

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

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MINUTES of the Ordinary Meeting of **FLETCHING PARISH COUNCIL** held on Monday 9th January 2023 in the Village Hall, High Street, Fletching (7 – 8.20pm).

PRESENT: Councillors C Rothery (Chair), D Greenish (Vice-Chair), R Borton, N Collum, R Hannay, K Minch, A Shaw and W Constantinou.

Also in attendance: Councillor R Galley (District and ESCC Cllr) and Gabriella Paterson-Griggs (Clerk and RFO)

Members of the Public in Attendance: 6

APOLOGIES: Apologies for absence were received from Councillor D Kerwood.

23/1. DECLARATIONS OF INTEREST

Declarations of Interest RECEIVED in respect of items on the agenda, as required by the Members' Code of Conduct:

Minute 23/13ii – Councillor Greenish as he knows the applicant.

In accordance with the FPC Code of Conduct, the councillors did not participate in any discussion or vote on the matter.

23/2. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 5th December 2022 were a correct record and were duly signed by the Chairman.

23/3. MATTERS ARISING

Neighbourhood Plan – the Clerk reported that David Phillips would be attending the February meeting of the FPC to give a presentation on neighbourhood plans.

23/4. REPORT FROM DISTRICT AND COUNTY COUNCILLOR

Councillor Galley reported that both Wealden District Council (WDC) and East Sussex County Council (ESCC) were likely to be increasing the Council Tax by 3%, that being the highest increase allowed. He explained that in his opinion the increase was justified for ESCC as additional funding was required for roads but for WDC he felt that there was no justification for the increase. He also reported that the settlement from central government had been more generous than in previous years which was to ensure there was an improvement in public services. In response to a question by the Parish Council he stated that the reason given by Wealden for the increase was that if the council tax was not increased this year a higher increase would be required in future years and that would not be possible due to the government restrictions on percentage increases.

In respect of the Wealden Local Plan, he reported that the government had announced that it wouldn't be imposing arbitrary numbers but that there were no details as to how that would work in practice. It was also announced that preference would be given to brownfield sites. Councillor Galley stated that he was hoping that there would not need to be too many additional houses but that it would be well into the spring before any further detail would be known.

With regards to the state of the roads he agreed they were appalling but he assured the Parish Council that the ESCC officers had been very busy and no more could be asked of them. In response to a question he stated that he felt it was a perception that the roads were better in other counties.

23/5. PILTDOWN SPEED REDUCTION PETITION – ESCC LEAD MEMBER MEETING

The report being considered by the Lead Member for Transport and the Environment at their meeting on 16 January 2023 in respect of the petition was circulated to Councillors prior to the meeting. It was **AGREED** that the Clerk would draft a statement from the Parish Council based on the following areas:

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- 30mph zone requested for all of Piltdown not just A272
- That there were the correct number of dwellings along A272 to meet the 30mph DoT guidance
- Additional dwellings being given planning permission add to the number of dwellings along the A272
- That the statistics of the 85th percentile show there is a speeding issue
- The safety issues of crossing the road when using the bus not taken into account

The statement to be agreed by the Parish Council and submitted to ESCC before the meeting.

The ESCC report suggested that the Parish Council be asked to request a feasibility study into the possibility of safe crossing solutions along with pedestrian and cycling improvements which could be community funded through the Community Match Initiative. Councillors discussed this suggestion and it was **RESOLVED** that the Parish Council would, if required, submit a request for a feasibility study at a cost of £500 but that it would ask the Piltdown Residents' Association to share the cost of the study with the Parish Council.

Note: Councillor R Borton arrived at 7.25pm during consideration of the above item

23/6. PLANNING APPLICATIONS – RECEIVED

The following Planning Applications were discussed. See Minute 23/13 below for details.

WD/2022/3111/F – Mallingdown Farm, Down Street, Piltdown

WD/2022/3135/F – Dormers, Sharpsbridge Lane, Piltdown

23/7. WORKING GROUPS / EXTERNAL GROUPS

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

- WDC Cluster Meeting:* the written update circulated to members before the meeting, which covered the new personnel in the policy team and the Ministerial Statement by Michael Gove, was noted.
- SLR Meeting:* the agenda for the SLR meeting being held on 23 January 2023 was noted. It was also agreed to raise the white lining and road signs cleaning under matters outstanding from the previous meeting.
- FRGC:* Councillor Rothery gave an update on the water leak that had occurred at the recreation ground pavilion in early January. Councillors also noted the written note circulated prior to the meeting. It was noted that a report was awaited from the insurance company as to whether there was asbestos in the ceiling plaster.

23/8. CORRESPONDENCE RECEIVED

- NPPF Consultation:* Councillor Greenish stated that the National Planning Policy Framework (NPPF) consultation was an important document especially with the lack of a Local Plan. It was **AGREED** that Councillor Greenish would respond to the consultation on behalf of the Parish Council.

23/9. FINANCE AND HR

- The invoices and payments for January 2023 were **AUTHORISED** and the Council's current financial position and bank reconciliation were noted.
- It was **RESOLVED** to adopt the Level 1 Allowances as recommended by the Report of the Wealden Parish Independent Remuneration Panel
- The Council **RESOLVED** to approve the budget and precept level for 2023-2024. The precept level being increased to £33,900 for 2023/24.
- The Chair signed the precept request which was due to be submitted to Wealden DC by 13th January 2023.

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23/10. BURIAL GROUND

- i. There had been no requests or permit applications made since the last meeting.

23/11. ENFORCEMENT – PLANNING AND DRAINAGE

- i. *Flitteridge Farm*: It was noted that the owner had secured the services of a new planning agent who was in the process of preparing a planning application for the use of the land as a caravan site.
- ii. *Bell Lane and Splaynes Green drainage/flooding*: Councillor Constantinou stated that the issue was still being dealt with by ESCC.
- iii. *Amey Lorries using Daleham Lane*: Councillor Constantinou reported that the village and Daleham Lane had been used as a cut through whilst a diversion had been in place for their usual route. There had not been sightings of any further lorries since Councillor Constantinou spoke to them.

23/12. LICENSING APPLICATION – RECEIVED

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

i. **WK/2022/10608 The Griffin, High Street, Fletching TN22 3SS**

To vary the premises licence to amend the hours for the supply of alcohol (on and off) and opening hours to commence from 08:00 each day to include any non standard timings. All other licensable activities, permitted hours, opening hours and conditions to remain as existing.

The Parish Council had NO OBJECTIONS to this application.

23/13. PLANNING APPLICATIONS - RECEIVED

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

i. **WD/2019/2503/F Trading Boundaries, Sheffield Green TN22 3RB**

Change of use, conversion and extension of existing courtyard buildings from existing retail use to 12 no. B&B rooms, one of which to be used for staff accommodation. Use part of former dairy building to wedding ceremony room/function space. REVISED PROPOSALS.

The Parish Council had previously supported the alterations. The changes to the application do not change the Council's previous views. The Parish Council SUPPORTS the revised proposals. This is an application for a new 3-bedroom house in the garden of an existing house. It is not in the AONB or the Conservation area or within the Development Boundary of Fletching, but it backs onto a green field site. The exit will be allowing extra cars to emerge onto the busy A272 but the exit will be widened for safety. The new house will be on the same line of the current houses so will not encroach on the green field site beyond. The Parish Council SUPPORTS the application subject to no adverse comments from Highways.

ii. **WD/2022/3111/F Mallingdown Farm, Down Street, Piltdown TN22 3XU**

Erection of a 17.76kw solar array

The solar array is going to be located in a field largely screened by trees and hedgerows and therefore should not be visible from a significant distance. There is one house to the east of the property that would have a limited view of the solar array, this could be screened by the planting of a hedge along the end of the chicken run. The Parish Council SUPPORTS the application.

(Note: this application was dealt with earlier in the meeting – see Minute 23/6 above)

iii. **WD/2022/3135/F Dormers, Sharpsbridge Lane, Piltdown**

Change of use of land to residential garden to accommodate new access to highway. Close existing access partial demolition of existing dwelling and rebuilding with new first floor accommodation. New garage, home office and gymnasium. New secure store.

There are a number of aspects to this application:

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- *Movement of the driveway to create a safe opening onto Sharpsbridge Road - the Parish Council would very much support the movement of the driveway to a safer area a little along the road and further away from the house. Although, the new driveway will be on agricultural land that is supported given that it will create a significantly safer access.*
- *The creation of a 3-car garage/barn with upstairs rooms - the new barn will lead to an oak tree having to be removed (this tree is leaning and does not appear to be in great shape). The Parish Council would support the new barn providing that 2 new oak trees are planted to replace the existing oak tree. The location of the barn is not ideal but, having visited the site, the Parish Council agrees that does not appear to be any better alternative locations. That said the Parish Council would like to see a condition tying the new barn (comprising garage, home office, gymnasium etc) as ancillary to the main dwelling and not to be disposed of separately.*
- *Works to the house – the Parish Council supports that part of the application.*

Overall, the Parish Council SUPPORTS the application.

(Note: this application was dealt with at the start of the meeting)

23/14. PLANNING APPLICATIONS - DECISIONS

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

Applications Approved

i. **WD/2022/0078/F Land adj. to 4 Stone Croft Cottages, Goldbridge Road, Piltdown TN22 3XN**

New build 4 bedroom detached dwelling incorporating use of existing 2 bay detached garage on site and the enlargement of existing driveway to add further parking spaces for 4 Stonecroft Cottages. (APPROVED – 14 December 2022)

ii. **WD/2022/2643/PIP Land at Piltdown Lodge, Lodge Lane, Piltdown TN22 3YP**

Residential development of 2 no. dwellings. (PERMISSION IN PRINCIPLE GRANTED – 19 December 2022)

Applications Refused – None since the last meeting

Applications Withdrawn – None since the last meeting

23/15. KINGS CORONATION

Councillor Rothery reported that he had spoken to The Griffin about the proposed plans for the Street Party etc and that they were keen to work with the Parish Council on the event as had been the case with the jubilee celebrations. It was noted that there was to be no beacon lighting for the coronation at the request of Buckingham Palace.

23/16. FLAGPOLE

The Clerk reported that the Wealden DC had eventually replied to confirm that planning permission would be required as the flagpole was to be over 4.6m. It was noted that ESCC would not grant the licences until planning permission is given.

(Note: Councillor Galley left the meeting at 8.10pm during the above item.)

23/17. SPLAYNES GREEN PHONE BOX

Councillor Constantinou reported that he was still in discussion with Councillor Kerwood and would contact the Clerk with the address for the replacement door etc to be delivered to.

23/18. ITEMS FOR THE PARISH MAGAZINE

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

- Thank you to the retiring editors – Gabriella and Mary

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- Kings Coronation
- Parish Election – May 2023
- Precept Increase

23/19. AGENDA ITEMS FOR FUTURE MEETINGS

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

23/20. TIME AND DATE OF NEXT MEETING

The next meeting is due to be held on:

Monday 6th February 2023 at 7pm in the Village Hall.