

FLETCHING PARISH COUNCIL

Clerk: Lorna Thwaites

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MINUTES OF THE ORDINARY MEETING OF FLETCHING PARISH COUNCIL - Monday 11th January 2021. Due to technical issues the meeting started at 7.11pm

Members of the Public in Attendance: 0

Questions RECEIVED from the Public: None

Members in Attendance: Cllrs Rothery, Greenish, Collum, Shaw, Minch, Borton, Hannay, Kerwood District Cllr Galley and Lorna Thwaites, Clerk and RFO. This meeting was recorded.

156. APOLOGIES

No apologies for absence were reported at the meeting: Cllr Constantinou was not in attendance.

157. DECLARATIONS OF INTEREST.

No Declarations of Interest in respect of items on the Agenda, as required by the Members Code of Conduct were declared.

158. MINUTES

The Council RESOLVED that the minutes of the ordinary meeting of Fletching Parish Council held on 07th December 2020, and the Extra-Ordinary Meeting held on 31st December 2020, as circulated with the Agenda, could be confirmed as a correct record, and were signed by the Chair.

159. REPORTS

Report RECEIVED from the District and County Councillor Roy Galley: Splaynes Green flooding: the short-term work undertaken has so far been successful; a long-term plan is expected to be implemented in-the-near future; a misunderstanding over what can be displayed on the Piltdown boundary signs has now been resolved; Wealden District Council are not planning to increase Council Tax for 2021/22 due to the current COVID situation.

i. An UPDATE on broadband in the Parish was RECEIVED: the ESussex website doesn't show the correct levels of broadband coverage in the Parish and this is causing frustration to parishioners; Cllr Galley has made enquiries regarding the issues with loss of broadband on Down Street - Cllr Galley hasn't been able to speak with anyone at BT and has referred the issue to MP Nus Ghani; there is some dispute over the cause of the problem; no request has been made from Openreach for a road closure to enable the work to be done. Council Members and Cllr Galley had a discussion over SHELAA (Strategic Housing and Economic Land Availability Assessment); this assessment considers the availability and suitability of possible sites for development; sites submitted have not yet been assessed by WDC; the most recent SHELAA was done in 2019.

160. COMMITTEE REPORTS

1. RECREATION GROUND COMMITTEE - RECEIVED from Cllr Rothery: electrical work and fencing repairs have been undertaken; playground issues have been resolved; an application has been received from WDC for a loss of income grant.

161. POLICIES:

i. The Council RESOLVED to adopt the FPC Planning Protocol and it will be available on the FPC website.

162. FINANCE

i. Payments for January were AUTHORISED and the bank reconciliation RECEIVED.

ii. The budget was APPROVED and the Council AGREED to keep the precept level for 2021-22 at the same level as 2020/21; the Precept request was AGREED by the Council at £31,000 for 2021/22.

iii. The Chairman was unable to sign the form at the meeting but it was AGREED that it would be sent to WDC by the Clerk by 15th January 2021, in accordance with WDC requirements.

163. FPC ORDINARY MEETINGS 2021-22

i. Dates for financial year 2021-22 were RECEIVED and AGREED by the Council.

164. MATTERS ARISING SINCE THE LAST MEETING

i. An update on the location for a flagpole and license requirements was RECEIVED: Cllr Rothery agreed to send information on the size and type of flagpole to the Clerk.

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- ii. An update on protective leg cuffs for the bench at Cherry Tree Cottages and Piltdown Pond was DEFERRED due to the absence of Cllr Constantinou.
- iii. An update on the request for the caretaker at the village hall to make checks on the defibrillator was RECEIVED: the Clerk has left a message for the caretaker but as yet has not received a response.
- iv. The Council AGREED that Cllr Minch would receive and display census posters in the Parish.
- v. An update on the completion of the Local Validation List Survey 2020 was RECEIVED: this has now been completed by Cllr Greenish.
- vi. An update on the moratorium for the Rose and Crown was RECEIVED: WDC have confirmed the request of FPC and the full moratorium is now engaged.
- vii. An update on the badger survey at the Burial Ground was RECEIVED from Cllr Hannay: the survey has now started and cameras are in place in the Burial Ground; a report should be received at the next Parish Council meeting.

165. CORRESPONDENCE RECEIVED

Actions AGREED for the following correspondence and any other correspondence received before the meeting:

- i. Community Safety Action Group: several community safety issues were highlighted and the Clerk was requested to send these through for the next meeting;
- ii. Litter problem Goldbridge Road layby: the clerk was asked to contact ESH to make them aware of the problem in the first instance and to see what support they can offer;
- iii. Groups of cyclists gathering outside the village shop: the Council AGREED that Cllr Rothery would raise the matter with the shop manager;
- iv. Fingerpost offer of support: the Clerk was asked to liaise with the correspondent regarding his offer of funding;
- v. Drain cover: the Clerk was asked to contact East Sussex Highways regarding the drain cover and the matter was also referred to the Highways Working Group of the Parish Council.

166. WDC DIRECTION OF TRAVEL CONSULTATION - LOCAL PLAN AND SHELAA

- i. Recommendations from the Members of Fletching Parish Council were RECEIVED: cllrs had taken on different topic from the consultation and sent their reports to Cllr Rothery; the Members of the Council had a discussion about the need for low cost housing in the Parish; the Council re-iterated the importance of individuals to respond to the consultation; the Full Council AGREED to consider investigating a Neighbourhood Plan.
- ii. The response of Fletching Parish Council to this consultation was AGREED: Cllr Rothery is to prepare a summary for the response to the consultation which will be circulated to the Full Council before uploading to the consultation website.

167. PLANNING APPLICATIONS

Comments AGREED for applications by full council:

WD/2020/2392/FR CHAPEL COTTAGE, SHORTBRIDGE ROAD, PILTDOWN, TN22 3XD (expiry for comments 12 January 2021)RETROSPECTIVE APPLICATION FOR RETENTION OF RESIDENTIAL ANNEXE (REVISED ROOF DESIGN AND FENESTRATION TO THAT APPROVED UNDER WD/2017/2257/F)

This is a retrospective application to retain the annex (providing ancillary accommodation to the main house – see Condition 4 of the 2017 consent) with a roof that does not comply with the drawings approved under WD/2017/2257.

FPC supported that 2017 application (without any comment). It is stated in the Officer's Report that that earlier application had been subject to "long negotiations". One of the factors that influenced the decision to grant consent was the "low ridge height which successfully reduces the impact of the annex..." That was clearly important. This is an extract from the 2017 Officer's Report:

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Design/C&D Issues

The original scheme proposed a larger, two storey dwelling, which was considered inappropriate in terms of its size and scale in relation to the host dwelling. The application has been subject to long negotiations, and the final scheme is a much more modest, single storey building, lined up with the front building line of the cottage and with a front elevation which retains the appearance of an outbuilding in matching materials and fenestration. This is important because the annexe is in line with the vehicular access, and is therefore in a prominent position in terms of public views into the site.

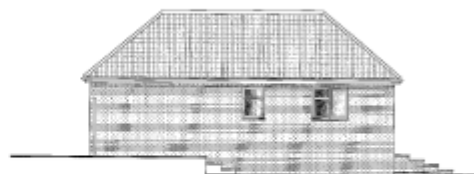
This is a drawing from the 2017 application which shows clearly how the size and scale of the building lead to the conclusion that the proposal would result in “... no adverse impact on visual or residential amenity or the character and appearance of the Low Weald landscape character area.”



FPC are of the opinion that although the footprint and layout of the building accord with the 2017 drawings, the roof line does not. There is no corresponding elevation drawing with the present application but there is a drawing (below) of the east and west elevations. Both these suggest a substantially different ridge line from the one for which consent was received. A view of the site confirms that.



EAST ELEVATION



WEST ELEVATION

D E S A Y A T O

FPC believe that the annex was built with the raised roof line and therefore oppose this application on the ground that the annex as built does have an adverse impact on both the visual and residential amenity and the character and appearance of the Low Weald landscape character area. DC6. Permission was only granted if it could be done without damage to the character and appearance to the surrounding environment. DC2.

Approved on 01 Feb 2021 at a meeting of Fletching Parish Council

Signed:

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Chairperson

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permission would only be granted if it was in keeping with the surroundings and where the residential area is subordinate to the main building. With the increased height it will not be subordinate. Wealden have indicated that they would not support the alteration to the permission which has been granted. FPC AGREED to support Wealden in their REFUSAL.

WD/2020/2455/LB 3 CORNER COTTAGES, HIGH STREET, FLETCHING, TN22 3SS (expiry for comments 13 January 2021) REPLACEMENT SECOND FLOOR REAR FACING WINDOW

This is a Listed Building Application for the replacement of a second-floor rear facing dormer window. The building is Grade 2 listed and within the village conservation area. The listing relates to the front and side elevations.

(i) the existing window is rotten and needs replacement

(ii) the replacement is sympathetic to the building and

(iii) the window is at the rear of the property

EN22 (3) states it is important that it does not support the setting of the listed building and respects its character and appearance. The window faces the garden and not the street and therefore does not affect the historic character in the street setting. Fletching Parish Council RESOLVED to SUPPORT the application.

WD/2020/1546/F ASHGROVE, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN (expiry for comments: 22 January 2021) CONSTRUCTION OF FAMILY HOME ON UNOCCUPIED FIELD ADJACENT TO ASHGROVE TO INCLUDE DETACHED GARAGE AND TREATMENT PLANT. Design amendments including a reduction in ridge height, relocation of proposed built form and ecology survey.

The new application includes an ecological survey which is very interesting, and the Council note the request for protection of hedges and trees, bats and birds. However, the house is still a 6-bedroom house and in the Ashdown exclusion zone. Fletching Parish Council know Wealden would like small houses which they need, as there are many large houses already. Fletching Parish Council RESOLVED NOT TO SUPPORT this application.

168. PLANNING DECISIONS

Planning decisions RECEIVED from Wealden District Council:

Enforcement Notice - Land at Sale Lodge (Moon's Farm), Sharpsbridge Lane, Piltdown, Fletching
Tree Preservation Order 2020/0020 Fletching - Land adjacent to Barn at Moons Farm, Sharpsbridge Lane, Piltdown, East Sussex, TN22 3XG - confirmed without modification on 8 Dec 2020

WD/2020/1545/F ROSALYND, NORTH HALL LANE, SPLAYNES GREEN, FLETCHING, TN22 3TL- APPROVED by WDC on 16 Dec 2020. DEMOLITION OF EXISTING GARAGE. REBUILD AS TWO BAY GARAGE WITH HOME OFFICE IN ROOF VOID. FIRST FLOOR SIDE EXTENSION. ROOF EXTENSION

Agreed that the appearance of the garage was too dominant given its proximity to North Hall Lane. The height has been lowered by a small amount through a reduction in width, together with the removal of the dormers and their replacement by roof lights. It is considered that the pitch of the roof and its overall height has improved the appearance and proportions of the garage significantly, and it would not be an incongruous structure within this rural location. Importantly, the large flat roof over the rear extension (between two gables) has been designed out at officer's request, along with a significant reduction in the side extension (including a dormer overlooking the rear garden of the adjacent cottage).

WD/2020/1383/FR WOODSIDE, (LAND ADJACENT TO LAWRENCES) NORTH HALL LANE, FLETCHING, TN22 3TJ - APPROVED by WDC on 22nd Dec 2020

RETROSPECTIVE APPLICATION FOR THE ERECTION OF NEW DETACHED DWELLING AND GARAGE WITH ASSOCIATED NEW ACCESS, PARKING AND TURNING AREA (AMENDMENT TO WD/2017/2429/F)

WD/2020/2185/F THE FLYING ENGINE, MILL LANE, FLETCHING, TN22 3PY - APPROVED by WDC on 23 Dec 2020 DEMOLITION OF A PVC-U AND GLASS CONSERVATORY AND CONSTRUCTION OF A REAR EXTENSION

169. BURIAL GROUND

i. A request for a cremation burial plot was RECEIVED: The Council agreed the application at the in-parish rate.

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Cllr Galley left the meeting at 20.47

170. PROJECTS

1. LAND REGISTRATION

i. No update was RECEIVED: the Clerk was asked to follow up with Surrey Hills Solicitors

2. FINGERPOSTS

i. A progress update on the Fingerposts at Splaynes Green and Golf Course Triangle was RECEIVED: JAKK are starting work on the fingerpost at Golf Course Triangle; there was an issue with the removal of the Splaynes Green Fingerpost and JAKK have contacted Cllr Constantinou.

ii. An update on the collection of the fallen Fingerpost was RECEIVED: JAKK have collected this fingerpost; Members of the Council were still unsure if this fingerpost belongs to the Parish of Fletching and the Clerk was asked to make further investigations.

3. PUMP HOUSE

i. An update on additional building companies to quote for the agreed renovation work was RECEIVED from Cllr Minch: further historic building companies are being sought and a message has been left for Jo Tucker, Snr Heritage Office, WDC.

4. PARISH WALKS

i. The editorial and business plan proposed by a volunteer producing a booklet of walks was not discussed at the meeting.

5. SPLAYNES GREEN PHONEBOX

i. An update was RECEIVED from Cllr Shaw: the volunteers plan to complete the work before the summer, subject to Lockdown restrictions.

171. **ITEMS AGREED FOR THE NEXT PARISH COUNCIL MAGAZINE:** Defibrillator; Pump House restoration; summary of Direction of Travel consultation.

172. **AGENDA ITEMS PROPOSED FOR THE NEXT ORDINARY MEETING OF FLETCHING PARISH COUNCIL:**

To RESOLVE to increase the Parish Council support for the Poppy Appeal 2021 - Cllr Kerwood

173. **THE TIME AND DATE OF THE NEXT MEETING OF FLETCHING PARISH COUNCIL:** 01 Feb 2021, 7pm via ZOOM

174. **THE MEETING CLOSED at 21.05**