

# FLETCHING PARISH COUNCIL

**Clerk: Lorna Thwaites**

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## **APPROVED MINUTES OF THE ORDINARY MEETING OF FLETCHING PARISH COUNCIL - Monday 7<sup>th</sup> December 2020**

**Members of the Public in Attendance:** 5

**Questions RECEIVED from the Public:** None Received

**Members in Attendance:** Cllrs Rothery, Greenish, Collum, Shaw, Minch, Borton, Hannay, Constantinou, District Cllr Galley and Lorna Thwaites, Clerk and RFO. Cllr Constantinou left during the meeting due to technical issues. This meeting was recorded.

### **131. APOLOGIES**

The Council RESOLVED to accept the apologies of Cllr Kerwood who was unable to attend the meeting for family reasons.

### **132. DECLARATIONS OF INTEREST.**

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

### **133. MINUTES**

The Council RESOLVED that the minutes of the ordinary meeting of Fletching Parish Council held on 02<sup>nd</sup> November 2020, as circulated with the Agenda, were a correct record, and were signed by the Chair.

### **134. REPORTS**

A report from the District and County Councillor Roy Galley was RECEIVED:

A Cabinet meeting is being held to recommend no increase to Council Tax, staff pay or the Member's Allowance; Cllr Galley provided details of his role in the planning process when the Parish Council does not support a planning application (in its role as planning consultee) - the application is referred to Cllr Galley who will conduct a site visit and make comments; his comments are passed to the WDC Planning Officer; if Cllr Galley is also not in support of the application, the application will be reviewed by the Wealden District Council Planning Committee; Cllr Galley complimented FPC on the way in which they review planning applications and policies.

i. Water Leak on Sharpsbridge Lane: This item was discussed under agenda item 9 ii).

Flooding at Splaynes Green was discussed: Further to discussions with a resident, Cllr Galley understands this matter is being investigated; Cllr Galley has contacted ESH and spoken with their contractor; investigations by ESCC has shown the drain was pierced when a gas pipe was put in; this has resulted in a hold up of water which cannot access the soak away pond area; Cllr Galley AGREED to follow up at a higher level if no further response is received.

ii. SHELAA sites in the Parish of Fletching: Cllr Galley advised that land currently listed in the SHELAA is an indication by land-owners of land they would like to sell for development but it is not a commitment of development; there are several sites listed in the Parish of Fletching on the SHELAA; there is currently no consultation on the SHELAA; there is however a Consultation on the Direction of Travel and Cllr Galley stressed the importance of individuals and parish councils responding to it; Cllr Galley advised that he has been championing to reduce the number of houses the government would like to be built in the district.

Members of the Parish Council discussed how to promote the Direction of Travel Consultation - the Clerk advised that it has already been advertised on the Parish Council website and Facebook Page; the Council AGREED that a door drop was not appropriate at this stage of the consultation.

Cllr Rothery proposed that each cllr should review a topic from the consultation and all cllrs on the Housing Working Group should look at the Housing topic; this action was AGREED.

### **135. COMMITTEE REPORTS**

#### **1. COMPLAINTS COMMITTEE**

i. The Clerk advised that no further correspondence had been received.

ii. The Council RESOLVED to close the matters raised.

#### **2. RECREATION GROUND COMMITTEE**

An update from Cllr Rothery on behalf of the Treasurer was RECEIVED: the replacement of broken fence posts has been completed; broken items in the play park have been removed; the Electrical work will be undertaken in Dec

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2020 along with a new inspection; the Charities Commission website has been updated since the change in trusteeship.

## 136. POLICIES:

- i. The FPC Planning Protocol was RECEIVED: The Clerk was asked to include comments received and circulate to the Council for adoption at the parish council meeting in January 2021.
- ii. The Clerk brought to the Council's attention, the FPC Standing Orders 'Rules of Debate at Meetings': The Council acknowledged these rules and confirmed they understood them.

## 137. COUNCILLOR REPORTS

- i. An update from Chairs Networking Meeting was RECEIVED from Cllr Rothery.
- ii. An update from the Wealden Parish Conference was RECEIVED from Cllr Rothery.

## 138. MATTERS ARISING SINCE THE LAST MEETING - the following updates were RECEIVED:

*Cllr Constantinou left the meeting due to technical issues.*

- i. Location for a flagpole and license requirements: ESH have now referred this matter to the licensing team; the Clerk was asked to continue to follow up on this matter.
- ii. An update on protective leg cuffs for the bench at Cherry Tree Cottages and Piltdown Pond was not received as Cllr Constantinou had left the meeting due to technical issues.
- v. New battery and defibrillator pads: Have been purchased by Cllr Collum on behalf of the Council; the Clerk was asked to contact the caretaker of the village hall to request if he could undertake regular checks of the equipment.
- vi. Signage for the footpaths at Piltdown Golf Club: Temporary signs are in place with plans to install the permanent signs in February.

## 139. CORRESPONDENCE RECEIVED

- i. Planning Validation Guide Consultation: The Council AGREED that Cllr Greenish would respond to the consultation.
- ii. Major Water Leak Sharpsbridge Lane: Cllr Constantinou raised his concern that a ditch had been filled when a barn conversion was undertaken and this causes water to run onto the Highway; Cllr Galley AGREED to raise a request to have it cleared.
- iii. SHELAA sites: The Council had discussed this item earlier on the agenda and no further discussions were had.
- iv. Heartward Community Housing: The Council AGREED no further action to be taken.
- v. Intro to PCOS - email from Sussex Police: The Clerk was requested to invite the PCSO to a future Parish Council meeting.
- vi. Community Right to Bid: This has been publicised on the Parish Council noticeboard, Facebook page and website; the Council AGREED there was no further action to take.
- vii.. Census 2021 - email from Census Engagement Manager: The Clerk was asked to respond and to advise that they could provide an article for the Parish Magazine.

## 140. PLANNING APPLICATIONS

Comments AGREED for applications by full council:

**WD/2020/2185/F & 2186/LB THE FLYING ENGINE, MILL LANE, FLETCHING, TN22 3PY** (Expiry for comments: 18 Dec 2020)  
DEMOLITION OF A PVC-U AND GLASS CONSERVATORY AND CONSTRUCTION OF A REAR EXTENSION

Comments AGREED by FPC: The development will be appropriate in size and character in relation to the original building; the cumulative impact will not be detrimental to the original building; DC19 It will not be intrusive in the landscape as not visible from road or neighbours and construction will be sympathetic to the original Listed Building; this is a much-improved application which is much more sympathetic to the historic fabric of the Listed house. The Council RESOLVED to SUPPORT this application.

**WD/2020/2184/F ARGUS FARM, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN** (Expiry for comments: 8 Dec 2020)

CONVERSION OF EXISTING DETACHED DOMESTIC GARAGE AND STORE BUILDING TO 2 BED RESIDENTIAL DWELLING AND ERECTION OF NEW ANCILLARY GARAGE. PROVISION OF NEW ACCESS ARRANGEMENTS WITHIN THE SITE.

Comments AGREED by FPC: DC8(2) The original barn building is of sound construction and capable of conversion.; it will be on the same footprint and using existing outer walls; it will not be intrusive in the landscape as it is within the curtilage of the working machinery business; it uses the existing exit onto the A272 but there will be a large turning

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area for cars to pause before exiting; the site is not overlooked by anyone and is on the edge of Piltdown; the only reservation is with regard to the garage which would be a new build; the garage is a substantial building in its own right which appears to be proposed for a green field site; the Council feel that it is a pity that it could not be positioned on the existing brown field site. The Council RESOLVED to SUPPORT this application.

**WD/2020/1244/MAJ LAND SOUTH OF COPWOOD FARM AND TO THE WEST OF THE A22 UCKFIELD BYPASS, UCKFIELD TN22 3PT** (expiry for comments 17 Dec 2020)\_PROPOSED DEVELOPMENT OF A SOLAR ELECTRIC FORECOURT®, COMPRISING 24 CORE ELECTRIC VEHICLE CHARGING POINTS, A SOLAR PHOTOVOLTAIC (PV) FARM OF UP TO 5.5MW AND ENERGY STORAGE. THE HUB BUILDING WILL CONTAIN A MIX OF ANCILLARY DWELL FACILITIES INCLUDING WCS, COFFEE SHOP, RETAIL, SEATING AREA, MEETING ROOMS/ WORKSPACE AND A DISPLAY AREA. PROVISION OF CAR PARKING, HARD AND SOFT LANDSCAPING AND ACCESS ARRANGEMENTS OFF THE COPWOOD ROUNDABOUT. DIVERSION OF PUBLIC FOOTPATH. Slight amendment to the site area to accommodate the proposed pedestrian/cycle access. removal of solar panels from flood zones 2 and 3 amended cable route outside 15 buffer The Council AGREED that the proposed changes in the latest application are minor changes and do not alter its strong objections to the application.

**WD/2020/2290/F MOSES FARM, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN** (expiry for comments 25 Dec 2020) THE CONSTRUCTION OF A NEW DETACHED GARAGE WITH GARDEN STORE AND STAIRS TO HOME OFFICE ABOVE ABUTTING EXISTING DRIVEWAY:

Comments AGREED by FPC: The Council did not visit this application; it is a re-application from 2015 which has expired; the garage is a timber framed construction similar to the original farm outbuildings; the roof angling and detailing are similar; it is remote from the Listed Building and will be subordinate; it is well screened from the highway but will be partially visible from across the valley. The Council RESOLVED to SUPPORT this application.

## 141. PLANNING DECISIONS

Planning decisions RECEIVED from Wealden District Council:

**WD/2020/1685/F 1 BREWERS ROW, CHURCH STREET, FLETCHING, TN22 3SJ** - APPROVED by WDC 9 Nov 20  
TWO STOREY EXTENSION TO THE SIDE AND SINGLE STOREY EXTENSION TO THE REAR

**WD/2020/1719/F 4 STONE CROFT COTTAGES, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN**  
REMOVAL OF TWO EXISTING FLAT ROOF DORMERS TO THE REAR ROOF SLOPE AND REPLACEMENT WITH TWO LARGER PITCHED ROOF DORMERS - APPROVED by WDC on 11 Nov 2020

*Response to Parish Council: The Parish Council comments are noted. The terrace of cottages have been extended over the years and all 4 cottages had flat roofed dormers on the rear roof slope. No 1 has extended with two full gabled two storey extensions that replaced two flat roofed dormers. It is considered that the proposal is in keeping and retains the character of the cottages and will give the additional bedroom floor space that is required for the ongoing growth of the occupants.*

**WD/2020/1738/F THE COTTAGE, MILL LANE, FLETCHING, TN22 3SR** - APPROVED by WDC 19 Nov 20  
ALTERATIONS TO INTERNAL LAYOUT INCLUDING REMOVAL OF REAR STAIRCASE, CONVERSION OF FIRST FLOOR WC, FRONT BEDROOM AND ATTIC SPACE TO EN-SUITE BATHROOMS. INSTALLATION OF THREE CONSERVATION STYLE ROOFLIGHTS TO REAR AND SIDE ROOF SLOPES, 1 NO. NEW AND 2 NO. REPLACEMENT WINDOWS TO REAR ELEVATION, 1 NO. REPLACEMENT DOOR, AND RENEWAL OF ROOF COVERINGS AND TILE HANGING TO REAR.  
REPLACEMENT DRIVEWAY GATES

**WD/2020/1584/F DENNIKER FARM HOUSE, RUSTON BRIDGE ROAD, FLETCHING, TN22 3SH** - APPROVED by WDC 24 Nov 20

PROPOSED NEW ROOF TO FORM FIRST FLOOR ACCOMMODATION INCLUDING INTERNAL & EXTERNAL ALTERATIONS  
*The scheme originally submitted sought to provide accommodation on the first floor through the provision of an extraordinarily large, L-shaped box dormer, which extended up to the ridge of the roof and from end to end of the building; it was also proposed to clad the whole roof in standing seam metal with panels of timber boarding around the windows, and to render the brickwork. The result was described as 'contemporary'. The revised scheme*

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*negotiated by officers involves increasing the roof pitch and employing the use of small dormers, together with a slate finish with timber boarding to the gables. Although the increase now proposed remains significant, it must be acknowledged that the original dwelling has already been increased by about 100%, and therefore this part of the guidance in the Wealden Design Guide has been substantially exceeded already, so that it is no longer relevant in this particular instance. The proposal is contained within the current footprint at roof level, and the overriding issue is therefore the design and its impact on the setting within the Low Weald landscape. Officers consider that the revised proposal provides a traditional roof form using appropriate materials, which would not be out of character with the character of the rural setting of this part of the Low Weald.*

**WD/2020/1754/F & 1755/LB THE PILTDOWN GOLF CLUB, GOLF CLUB LANE, PILTDOWN, TN22 3XB - APPROVED by WDC 30 Nov 2020**

MINOR WORKS EXTERNAL TO BUT WITHIN THE SETTING OF THE GRADE II LISTED CLUBHOUSE, INCLUDING IMPROVED DISABLED ACCESS AND PROVISION OF A SHADED SEATING AREA, PROVISION OF A NEW LARGER IRRIGATION WATER STORAGE TANK AND A NEW PUMPHOUSE, AND DEMOLITION OF THE EXISTING WATER STORAGE TANK AND PUMPHOUSE.

**WD/2019/2439/F LITTLE SHARPES, SHARPSBRIDGE LANE, PILTDOWN, TN22 3XG - APPROVED by WDC 4 Dec 2020**  
**CONVERSION OF EXISTING POOL HOUSE TO FORM NEW RESIDENTIAL DWELLING, WITH ASSOCIATED EXTENSION AND ALTERATIONS**

*Response to Parish Council: While the information relating to any potential for business use is limited, the saved Local Plan policies requiring a business use first and foremost are considered to be out of date, and superseded by the NPPF. The issue of whether the building is rural is discussed at length later in the officer report, however the view is taken that due to siting away from the main house, lack of change of use of this land to garden land, and the building no longer in use, it can be considered 'rural' and 'disused'.*

*While no highway authority view has been sought from ESCC, the use is considered to have a minimal impact on highway safety, with a modest one bed unit proposed. Adequate parking and turning is provided off the main access, the access provides space to pull off the lane, and this intensification is not considered to be enough to warrant a refusal. Drainage details can be conditioned if needed, although foul water drainage would normally be dealt with under the Building Regulations process. Finally, the external alterations are considered modest, and will not materially impact upon the visual amenities of the building. The use is considered to be an appropriate way to ensure the building is maintained and retains its rural charm and character, while providing an (albeit modest) contribution to the housing stock.*

## **142. WDC DIRECTION OF TRAVEL CONSULTATION - Local Plan and SHELAA**

*Cllr Galley left the meeting at 20.29*

- i. The correspondence from WDC was RECEIVED.
- ii. Members of the Parish Council AGREED the following in response to this consultation: Each cllr would be delegated a topic and would bring their recommendations to the next parish council meeting in January; all cllrs in the Planning Working group to consider the Housing topic; Cllr Rothery advised he has been contacted by Little Horsted and Isfield Parish Council; the Council AGREED it was prudent to share views with other parish councils; the Council felt it was important that members of the public respond to the consultation which had been promoted via the parish council website and Facebook page.

## **143. BURIAL GROUND**

- i. Initial estimates for a replacement noticeboard were RECEIVED: The Council AGREED the noticeboard was still functional and this item should be deferred.
- ii. Estimates for the costs of a badger survey were RECEIVED: Cllr Hannay advised that the Council needs to undertake a survey (approx. £1k) and apply for a licence before undertaking further fencing works; it was noted that extra works shouldn't be too extensive to the original fencing; the Council AGREED to commit to the survey in the 2020/21 budget.

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## **144. FINANCE**

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

ii. The first draft of the 2021-22 budget and preliminary precept request was discussed: The Clerk was asked to increase the budget for badger deterrent work to £5k and to keep the budget for Fingerpost renovation to £2k; the Council AGREED to finalise the budget and precept request at the next meeting of the Parish Council in January.

## **145. HIGHWAYS MATTERS**

i. Flooding in Splaynes Green: This correspondence was RECEIVED and was discussed under agenda item 4.

## **146. ONLINE COMMUNICATION**

i. The Council RESOLVED to trial an events calendar on the Parish Council website for 6 months from 01 April 2021.

## **147. PROJECTS**

### **1. LAND REGISTRATION**

i. The Clerk has emailed village hall to advise them of the registration of the land at the village hall. No further updates.

### **2. FINGERPOSTS**

i. A progress update on the Fingerposts at Splaynes Green and Golf Course Triangle was RECEIVED: JAKK should be progressing work on the Splaynes Green Fingerpost and Golf Course Triangle over the next month; match funding has been received for both these posts but no further posts will be matched this year by ESH.

ii. Collection of the fallen Fingerpost: Cllr Rothery offered to follow up with Cllr Kerwood to establish if the post has been collected by JAKK.

### **3. PUMP HOUSE**

i. An update on quotes sought for the agreed renovation work was RECEIVED: No further quotes have yet been received; the Council AGREED further heritage building companies should be approached; Cllr Minch AGREED to investigate possible builders.

### **4. PARISH WALKS**

i. The editorial and business plan proposed by a volunteer producing a booklet of walks has not yet been received.

### **5. SPLAYNES GREEN PHONEBOX**

i. Cllr Shaw AGREED to report at the next meeting.

**148. ITEMS FOR THE NEXT PARISH COUNCIL MAGAZINE:** To be agreed at the January meeting.

**149. AGENDA ITEMS PROPOSED FOR THE NEXT ORDINARY MEETING OF FLETCHING PARISH COUNCIL:**  
Direction of Travel Consultation

**150. THE TIME AND DATE OF THE NEXT MEETING OF FLETCHING PARISH COUNCIL:** 11<sup>th</sup> January 2021, 7pm

**151. THE MEETING CLOSED at 21.00**