

FLETCHING PARISH COUNCIL

Clerk: Lorna Thwaites

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Website www.fletching-pc.org



APPROVED MINUTES OF THE ORDINARY MEETING OF FLETCHING PARISH COUNCIL - Monday 1st March 2021.

Members of the Public in Attendance: 0

Questions RECEIVED from the Public: None

Members in Attendance: Cllrs Rothery (Chair), Greenish (Vice-Chair), Collum, Shaw, Minch, Borton, Hannay, Constantinou

District Cllr Galley and Lorna Thwaites, Clerk and RFO. This meeting was recorded.

196. APOLOGIES

Apologies for absence, as reported at the meeting, were accepted from Cllr Kerwood.

197. DECLARATIONS OF INTEREST.

Declarations of Interest in respect of items on the Agenda, as required by the Members Code of Conduct, were RECEIVED: agenda item 15:1: i Land Registration - Cllr Collum owns a property involved in the land registration discussion; agenda item 10 Planning Application WD/2020/2607/PO- Cllr Constantinou is a neighbour of the applicant and the applicant is known to Cllr Rothery; agenda item 13: ii Burial Ground Badger deterrent work - one of the contractors submitting a quote is known to Cllr Hannay.

198. MINUTES

The minutes of the ordinary meeting of Fletching Parish Council held on 1st February 2021, as circulated with the Agenda, was RESOLVED to be a correct record, and signed by the Chairperson.

199. ASHDOWN FOREST CONSERVATORS

The new CEO of Ashdown Forest Conservators, James Adler introduced himself and his role: he thanked Fletching Parish Council for its past work and grant awards made to the Conservators; his aim is to re-engage with local communities and users of the Forest; the Forest is faced by a variety of issues including finance, increasing visitor numbers and planning development.

Questions raised by the Council: how might funding be increased with additional visitors using the Forest - the Conservators are considering car park counters to monitor extra numbers, there are donate signs in the car park as well as mobile coffee vans; the promotion of fundraising events was discussed - finance is a key issue and the charity will be looking at increasing income streams, improving communication and how the Forest is managed in the future.

Mr Adler agreed to speak at the Annual Parish Meeting of Fletching Parish Council.

200. REPORTS

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

The current focus of District and County Council is budgets; the COVID pandemic; the immunisation programme and upcoming changes to Lockdown rules.

Cllr Galley was asked about the Highways report on the Solar Electric Forecourt (WD/2020/1244/MAJ): he responded with the view that applicants have been slow in responding to Highways questions; Cllr Galley is concerned about pressure on the road which will need widening and strengthening if the application is approved; lack of pedestrian access and no provision for lighting.

Cllr Galley confirmed he supports the principle of electric charging stations but considers that the details of this application are badly thought out; that the site is not the right place and will increase pressure on the roads; that developers have not consulted locally on their plans. Cllr Galley will be attending the Planning Committee North Meeting.

Members of the Council shared concerns that this major application would have been delegated rather than taken to the Wealden Planning Committee had it not been requested by Cllr Galley. Cllr Galley AGREED to follow up this matter.

i. An update on littering at Goldbridge layby and further correspondence from a parishioner on this matter was RECEIVED: the WDC Waste Manager, Chris Bone is aware of litter issues in the layby; there is a cycle for

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litter picks; he is not sure a litter bin on site will help; Cllr Galley and Mr Bone will be attending a meeting with WDALC concerning litter on B and C roads; Cllr Galley AGREED to follow up further.

201. FINANCE

- i. Payments for April were AUTHORISED and the bank reconciliation RECEIVED.
- ii. To RESOLVE to increase the Parish Council support for the Poppy Appeal 2021 - Cllr Kerwood. This item was DEFERRED as Cllr Kerwood was absent.
- iii. Confirmation of the amount of precept for 2021/22 was RECEIVED: £31,000.

202. GRANT AWARDS

Applications for Grant Awards were RECEIVED:

- i. Tunbridge Wells and District Samaritans. The Council RESOLVED to make an award of £150.
- ii. Fletching Primary School: The Council RESOLVED to make an award of £1,011.67.

203. MATTERS ARISING SINCE THE LAST MEETING

- i. An update on the location for a flagpole was RECEIVED from Cllr Rothery: Fletching Parish Church have offered the Parish Council the use of their flagpole; Cllrs Rothery and Constantinou are in the process of establishing the measurements of a suitable pole for the proposed site at Cherry Tree Cottages; the Council AGREED that until further decisions were reached it would re-instate the old flag pole on side of village hall and to enable the flying of a flag Cllr Constantinou would remove a tree branch.
- ii. An update on protective leg cuffs for the bench at Cherry Tree Cottages and Piltdown Pond was not discussed, however Cllr Constantinou raised the matter of risk assessing the sites of the new benches at Cherry Cottages and at Piltdown Pond; the Clerk was asked to check the insurance policy for guidance on the siting of benches under trees.
- iii. An update on the WDC Cluster Meeting 03 February 21 was RECEIVED from Cllr Rothery: he has attended the first of a series of meetings that provides an interim update on the Direction of Travel plan; Fletching is in a cluster with other parish councils; the next meeting ties in with next stage of consultation.

204. CORRESPONDENCE RECEIVED

The following correspondence was RECEIVED and actions AGREED:

- i. WalkinEngland: this was discussed but the Council AGREED to DEFER any decision.
- ii. Introduction: the Council received an introductory email from a parishioner who has recently moved to the Parish and is renovating their property; the Clerk has welcomed the parishioner and thanked them for the information; no further action was agreed.
- iii. Land development advice request: the Clerk was asked to contact the parishioner and advise that the Council recommends pre-application advice is sought from Wealden District Council.

205. PLANNING APPLICATIONS

To AGREE comments for applications by full council:

WD/2020/2607/PO WOOLPACK BARN, BELL LANE, FLETCHING, TN22 3YB (Expiry for comments: 22 February 2021) 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).

Comments AGREED by FPC: This application is for the discharge of the provisions of a section 106 Agreement entered into by the Applicant on 4th July 2003. The relevant parts of that Agreement are (i) to tie ownership of the Barn (for which a planning consent for conversion to an agricultural dwelling was issued on 9th July 2003) to an area of about 90 acres of Woolpack Farm and (ii) the imposition of an agricultural occupancy condition on the Barn. The Council notes that:

- a) The property lies within the High Weald AONB and the Ashdown Forest 7km zone of influence
- b) The Section 106 Agreement was entered into by the Applicant as part of her own application (WSD/2002/2899 - see in particular the letter from Parker Dann to WDC dated 20th December 2002).

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- c) The Applicant previously applied in 2013 for the discharge of the tie and modification of the occupancy condition (WD/2013/1480) which application was refused as regards the discharge of the tie and accepted as regards the modification of the occupancy condition. The modification of the occupancy condition however only related to the class of persons who could occupy the Barn; occupancy was widened to a person employed in equestrian or forestry, in addition to agriculture. Otherwise, the occupancy condition remained.
- d) Full and careful consideration was given by WDC to the 2013 application – see the Delegated Officer’s Report and Recommendation dated 17th October 2013. The Council considers that the reasons then given for the refusal of the application to release the ownership tie and to retain the occupancy condition remain as applicable now as they were then. Overall, the terms of the section 106 Agreement remain a very important safeguard to preserve the rural nature of the environment and its availability for agriculture.
- e) The Council considers that the Applicant’s Statement lodged in support of her application is not consistent with the terms of the letter from Parker Dann dated 20th December 2002. Fletching Parish Council considers that no case has been made for the release of the Section 106 Agreement and RESOLVED to recommend that the application should be REFUSED.

Cllr Rothery and Constantinou did not vote on this resolution.

WD/2021/0215/FA TAYLORS BARN, SHORTBRIDGE ROAD, PILTDOWN, TN22 3XJ (Expiry for comments:19 March 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. The Clerk was asked to request an extension to the deadline; if not granted, the Council AGREED to delegate comments to the Planning Working Group.

206. PLANNING DECISIONS

To RECEIVE planning decisions from Wealden District Council:

WD/2020/2455/LB 3 CORNER COTTAGES, HIGH STREET, FLETCHING, TN22 3SS

REPLACEMENT SECOND FLOOR REAR FACING WINDOW - **APPROVED** by WDC on 8 Feb 21

WD/2020/2392/FR CHAPEL COTTAGE, SHORTBRIDGE ROAD, PILTDOWN, TN22 3XD

RETROSPECTIVE APPLICATION FOR RETENTION OF RESIDENTIAL ANNEXE (REVISED ROOF DESIGN AND FENESTRATION TO THAT APPROVED UNDER WD/2017/2257/F) - **APPROVED** by WDC on 9 February 2021.

207. NEIGHBOURHOOD PLANNING

The possibility of a Neighbourhood Plan for Fletching was briefly discussed.

The Clerk was asked to contact Wivelsfield and Newick Parish Councils for a contact involved in their Neighbourhood Plan; the Council AGREED to defer any further discussion to the next meeting.

Cllr Galley left at 20.05

208. BURIAL GROUND

i. Updates or requests for burial plots or interments were RECEIVED: the Council AGREED that cremated remains can be relocated (subject to the correct government and church license); a charge of £50 for the admin work involved was AGREED.

ii. Quotes for the badger deterrent fence work: Cllr Hannay was not able to present any quotes at this current stage, despite having contacted contractors; quotes should be available at the next meeting.

iii. Two applications for memorial headstones were RECEIVED: Both were APPROVED.

209. GROUNDS MAINTENANCE

i. The grass maintenance schedule and documentation from Countrymans Contractors Ltd was RECEIVED and APPROVED.

210. PROJECTS

1. LAND REGISTRATION

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i. An update on the registration of land at the Village Hall was RECEIVED from Cllr Greenish: progress has been made on the registration of land at the Village Hall; there is currently a question over the registration of a strip of land; the Council AGREED to apply to have this land registered; Cllr Collum did not vote.

2.FINGERPOSTS

i. A progress update on the Fingerposts at Splaynes Green and Golf Course Triangle was RECEIVED from Cllr Constantinou: Splaynes Green - the post is rotten inside the brickwork and will need to be removed; Cllr Constantinou will liaise with JAKK regarding this; Cllr Constantinou will confirm the standard of work on the Golf Club Lane post prior to the payment of the invoice.

ii. The spend of £75 for a post protector for the post at Golf Course Triangle was not agreed: Cllr Constantinou will inspect the post protector and advise the Council of his view.

iii. An update on the discussion with a local volunteer with regards to the fallen Fingerpost was RECEIVED from the Clerk: the volunteer has offered to pay for the restoration of the fallen fingerpost with JAKK; Members of the Council AGREED they would like to proceed with this offer and thanked the volunteer for his generosity; Cllr Constantinou AGREED to check the condition of the fingerposts that were restored over the last 2 years.

3. PUMP HOUSE

i. An update on additional building companies contacted to quote for the agreed renovation work was RECEIVED from Cllr Minch: the specification has been sent to 5 builders; one response has been received but the contractor is not interested in quoting; replies are pending from four others.

211. ITEMS AGREED FOR THE NEXT PARISH COUNCIL MAGAZINE:

Grants awarded at the March Parish Council meeting, details of the Annual Parish Meeting.

212. AGENDA ITEMS FOR THE NEXT ORDINARY MEETING OF FLETCHING PARISH COUNCIL - Councillors are to email the Clerk if they have agenda items to request.

213. THE TIME AND DATE OF THE NEXT MEETING OF FLETCHING PARISH COUNCIL was RECEIVED: 12 April 2021, 7pm via ZOOM.

214. THE MEETING CLOSED at 20.34