations. The movement of the barn/garage structure, from a position close to the road to an area further back from the road and somewhat less imposing on the immediate neighbours is preferably to the original site. The access on to Sharpsbridge Road is now coming out from an area of the property rather than cutting across agricultural land which is also preferable. The Parish Council has no further comments on the works to the house.*

*If the application was approved the Parish Council would wish to see a condition ensuring that the garage/workspace/home office is ancillary to the main house and could not be sold as a separate property.*

*The Parish Council has also noted the reference, in the letters of objection to the original application, to the upper floors of the new oak framed building being used for business use as a physiotherapist practice. The Parish Council would not support the application if that was the intention as that would*

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*involve, on a daily basis, a number of clients visiting which would lead to an increase in traffic and other highways issues on a quiet rural road.*

*Subject to the concerns above being addressed the Parish Council SUPPORTS the application.*

ii. **WD/2023/0753/F + 0754/LB Trading Boundaries, Sheffield Green TN22 3RB**

Extend and refurbish existing timber deck to rear of café.

*The Parish Council SUPPORTS this application.*

iii. **WD/2023/0763/OH North Hall Farm, Fletching TN22 3SA**

Alterations to the low voltage overhead lines with the addition of a low voltage underground cable.

*The Parish Council has NO COMMENTS to make on this application*

The comments submitted to Wealden District Council under delegated authority were NOTED in respect of the following application:

iv. **WD/2023/0279/FR East Bridge, North Hall Lane, Fletching TN22 3SA**

Retrospective application for the replacement of an agricultural barn on the same site as existing barn.

*The application is for the replacement of the old barn. It is not exactly like-for-like as although it is to be built within the old slab, it is not an identical footprint. The new barn is a bit smaller (in area; 109m<sup>2</sup> as against 113m<sup>2</sup>) and the roof line is lower (max 3.2m as against 5m). It will still however provide for 6 sheep pens together with storage area. It will be of timber construction with a corrugated roof. Use will be for the keeping/sheltering of livestock and storage of bee keeping and other farm equipment. The site is in the AONB and therefore, it is important that the height of the barn is not intrusive in the landscape - which it is not. The Parish Council SUPPORTS the application.*

## 23/73. PLANNING APPLICATIONS - DECISIONS

Planning decisions RECEIVED from Wealden District Council since the last meeting:

*Applications Approved*

i. **WD/2022/2634/F + 2635/LB The Old Lodge, Mill Lane, Fletching TN22 3SR**

Conservation and upgrading of outbuilding (carpenters' workshop, garage and storage shed) with construction of swimming pool and associated works. (APPROVED 8 March 2023)

ii. **WD/2020/0751/F Batts Bridge Paddocks, Down Street, Piltdown, TN22 3XU**

Addition of hay barn and machinery storage, upgrading of internal access track to existing buildings, extension of existing hardstanding, field shelter, and residential accommodation (mobile home) to facilitate ongoing care of livestock. (APPROVED 27 March 2023)

*Response to Parish Council: The proposed stables are considered to be appropriately sited given the extant position and this is set out in detail within the main body of the report. The design is appropriate for their function and would not be visually harmful to the locality. The proposed mobile home has been carefully considered by the Council in conjunction with the Council's Rural Surveyor who concludes there is a functional need and that this can be controlled through condition.*

iii. **WD/2023/0002/FA The Piltdown Golf Club, Golf Club Lane, Piltdown TN22 3XB**

Variation of condition 3 of WD/2020/1754/F. Alteration of the new irrigation water storage tank. (APPROVED 28 March 2023)

*Applications Refused* – None since the last meeting

*Applications Withdrawn* – None since the last meeting

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## 23/74. KINGS CORONATION

The Clerk reported that the road closure application had been approved by Wealden DC for Sunday 7<sup>th</sup> May between 10am and 8pm. Unfortunately, the grant application to the National Awards for All fund had been unsuccessful but Cllr Collum had very kindly agreed to make a generous donation towards the events. It was noted that a request had been made to the Village Hall Committee to place the flagpole on the path next to the village hall as the demands being made by ESCC Highways were becoming very onerous. Permission had been given for two coronation flags to be flown on the flagpoles situated above the shop.

*Commemorative Bench:* it was AGREED that a commemorative bench be purchased to be placed on the recreation ground subject to a suitable location being available that avoided the sporting activities that took place there.

## 23/75. ITEMS FOR THE PARISH MAGAZINE

It was agreed that the following items be included for the next edition of the Parish Magazine:

- Kings Coronation events timetable
- Parish/District Council Election Candidates
- Thank you to the outgoing Parish Council for all its hard work, especially to the Chair, Cllr Rothery, who was not standing again.
- Date of Annual Meeting of the Parish

## 23/76. AGENDA ITEMS FOR FUTURE MEETINGS

The following items to be included on the agenda for the next meeting(s):

- Regulations for Burial Ground
- Grant Awarding Policy

It was requested that Councillors contact the Clerk with any other items they wish to be considered at the next meeting.

## 23/77. TIME AND DATE OF NEXT MEETING

The next meetings are due to be held on:

Wednesday 17<sup>th</sup> May 2023 at 7.30pm in The West End, Fletching Church

Annual Meeting of the Parish - Tuesday 30<sup>th</sup> May 2023 at 7pm in the Village Hall.