

FLETCHING PARISH COUNCIL

Clerk: Lorna Thwaites

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EXTRA-ORDINARY MEETING OF FLETCHING PARISH COUNCIL - Monday 20th July 2020

10 members of the public attended. Questions and statements received by the Council (in order):

What is the Parish Council's position on the application?

There are people who have stated that the pub can be run on a viable basis; if the application is turned down, is the principle to turn the venue into a private venue?

Concerns were shared that the pub is being marketed as a party venue online and is not open as a Public House; A parishioner shared view that whilst the pub may have been viable in the past, this may be not the case currently.

Council Members in Attendance: Cllrs Rothery, Kerwood, Minch, Greenish, Collum, Hannay, Constantinou, Shaw and Borton. District and County Cllr Galley and L. Thwaites, Clerk and RFO

APPROVED MINUTES

58. APOLOGIES

Apologies for absence as reported at the meeting. None Received

59. DECLARATIONS OF INTEREST

Declarations of Interest **RECEIVED** in respect of items on the Agenda, as required by the Members Code of Conduct: Cllr Greenish agenda item 5 i) the former firm of Cllr Greenish has acted for the applicants in the past and he will abstain from the discussion and vote; agenda item 5 iii) Cllr Collum declared her interest in East Park Farm.

60. FINANCE

- i. The payment of invoice 3682 £609.00 for Surrey Hills Solicitors was **AGREED**.
- ii. The Council **AGREED** to delegate responsibility for urgent invoice payments in the absence of an ordinary meeting of Fletching Parish Council in August 2020 to the Clerk.
- iii. The Council **RESOLVED** to pay the Clerk for additional hours worked over the last month.

61. MATTERS ARISING.

The items were discussed with no members of the public present

- i. A report on the inspection made of trees at Moons Barn and the land nearby was **RECEIVED** from Cllr Collum: the Council **RESOLVED** to request a Tree Preservation Order for the trees on the opposite side of the road to Moon's Barn. The Council **AGREED** to write to the Forestry Commission to request a re-stocking of the felled and damaged trees.
- ii. The response received on 8 July 2020 from a parishioner, further to correspondence previously received entitled 'Damage to Trees, Moons Barn, Sharpsbridge Lane was **NOTED**. The Council **RESOLVED** to close the matter.
- iii. An update arising from correspondence received from a parishioner on 28 June 2020 entitled 'Matters for FPC meeting on 6 July 2020' was **RECEIVED**: A letter inviting the parishioner to meet with the council was delivered by Cllr Rothery; no request from the parishioner to attend this meeting was received by the Council; the Council met on 20th July 2020 and **AGREED** a written response to the correspondence received, which the Clerk will send to the parishioner.

62. PLANNING APPLICATIONS

Comments **AGREED** by Fletching Parish Council:

i. **WD/2020/1102/F & 1103/LB THE ROSE AND CROWN**, HIGH STREET, FLETCHING, TN22 3ST (deadline for comments: 22 July 2020) CHANGE OF USE FROM PUBLIC HOUSE TO SINGLE FAMILY DWELLING. DEMOLITION OF 2 SINGLE STOREY REAR EXTENSIONS.

Comments **AGREED**: The Rose and Crown was listed as an asset of community value in Sept 2017 and will remain on the register for 5 years from this date.

Members of the Council noted the views of the current owner and members of the public: The current owner believes the Rose and Crown is not a viable business and advised it has run at a loss since 2014; an

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alternative view was shared that a past tenant has proven the pub to be profitable; there are currently two public houses in the village in close proximity to each other however it is believed they serve different clientele; concerns were shared that the pub is currently being hired out for public use (parties and functions) and that this might continue if the application is successful; within the parish there has previously been a lot of interest and support in the Rose and Crown and a desire for it to remain as a Public House; the Council considered the merits of additional residential accommodation in the parish, which this application would provide.

Fletching Parish Council **RESOLVED** to **OBJECT** to this application.

ii. **WD/2020/1095/F COGANS, BATTS BRIDGE ROAD, PILTDOWN, TN22 3XR** (comments by 27 July 2020)

GROUND AND FIRST FLOOR EXTENSION, NEW FRONT ENTRANCE AND INTERNAL ALTERATIONS

Comments **AGREED**: the property is not Listed or in the village curtilage; cllrs visited the property which can't be seen from any aspect; many minor alterations have taken place on the house in recent times.

The Council **AGREED** to **SUPPORT** this application.

iii. **Planning Inspectorate Ref: APP/C1435/W/20/3252309** (representations by 13th August 2020)

Appeal by The Trustees of the Sir Hugh Collum Will Trust (the Appellant)

EAST PARK FARM COTTAGE, HIGH STREET, FLETCHING, TN22 3SS

Proposal: REMOVAL OF CONDITION 3 (AGRICULTURAL OCCUPANCY CONDITION) OF APPLICATION T/62/243 (ERECTION OF FARM COTTAGE). Cllr Collum declared an interest in this property and did not participate in this item. The Council **AGREED** that it had no further comments to make.

iv. **WD/2020/1130/F SITE ADACENT TO HAWTHORN COTTAGES, GOLDBRIDGE ROAD, PILTDOWN, TN22**

3XL (comments by 4 August 2020) CONSTRUCTION OF DETACHED DWELLING HOUSE WITH GARAGE

INCLUDING VEHICULAR ACCESS FROM REAR OF HAWTHORN COTTAGES

Comments **AGREED**: Cllrs visited the site - affordable housing has been previously developed; the land-owner has a small field before Stoneycroft cottages which is the site for the proposed four-bed house; this is a green field site; the council consider smaller properties are required in the parish; the council has concerns about drainage and feel the septic tank installed is inadequate and additional capacity would be required; this application is considered as over development and out of keeping with the surrounding houses.

The Council **AGREED** to **OBJECT** to this application.

v. **WD/2020/1148/F POUND FARM, SHEFFIELD GREEN, SHEFFIELD PARK, TN22 3RB** (comments by 5 August

2020) PRIVATE TENNIS COURT AND EXTENSION TO RESIDENTIAL CURTILAGE

Comments **AGREED**: Cllrs visited the site but due to pandemic restrictions they could only view from the road; a tennis court is proposed to be built on what is currently a field; the property is a 15th century Listed house; the council feel that the tennis court would be visible from the road; the Council would like to visit the applicants when it is possible, to understand the screening that will be put in place.

The Council **AGREED** to **OBJECT** to this application.

63. **PLANNING DECISIONS**

Planning decisions **RECEIVED** from Wealden District Council:

i. **WD/2019/0656/F** PROPOSED NEW ACCESS INTO FIELD WITH ASSOCIATED FENCING AND GATE. LAND ADJOINING COPWOOD HOUSE, ROCKS ROAD, UCKFIELD, TN22 3PT - **WITHDRAWN** on 8 July 2020.

64. **TO RESOLVE TO NOMINATE THE ROSE AND CROWN AS AN ASSET OF COMMUNITY VALUE**: The Rose and Crown was listed as an asset of community value in Sept 2017 and will remain on the register for 5 years from this date.

65. **GRANTS**

i. Additional information for the grant application from Fletching CE Primary School for the grant previously agreed in principle was **RECEIVED**: The council felt the report made a compelling case and **NOTED** that 78 children are on register for September 2020 with 31 in key stage 1. The Council **RESOLVED** to award £8645.67 as a grant to Fletching CE Primary School.

66. **THE MEETING CLOSED at 21.12**