

# FLETCHING PARISH COUNCIL

**Clerk: Lorna Thwaites**

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## **DRAFT MINUTES OF THE ORDINARY MEETING OF FLETCHING PARISH COUNCIL - Monday 2<sup>nd</sup> November 2020**

**Members of the Public in Attendance:** 2

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

**Members in Attendance:** Cllrs Rothery, Greenish, Collum, Shaw, Minch, Borton, Hannay, Kerwood, and Lorna Thwaites, Clerk and RFO.

This meeting was recorded.

### **112. APOLOGIES**

Apologies for absence as reported at the meeting: Cllr Constantinou due to problems with connectivity; Cllr Galley was not in attendance.

### **113. DECLARATIONS OF INTEREST.**

Declarations of Interest in respect of items on the Agenda, as required by the Members Code of Conduct RECEIVED: Agenda item 9:ii Cllrs Greenish & Shaw declared they are members of Piltown Golf Club.

### **114. MINUTES**

The minutes of the ordinary meeting of Fletching Parish Council held on 05<sup>th</sup> October 2020, as circulated with the Agenda, were RESOLVED as a correct record, and signed by the Chair.

### **115. REPORTS**

To RECEIVE a report from the District and County Councillor Roy Galley: None received.

### **116. COMMITTEE REPORTS**

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

i. The Council RESOLVED that it was not necessary to exclude the public from this agenda item.

ii. The Council RESOLVED it was not necessary to delegate decision making powers to the committee but RECEIVED recommendations for correspondence items:

a. WD/2020/1584/F

b. Email entitled 'Letter to the Parish Council'

iii. The Council RESOLVED to accept the committee's recommendations as stated below:

a. WD/2020/1584/F

1. That the following comment is to be sent Wealden District Council with respect to planning application WD/2020/1584/F: Fletching Parish Council would like to revise the comments that a site visit was not possible as the visit did not happen due to a mis-communication on the part of Fletching Parish Council.

2. Inclusions are to be made to the draft Planning Protocol to avoid a similar situation arising in the future.

3. That the Planning Protocol should be adopted by the full council further to a final review by all council members.

4. A letter will be sent to the correspondent advising of the actions agreed. The Council AGREED the letter should be circulated to the full council prior to sending.

b. Email entitled 'Letter to the Parish Council'

1. All councillors are to be reminded that they do not act individually, and any actions are made on the agreement of the full council.

2. Matters for debate should operate in accordance with Fletching Parish Council Standing Orders. All councillors are to be reminded of the FPC Standing Orders and in particular Standing Order 1: Rules of Debate.

3. The correspondent is to be advised that if they wish to make a formal complaint about the behaviour of a councillor whilst attending a site visit at their property, they would need to do so via the Monitoring Officer of Wealden District Council.

4. A letter will be sent to the correspondent advising of the actions agreed. The Council AGREED the letter should be circulated to the full council prior to sending.

iv. Recommendations regarding the Planning Protocol were RECEIVED.

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

i. Update RECEIVED: The Recreation Ground Committee has applied to WDC for a grant for loss of income.

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## 117. GRANTS and S137

i. Applications for grant awards RECEIVED:

a) Fletching Recreation Ground Committee applied for £450 for renewing the fence: RESOLVED.

b) Fletching Recreation Ground Committee applied for £1029 which is a 50% contribution towards electrical updating works: RESOLVED to award from the S137 budget.

ii. PRA applied to purchase a bench to be placed by Piltdown Pond with a site AGREED with Piltdown Golf Club: Under Oak Tree, 100 yards from the car park overlooking the pond: RESOLVED to purchase from Wealden Benches with an estimate of £395 inc.VAT.

## 118. MATTERS ARISING SINCE THE LAST MEETING

i. An update on the location for a flagpole, license requirements was RECEIVED: ESH are still investigating the land ownership and license requirements.

ii. To RECEIVE an update on protective leg cuffs for the bench at Cherry Tree Cottages - Cllr Constantinou. DEFERED to the next meeting.

iii. To RECEIVE an update on the repairs to the water tap at the Burial Ground - Cllrs Hannay and Constantinou: No update was currently available.

iv. An update on badger and fencing issues at the Burial Ground was RECEIVED: An entrance has been found from the badger set outside of the burial ground into the burial ground; a report is required from a badger expert and a license in order to do the works; any work must be done outside of the badger breeding season: it was AGREED that Cllr Hannay should seek costs for the report.

v. To RECEIVE an update on the state of the battery in the defibrillator and RESOLVE whether to purchase a replacement - Cllrs Collum and Constantinou DEFERED to the next meeting.

vi. An update on signage for the footpaths at Piltdown Golf Club was RECEIVED: The Golf club are in the process of purchasing and placing additional signs.

vii. An update from ESH on the request for a replacement Flood Warning sign on Sharpsbridge Lane was RECEIVED: ESH have removed the temporary flood warning sign; due to permanent 'flip' signs at the ends of the lane, temporary boards would be put out if there was an active flood; as such ESH will not be replacing the sign.

viii. Lockdown 2 was DISCUSSED: The Council AGREED that Cllr Hannay would email those who have offered help or needed help previously.

## 119. CORRESPONDENCE RECEIVED

The following correspondence was RECEIVED, and actions AGREED:

i. Remembrance Sunday Preparations - Wealden District Council: RECEIVED.

ii. Letter Regarding the Proposed Federation of Fletching and Chailey St Peter's CE Primary School - Fletching School: RECEIVED: The Council RESOLVED to support the Federation.

iii. Invite to Wealden Parish Conference - Wealden District Council: RECEIVED.

iv. Draft Horsted Keynes Neighbourhood Development Plan - Statutory consultation: The deadline for response was noted as 7<sup>th</sup> Dec 2020 and the Council AGEED to defer comments to the next meeting.

v. Hardstanding being built on Sharpsbridge Lane, Piltdown - Wealden Planning Enforcement: RECEIVED.

vi. Building work undertaken at Trading Boundaries - Wealden Planning Enforcement RECEIVED.

vii. Village Hall and Community Buildings Advisory Service Renewal - AiRS: RECEIVED: The Council RESOLVED not to subscribe to the service at this current time.

viii. SSALC Representatives meeting with Sussex Police - SSALC: RECEIVED: The Council had no strategic or unresolved topics to raise at this current time.

ix. Chapel Cottage: RECEIVED; The Council AGREED to refer the correspondent to Wealden District Council to apply for a retrospective planning application.

x. Changes to the way Planning Applications are notified - WDC: RECEIVED.

xi. Piltdown Gates - PRA: RECEIVED; The gates are now installed; East Sussex Signage being put on 6 November; the request for a blue background on the signs was AGREED.

## 120. PLANNING APPLICATIONS

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Comments AGREED by the full council:

i. **WD/2020/1738/F THE COTTAGE, MILL LANE, FLETCHING, TN22 3SR** (Comments by 03 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.

The Council RESOLVED to SUPPORT this application with the following comments AGREED: The recommendation is to approve this application for planning and listed building consent which has been subject of pre-application advice; the Cottage is a grade 2 listed building which lies within the Village conservation area and is in need of significant renovation to make it habitable; FPC are supportive of the proposed work which is sympathetic to the age and history of the house; FPC would like to highlight its concern regarding the proposed additional skylights in the roof at the back of the house this is considered not appropriate.

ii. **WD/2020/1754/F & 1755/LB THE PILTDOWN GOLF CLUB, GOLF CLUB LANE, PILTDOWN, TN22 3XB** (comments by 03 Nov 20)

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.

The Council RESOLVED to SUPPORT this application with the following comments AGREED: There are a number of projects in this application; the golf club is a listed building and the golf club have liaised closely with Jo Tucker on this application; the main concern on this application is the re-siting of the water tank from next to the clubhouse to an area the other side of the practice green; the tank we understand will be green rather than corrugated iron and therefore less visible; there is also the plan to plant a hedge to screen the tank and pump plant, this FPC would strongly agree with.

iii. **WD/2020/1130/F SITE ADACENT TO HAWTHORN COTTAGES, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XL** (Comments by 5<sup>th</sup> Nov 2020)

CONSTRUCTION OF DETACHED DWELLING HOUSE WITH GARAGE INCLUDING VEHICULAR ACCESS FROM REAR OF HAWTHORN COTTAGES

The Council RESOLVED to SUPPORT this application with the following comments AGREED: The new plan addresses the principal concerns raised by the Council in its previous response to the application and shows a significant reduction in size of the original application by approximately 25%. The property is much more keeping with the size of surrounding properties and also matches into the skyline of the adjoining properties.

## 121. PLANNING DECISIONS

Planning decisions from Wealden District Council RECEIVED:

i. **WD/2020/1348/F & 1349/LB TRADING BOUNDARIES LTD, SHEFFIELD GREEN, TN22 3RB - APPROVED 05/10/20**

EXTENSION AND RENOVATION OF EXISTING KITCHEN FACILITIES SERVING EXISTING CAFE. PART DEMOLITION OF EXISTING KITCHEN AND INTERNAL ALTERATIONS TO EXISTING RESTAURANT

ii. **WD/2020/1552/LB MAYS HOUSE, HIGH STREET, FLETCHING, TN22 3ST - APPROVED 05/10/20**  
REPLACEMENT OF MODERN FRONT DOOR

iii. **WD/2019/1598/FA EAST PARK FARM COTTAGE, HIGH STREET, FLETCHING, TN22 3SS - ALLOWED 08/10/20**

iv. **WD/2019/2474/F THE OLD STABLES, DOWN STREET, PILTDOWN, TN22 3XX - APPROVED 15/10/20**  
TO RAISE THE EAVES OF THE LOFT TO CREATE HABITABLE FLOORSPACE, REAR SINGLE STOREY EXTENSION, AND REMOVAL OF EXISTING BUILDING REMAINING TO REAR.

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v. **WD/2020/1432/LBR THE PILTDOWN GOLF CLUB, GOLF CLUB LANE, PILTDOWN, TN22 3XB** - APPROVED 20/10/20

PART RETROSPECTIVE APPLICATION FOR INTERNAL ALTERATIONS TO THE CLUBHOUSE TO PROVIDE BETTER FIRE SEPARATION BETWEEN THE GROUND FLOOR KITCHEN AND FIRST FLOOR OFFICES AND TO IMPROVE FUNCTIONALITY OF THOSE OFFICE AREAS BY THE ALTERATION OR REMOVAL OF EXISTING PARTITIONS, INCLUDING THOSE FORMING A NOW DEFUNCT WOMEN'S TOILET FACILITY.

vi. **WD/2020/1430/LB FLETCHING LODGE, HIGH STREET, FLETCHING, TN22 3SS** - APPROVED 20/10/20

RE-POINTING OF BOUNDARY WALL WITH LIKE FOR LIKE LIME MORTAR. REPLACEMENT OF PORTLAND CEMENT POINTING ON THE FRONT OF THE LODGE WITH LIME MORTAR TO MATCH THE ORIGINAL. RE-SURFACING OF STONE STEPS AT THE FRONT OF THE LODGE.

vii. **WD/2020/0571/LBR SHEFFIELD PARK FARM, SHEFFIELD PARK, UCKFIELD TN22 3QR** - APPROVED 22/10/20

RETROSPECTIVE APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS TO BUILDING PREVIOUSLY APPROVED AS ANCILLARY ACCOMMODATION AND PROPOSED CHANGE OF USE TO HOLIDAY LET.

*Response to Parish Council: Noted; agreed that the buildings should remain within the curtilage of the farmhouse.*

viii. **WD/2020/1102/F THE ROSE AND CROWN, HIGH STREET, FLETCHING, TN22 3ST** - APPROVED 27/10/2020

CHANGE OF USE FROM PUBLIC HOUSE TO SINGLE FAMILY DWELLING. DEMOLITION OF 2 SINGLE STOREY REAR EXTENSIONS

*Response to Parish Council: The concerns of the Parish Council are noted and acknowledged. The primary purpose of ACV listing is to afford the community an opportunity to purchase the property, should it come up for sale, and not to prevent otherwise acceptable development. It is appreciated from the objections received that the Rose and Crown is valued by some as an important village amenity but its loss would not leave the village without a public house and there are others in the locality. The loss of this public house that offered an alternative social venue to local residents is regrettable but that in itself is not sufficient to sustain a refusal.*

The Council AGREED the following comment: Council Members expressed their disappointment that given the degree of opposition to the application, the matter was not referred to the Planning Committee North.

## 122. FINANCE

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

ii. Forecasted key areas of spend for the 2021/22 annual budget were DISCUSSED and items for consideration were AGREED as: Fingerpost renovation work; Pump House renovation work; Laurel Hedge work in Burial Ground; Badger deterrent work; Recreation Ground.

## 123. BURIAL GROUND

i. A request for the interment of ashes was AGREED

ii. The Clerk was asked to gain quotes on a replacement noticeboard for the Burial Ground.

## 124. HIGHWAYS MATTERS

i. Information regarding verge cutting costs was RECEIVED and the Council RESOLVED to adopt Option 1, Standard for Urban Grass Cutting 2021.

## 125. ONLINE COMMUNICATION

i. The Council AGREED to DEFER the decision to incorporate an events calendar on the Parish Council website: Cllr Hannay will provide more information at the next meeting.

## 126. PROJECTS

### 1. LAND REGISTRATION

i. Cllr Greenish updated the Council Members that Mr M Taylor, Land Register Surveyor visited the site for registration but there is nothing further to update at this stage.

ii. The Council AGREED to notify the Village Hall Management Committee of the intention of the Parish Council to register its title.

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## **2.FINGERPOSTS**

- i. To RECEIVE a progress update on the Fingerposts at Splaynes Green and Golf Course Triangle - Cllr Constantinou. DEFERED to the next meeting
- ii. An update on the collection of the fallen Fingerpost was RECEIVED: Jakk have not yet collected the fingerpost from Cllr Kerwood despite the request of the Clerk.
- iii. To RESOLVE to increase the number of Fingerposts for renovation per year: DEFERED to the next meeting

## **3. PUMP HOUSE**

- i. An update on quotes sought for the agreed renovation work was RECEIVED: The Clerk has sent the building specification to the companies who previously visited the Pump House with Cllr Minch and Cllr Shaw; Cllr Minch is meeting with one of the companies however only one has responded so far.

## **4. PARISH WALKS**

- i. To RECEIVE the editorial and business plan proposed by a volunteer producing a booklet of walks: DEFERED to the next meeting.

## **5. SPLAYNES GREEN PHONEBOX**

- i. To RECEIVE a progress update - Cllr Shaw: DEFERED to the next meeting.

**127. ITEMS AGREED FOR THE NEXT PARISH COUNCIL MAGAZINE:** Bench to be placed at Piltdown Pond; restoration of Pump House; grant award for the recreation ground to repair the fence and electric work; FPC support for the federation of Fletching Primary School.

## **128. AGENDA ITEMS PROPOSED FOR THE NEXT ORDINARY MEETING OF FLETCHING PARISH COUNCIL**

First draft budget

Planning Protocol for Approval

**129. THE TIME AND DATE OF THE NEXT MEETING OF FLETCHING PARISH COUNCIL was RECEIVED:** 7pm, 7 Dec 2020 (remote)

**130. THE MEETING CLOSED at 21.13**