

FLETCHING PARISH COUNCIL

Clerk: Lorna Thwaites

E-mail: clerk@fletching-pc.org

Website www.fletching-pc.org



MINUTES OF THE ORDINARY MEETING OF FLETCHING PARISH COUNCIL

Monday 7th June 2021

Members of the Public in Attendance: 0

Questions RECEIVED from the Public: None

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

MINUTES

257. ELECTION OF THE CHAIR

- i) Cllr Rothery was elected as the Chairman of Fletching Parish Council for the forthcoming year.
- ii) The Chairman signed the Declaration of Office Form.

258. ELECTION OF THE VICE-CHAIR: Cllr Greenish was elected as the Vice-Chair.

259. APOLOGIES

Apologies for absence as reported at the meeting were RECEIVED and ACCEPTED from Cllrs Kerwood & Constantinou.

260. DECLARATIONS OF INTEREST.

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

261. MINUTES

The minutes of the meetings of Fletching Parish Council held on 20th April and 10th May 2021 were CONFIRMED as correct records and signed by the Chair.

262. REPORTS

- i. A report from the District and County Councillor Roy Galley was RECEIVED.
New roadworks are planned for Daleham Lane; further work has been undertaken to resolve the drainage problems in Splaynes Green; Trading Boundaries are proposing to hold wedding receptions - currently no planning application has been received but Cllr Galley believes planning permission may be required; Wealden District Council Local Plan and housing development - Wealden Conservative Councillors are meeting with MPs to share concerns about the level of development; Cllr Galley has followed up on car parking issues in the village hall car park, and is pending a response from Wealden District Council; a question was raised regarding the state of the local roads and if Fletching Parish Council should write to MPs about concerns over housing development; Cllr Galley is keen to challenge the target number of 1200 houses; a discussion was had about the development of the Local Plan; Cllr Rothery's proposal to write a letter to MPs to share concerns about the development of housing in the local area was AGREED.
- ii. A report from the Recreation Ground Committee was RECEIVED from Cllr Rothery: the Treasurer, John Shaw has done a fantastic job in a difficult year having applied for and received grants from Wealden District Council and Fletching Parish Council; 3 projects were undertaken - fence repairs, playground repairs and electrical updating work; the Cricket Club are planning a fundraising event on 25th June to raise money to enhance the Pavilion facilities; the Council noted that the playground is currently well used; young cricket on Friday evenings has re-bounded with enthusiasm from a decline in previous years.

263. WORKING GROUPS AND COMMITTEES

- i. Changes AGREED to groups, membership and individual councillor responsibilities: Cllr Hannay to step down from the Highways Group.

264. THE FOLLOWING REGULATIONS AND POLICES were AGREED and ADOPTED:

- i. Standing Orders.
- ii. Financial Regulations.
- iii. Code of Conduct
- iv. Freedom of Information Policy

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v. Freedom of Information Scheme

vii. Data Retention Policy

265. COUNCIL MEMBERS PRESENT SIGNED THE CODE OF CONDUCT FOR FLETCHING PARISH COUNCIL.

266. MATTERS ARISING

i. An update on the Community Safety Action Group Meeting (CSAG) was RECEIVED from Cllr Minch: this was the first meeting held and the aim is to engage with outlying parishes from Uckfield; the PCSO structure is under review; reported crime has decreased; the group is trying to find safe spaces for victims of domestic abuse or young people in need - it was suggested that the Vicar of Fletching would be an appropriate contact; the group wishes to find out about local 'watch' groups (neighbourhood watch, paws watch, speed watch), speeding hotspots - Cllr Minch AGREED to prepare a list and details of large events being planned.

ii. An update on the Central West Parish Cluster Meeting of 25th May was RECEIVED from Cllr Rothery: these are important meetings and both Cllr Rothery and Cllr Galley attended; Chris Bending, Head of Planning is currently undertaking a Sustainable Settlement Survey.

ii. To RESOLVE to install a flagpole on the land outside Cherry Cottages: the Council AGREED that the opinion of the electorate should be gauged via an article in the Fletching Parish Magazine.

iii. To AGREE a date for a public meeting to discuss parking issues on Fletching High Street: the Council AGREED that prior to holding a public meeting, a parish council working group would be established with representatives of the parish and local businesses; Cllr Borton AGREED to lead the group; council members to be allocated to the group at the next meeting.

iv. The Council RESOLVED to cancel the monthly subscription to ZOOM for remote meetings.

v. The Council RESOLVED to increase the Parish Council support for the Poppy Appeal 2021 by £100 to enable Cllr Kerwood to proceed with his plans.

267. CORRESPONDENCE RECEIVED and ACTIONS AGREED:

i. Government's Call for Evidence on Remote Meetings: Members of the Council AGREED to complete individually.

ii. Signage outside of the Griffin - email received: the Council AGREED to speak to the Griffin informally.

iii. 20's plenty - email received and NOTED: Cllr Galley shared there was a move to extend 20 mph limits; the Council AGREED to support the correspondent in their campaign.

iv. Lord Lieutenant of East Sussex - NOTED.

v. Broadband - the thanks shared were NOTED.

vi. Questions for the Chief Constable of Sussex Police and the Sussex Police and Crime Commissioner: the Council AGREED to email concerns regarding parking and speeding problems within the Parish and to request clarity on the PCSO structure.

268. FINANCE

i. Payments were AUTHORISED for June and the bank reconciliation was RECEIVED and SIGNED.

ii. The Asset Register of Fletching Parish Council for 2020/2021 was AGREED.

ii. The FPC Risk Assessment and Management Document was AGREED.

iii. The banking arrangements for the year were AGREED with no changes to nominated signatories.

vi. The decisions of Elected Council Members to receive ALL, PART, WAIVE-ALL, or PART of their allowances. RECEIVED have been RECEIVED by all councillors with one outstanding.

269. ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURN (AGAR)

i. The report from the internal auditor, Peter J Frost was RECEIVED.

ii. The AGAR section 1 Annual Governance Statement was APPROVED and SIGNED by the Chair, Cllr Rothery.

iii. The AGAR section 2 Accounting Statements was APPROVED and SIGNED by the Chair, Cllr Rothery.

270. BURIAL GROUND

i. The Council asked the Clerk to provide information on fees of other local burial grounds, the number of plots available in Fletching Burial Ground and numbers of in-parish request; the decision on fees for 2021/22 was DEFERRED to the next meeting.

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- ii. The Burial Ground Regulations and Risk Assessment was AGREED.
- iii. To RESOLVE to undertake a Memorial Safety Inspection to identify any memorials that need further assessment by a specialist operator: Cllr Hannay AGREED to provide a report at the next meeting.
- iv. A request to add an inscription to a memorial at the in-parish rate was AGREED.

271. PLANNING APPLICATIONS

1. To RECEIVE comments for applications reviewed by Cllrs with delegated planning responsibility: None received.

2. Comments AGREED for the following applications:

i. **WD/2021/1112/PDAA DENNIKER FARMHOUSE, RUSTON BRIDGE ROAD, FLETCHING, TN22 3SH** (Expiry for comments: 8 June 2021)

PD Enlargement of a dwellinghouse by construction of additional storeys PROPOSED CONSTRUCTION OF FIRST FLOOR ABOVE PRINCIPAL PART OF EXISTING DWELLING. THE MAXIMUM HEIGHT OF THE ADDITIONAL STOREY IS 3M RESULTING IN TOTAL OVERALL HEIGHT OF 9.3M.

COMMENTS FROM FPC: This is a very considerable enlargement of the existing house and is against the spirit of the need for small houses. However, new legislation allows for the addition of a second storey in this case without the need for planning permission and permission was granted earlier for windows in the roof, so we accept that there are no grounds to resist the application. However, the Council recommend that no further permitted development is allowed and request the imposition of a sole occupancy condition.

ii. **WD/2021/0279/F THE GRANARY, MILL LANE, FLETCHING, TN22 3PX** (Expiry for comments: 08 June 2021)

CONVERSION OF DETACHED GARAGE TO CREATE ANNEXE AND CONSTRUCTION OF LINK TO MAIN HOUSE CONTAINING UTILITY ROOM. CONSTRUCTION OF 10M X 5M SWIMMING POOL IN BACK GARDEN.

COMMENTS FROM FPC: The application cannot be overlooked and is sympathetic to the existing design and buildings. There was a slight concern over the amount of glass on the backside of the building that links the garage to the house, although it is not very visible by anyone. FPC RESOLVE to SUPPORT the application.

272. PLANNING DECISIONS

To RECEIVE planning decisions from Wealden District Council

WD/2021/0215/FA TAYLORS BARN, SHORTBRIDGE ROAD, PILTDOWN, TN22 3XJ - APPROVED by WDC on 16 April 2021

MINOR MATERIAL AMENDMENT TO WD/2017/2368/F (EXTENSION TO DWELLING, CONVERSION OF STABLE BUILDING TO ANCILLARY RESIDENTIAL ACCOMMODATION AND RELOCATION OF DRIVEWAY) INVOLVING VARIATION OF CONDITION 10 TO AMEND THE SIZE OF THE APPROVED EXTENSION.

WD/2021/0541/F LITTLE FERRERS, BATTS BRIDGE ROAD, PILTDOWN, TN22 3XR - APPROVED by WDC on 01 June 21.

CONSTRUCTION OF TIMBER CLAD THREE BAY DETACHED GARAGE WITH OFFICE SPACE ABOVE **WD/2020/2607/PO WOOLPACK BARN, BELL LANE, FLETCHING, TN22 3YB** DISCHARGE OF SECTION 106 AGREEMENT DATED 4 JULY 2003 ATTACHED TO PLANNING PERMISSION WD/2002/2899/F (DEMOLITION OF BUNGALOW AND PROPOSED CHANGE OF USE OF BARN TO FORM AGRICULTURAL DWELLING WITH AGRICULTURAL OCCUPANCY CONDITION AND SECTION 106 PLANNING AGREEMENT TYING THE BARN TO 90 ACRES OF FARMLAND). You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to **REVOKE THE SECTION 106 OBLIGATION** the above application on 2 June 2021. Response to Parish Council: The comments of the Parish Council are noted. For clarity, it is reiterated that the s106 agreement came about in unusual circumstances, arising from the Council failing to disclose an agricultural tie on the dwelling associated with the farm on the Land Charges register when the applicant purchased the property in 2002 (resulting in payment of compensation). Planning decisions must be made in line with current policies and government guidance. The s106 agreement has been breached in respect of agricultural occupancy since it was signed in 2003. National policy/guidance deems planning conditions should be used in preference to obligations, and that either should be necessary and enforceable (inter alia) in relation to the development proposed. It is apparent that

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the dwelling subject of the application is very large and its value would be well beyond affordability of agricultural workers; further, the breach of the s106 for 18 years without enforcement means that it has not served any useful purpose, and is unlikely, in practical terms, to be enforceable at court or a lands tribunal. The material change in circumstances is that the conversion of the barn would now meet current NPPF policies, and thus the relevant part of Policy DC8 (the second part of the policy complies with the NPPF). Case law indicates that non-severance agreements that tie the ownership or occupation of an agricultural dwelling to a specific farm holding, are not reasonable or necessary, over and above the use of the standard agricultural occupancy condition. Having taken all of the above into account, it is concluded that the s106 obligation should be discharged in full.

273. PLANNING ENFORCEMENT

Updates on the following enquires made to Planning Enforcement were RECEIVED:

- i. Marles Boyd Farm: No breach of planning control has been made with the installation of the new gates.
- ii. Mallings Farm: No response yet received.

Cllr Galley left at 20.32.

274. PROJECTS

1. LAND REGISTRATION

i. An update from Cllr Greenish on the progress of the land registration work was RECEIVED: Cllr Greenish is waiting to hear further from Jonathan Pritchard at the Diocese; no further updates yet received on the Village Hall.

ii. No further actions for the registration of land were agreed.

2. PARISHES IN BLOOM

i. An update from Cllr Minch was RECEIVED: the judge will be visiting the Parish of Fletching week comm. 14th June.

3. FINGERPOSTS

i. An update on the work undertaken to the Fingerpost at Splaynes Green was RECEIVED from Cllr Rothery: the fingerpost has not yet been replaced.

ii. A list of Fingerposts for refurbishment has not yet been received: Cllr Rothery AGREED to follow up with Cllr Constantinou.

Cllr Shaw gave an update on the Splaynes Green phone box: refurbishment has started, and the door has been removed for restoration.

4. PARISH WALKS

i. An update was RECEIVED from Cllr Minch: Cllr Minch has re-written several walks and when complete they can be put on the Parish Council website.

5. PUMP HOUSE

i. Further details on quotes received and grant funding opportunities were RECEIVED from Cllrs Minch and Shaw: Cllr Minch is progressing with applications for grant funding; 3 quotes for the work have now been received.

275. **ITEMS AGREED FOR THE NEXT PARISH COUNCIL MAGAZINE:** the Parish Council Parking Working Group; the potential siting of a flagpole at Cherry Cottages.

276. AGENDA ITEMS FOR THE NEXT ORDINARY MEETING OF FLETCHING PARISH COUNCIL:

To RESOLVE to set up a working party for a Neighbourhood Plan Steering Group.

To discuss potential plans for the Queen's Jubilee, 2022.

To RESOLVE to create an online diary for the Parish Council website - Cllr Hannay.

277. **THE TIME AND DATE OF THE NEXT MEETING OF FLETCHING PARISH COUNCIL was RECEIVED:** Monday July 5th 2021, 7pm in the Village Hall.

278. **THE MEETING CLOSED at 20.42**