

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

E-mail: clerk@fletching-pc.org

Website www.fletching-pc.org



27th September 2022

FLETCHING PARISH COUNCIL MEETING - Monday 3rd October 2022

To Members of the Fletching Parish Council: You are summoned to attend a meeting of Fletching Parish Council on Monday 3rd October 2022, 7.00pm at Fletching Village Hall.

Signed: *Gabriella Paterson-Griggs*, Clerk and RFO

Public Questions

The first ten minutes, before the start of the meeting, are available for public participation. Members of the public may ask questions or make representations, in respect of the business on the agenda. They may only speak at other points during the meeting, at the Chairman's discretion, if they have knowledge or information that will aid the discussion.

This meeting may be audio recorded for the purpose of minute taking

AGENDA

1. APOLOGIES

Apologies for absence as reported at the meeting.

2. DECLARATIONS OF INTEREST

To receive Declarations of Interest in respect of items on the agenda, as required by the Members' Code of Conduct.

3. MINUTES

To resolve that the minutes of the meetings held on 3rd September 2022 as circulated on the agenda are confirmed as a correct record and signed by the Chairman.

4. MATTERS ARISING

Update on any matters arising from the last meeting not covered elsewhere on the agenda. To note any action taken or further action to be taken.

i. Piltdown Village Project

ii. ESCC Highways letter to Lead Member

iii. Grant application by Wealden CAB

5. REPORT FROM DISTRICT AND COUNTY COUNCILLOR

To receive a report from the District and County Councillor Roy Galley.

6. WORKING GROUPS / EXTERNAL GROUPS

To receive reports/updates from the Working Groups and External Groups:

i. Community Safety Action Group – Cllr Minch

ii. Fletching Historical Project – Cllr Rothery/Clerk

iii. Central West Parish Cluster – report

7. FLETCHING RECREATION GROUND COMMITTEE

To receive the Minutes of the meeting of the FRGC held on 21st September 2022

8. CORRESPONDENCE RECEIVED

To note any correspondence received since the last meeting and agreed any actions arising.

i. ESCC Urban Grass Cutting Options 2023 – to decide which option to choose

ii. Town and Parish Councillor Allowances 2023/24 – to consider a response to the Independent Remuneration Panel's survey

9. FINANCE AND HR

i. To approve the invoices and payments for October 2022 and note the Council's current financial position and bank reconciliation.

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- ii. To consider the request for a home office allowance to be paid to the Clerk
- iii. To discuss CIL funds and future projects
- iv. To receive the Conclusion of the External Audit 2021-22

10. BURIAL GROUND

- i. To approve any requests or permits for the Burial Ground.
- ii. To receive updates on:
 - a. Hard surface path quotes
 - b. Scattering area and tree planting

PLANNING

11. ENFORCEMENT – PLANNING AND DRAINAGE

To discuss any issues/updates raised related to suspected breaches of planning or other regulations.

- i. **1 Quince Tree Cottages, Fletching** – untidy land
- ii. **Flitteridge Farm, Daleham Lane** – update
- iii. **Moses Farm, Goldbridge Road, Piltdown** – update
- iv. **Bell Lane and Splaynes Green** – drainage / flooding issues update

12. PLANNING APPLICATIONS - RECEIVED

To agree comments to be submitted to Wealden District Council for the following applications:

- i. **WD/2022/2203/FA Denniker Farm Shop, Ruston Bridge Road, Fletching TN22 3SH**
Variation of Condition 6 of WD/2021/1409/F to move position of shop extension to allow mobility parking to stay in its current position (Comments to be submitted by 04/10/22).
- ii. **WD/2022/2262/F St Andrew and St Mary's Church, Church Street, Fletching TN22 3SP**
Installation of two balanced flues in the vestry roof, as part of a new gas boiler installation. (Comments to be submitted by 07/10/22)
- iii. **WD/2022/2348/FA Land at Golf Club Lane, Piltdown TN22 3XB**
Variation of conditions 3 of WD/2017/0120/F to enable site to be used only by one user/occupier (Comments to be submitted by 05/10/22)

To note the comments submitted to Wealden District Council under delegated authority to the following application:

- iv. **WD/2022/1637/MAE Land at Downlands Farm, Uckfield**
Outline application for the erection of up to 424 no. residential dwellings. Provision of vehicular access from the A22, pedestrian and cycle access from Snatts Road. Full application for creation of a SANGS. (Comments submitted on 30 September 2022)

13. PLANNING APPLICATIONS - DECISIONS

To note the planning application decisions from Wealden District Council received since the last meeting:

Applications Approved

- i. **WD/2018/0869/FR Walk Wood Cottage, North Hall Lane, Fletching TN22 3QU**
Retrospective application for a standing outdoor bath and outbuilding and the stationing of a shepherd's hut to create a 1 x 1 bedroom holiday let. (APPROVED – 7 September 2022)
- ii. **WD/2021/2848/F Acorn Garage, Bell Lane, Splaynes Green, Fletching TN22 3TN**
Demolition of existing buildings and redevelopment of the site to provide 5 no. dwellings, landscaping and car parking (APPROVED – 19 August 2022)
Response to Parish Council comments: the profit issue is not a planning consideration here. The site is considered suitable for residential development, being brownfield land and the quantum of development is considered to be acceptable, with each dwelling having suitable internal and external amenity space.

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The site is within Flood Zone 1, therefore is considered in principle suitable for the type of development proposed. A drainage strategy has also been submitted.

ESCC Highways has been consulted, and is satisfied the proposal can be accommodated, given the existing car repair business and access as shown, without detriment to highway safety. The Senior Heritage Officer does not have any concerns regarding Conservation Area impact.

iii. **WD/2022/0555/LB Clinton Lodge, High Street, Fletching TN22 3ST**

Removal and replacement of an area of lath and plaster to the west wall of a new first floor bathroom (APPROVED – 6 September 2022)

iv. **WD/2022/0707/F Neva House, Goldbridge Road, Piltdown TN22 3XL**

Extension and alterations to existing building to create a 1-bed residential unit, to include alterations to roof and external staircase, and a cycle and refuse store and associated parking. (APPROVED – 22 September 2022)

Response to Parish Council comments: The provision of an additional flat on this site would add a modest unit of accommodation to the local housing stock. The flat would be provided within a residential development that has sufficient parking provision and some amenity space. There would be limited visual impact beyond the site. The lack of a five year housing land supply weighs heavily in favour of approval of this application. The cumulative traffic generation arising from the residential uses on site would result in far fewer traffic movements than the previous commercial uses. An amended plan has been submitted indicating planting to the front of the site, that would be low level to maintain an adequate visibility splay, that may be secured by condition.

Applications Refused – None since the last meeting

Applications Withdrawn – None since the last meeting

i. **WD/2022/0347/F + 0348/LB The Old Lodge, Mill Lane, Fletching TN22 3SR**

Conservation and upgrading of outbuilding, demolition of piggery with construction of swimming pool, garage with new access and associated works. (WITHDRAWN – 14 July 2022)

PROJECTS

14. PARISH IN BLOOM

To receive the result of the Parish in Bloom competition - Cllr Minch

15. FLAGPOLE

To receive an update on the installation of a new flagpole – Clerk

16. PLAQUES

To agree the wording for the following plaques:

- i. Pump House
- ii. Jubilee Trees

17. SPLAYNES GREEN PHONE BOX

To agree the restoration work to the phone box

18. ITEMS FOR THE PARISH MAGAZINE

To agree any items to be included in future editions of the parish magazine

19. AGENDA ITEMS FOR FUTURE MEETINGS

To discuss and note any future agenda items

20. TIME AND DATE OF THE NEXT MEETING

To note the time and date of the next meeting of the Parish Council