

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

E-mail: clerk@fletching-pc.org

Website: www.fletching-pc.org



MINUTES of a meeting of **FLETCHING PARISH COUNCIL** held on Monday 7th March 2022 in the Village Hall, High Street, Fletching (7 - 8.30pm).

PRESENT: Councillors C Rothery (Chairman), R Borton, N Collum, D Greenish, R Hannay, K Minch and A Shaw.

Also in attendance: Gabriella Paterson-Griggs (Clerk and RFO)

Members of the Public in Attendance: 6

APOLOGIES: Apologies for absence were received from Councillors W Constantinou, D Kerwood and R Galley (ESCC/WDC).

22/55. DECLARATIONS OF INTEREST

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

Minute 22/59ii - Councillor Collum as owner of the land adjoining the application site, Mays House, High Street

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

Minute 22/61 - Councillors Greenish and Rothery as Parish Council representatives on the FRGC.

In accordance with the FPC Code of Conduct, the councillors participated in the discussion but did not vote on the matter.

22/56. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 7th February 2022 were a correct record and were duly signed by the Chairman, subject to Minute 22/32 being amended to read 'fibreglass' not 'carbon fibre'.

22/57. MATTERS ARISING

SLR: The Clerk reported that the items for discussion at the meeting had been agreed with Cllr Galley and sent to ESCC as required. A date for the SLR meeting was still awaited.

Note: Councillor A Shaw arrived at the meeting at 7.05pm following the discussion of the above item.

Annual Meeting: It was AGREED that the Annual Parish Meeting be held on Tuesday 17th May 2022 in the Village Hall. It was noted that Matt Jarvis the PCSO had confirmed his attendance.

22/58. REPORT FROM DISTRICT AND COUNTY COUNCILLOR

It was noted that Councillor Galley was unable to attend the meeting as he was not well so there was no update.

22/59. PLANNING APPLICATIONS - RECEIVED

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

i. **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.

We do not object in principle to the development of this site for housing; our concern is that this particular scheme has been designed to extract the maximum profit for a developer rather than in sympathy with the needs of the Parish. This site (in conjunction with the adjoining commercial land occupied by B&B Trailers) was the only site in Fletching included in the 2019 SHELAA as

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being suitable for development. Although the Acorn site is just outside the Conservation Area, it is surrounded by it on three sides and the southern part of the B&B site is within it. It is considered that this application is premature because in our view any development of this site should only be considered in the context of the whole site – not just the Acorn site. What is being proposed amounts to over development; the SHELAA proposed 6 dwellings on a site comprising 0.346 ha (c.18 dwellings per ha) whilst this proposal is for 5 dwellings on a site comprising under 0.2 (close to 30 dwellings per ha). What is being proposed is more akin to an urban housing estate; large buildings and small gardens. If this site is to be developed in isolation, then it should be on a much smaller scale – a limited number of 2/3-bedroom houses. We do not consider that this scheme meets the demands or the constraints suggested by the 2019 SHELAA.

Other significant points are:

Flood risk - this appears to be largely ignored in the application although Splaynes Green has a history of flooding.

Traffic - the junction of Bell Lane, Daleham Lane and Northall Lane is notoriously dangerous, an issue that needs to be addressed.

In addition, it is noted that East Sussex Highways is objecting to this application on the grounds: "The proposed development is poorly placed in terms of sustainable transport modes due to the lack of non-car travel choices for residents and would therefore be contrary to para 104 and 106 of the National Planning Policy Framework 2021".

Having given this careful thought, the Parish Council is not able to support this application.

ii. **WD/2021/3089/F and WD/2021/3090/LB Mays House, High Street, Fletching TN22 3ST**

Proposed single storey rear extension.

This building is Grade 2 listed and within the Conservation Area. We accept the principle of an extension which replaces the existing poor quality extension. It is sympathetically designed in the context of the building and its setting. However, we do have some concerns over the size of the extension (it is some 50% larger than the existing extension). We would not, however, oppose the application.

iii. **WD/2022/0019/F Upper Field, Little Barkham Farm, Goldbridge Road, Piltdown TN22 3XL**

Construction of two detached four bedroom and two semi-detached three bedroom dwellings with associated works.

Detailed comments were agreed by the Parish Council who RESOLVED to OBJECT to the application.

iv. **WD/2022/0078/F Land adjacent 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.

The site is curtilage land comprising garden ground to No 4 with a garage and other outbuildings. Consent for the two-bay open fronted garage with gravel driveway and parking/turning area (planning ref. WD/2011/2450/F) was given in 2011. The NPPF emphasises the desirability of maintaining an area's prevailing character and setting including residential gardens. This application is not for an affordable house and would create over development in a rural location. The development would neither be sensitive to nor appropriate for the hamlet of Piltdown and it will demonstrably cause harm to this location. It would require a dangerous increase in traffic exiting onto the A272 with a consequent unacceptable impact on highway safety. Notwithstanding that a new dwelling is not acceptable on this site, the mass and height of the building is considerably greater than the adjacent buildings and would therefore be dominating. The bulk of the building will harm the character of the locality. We do not support this application.

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22/60. PLANNING APPLICATIONS - DECISIONS

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

Applications Approved

i. **WD/2022/0110/OH Bull Cottage, Ketches Lane, Sheffield Park TN22 3RY**

(1) Install stay wire on pole 260937. (2) install 2 x stays on pole 240555. (3) remove poles 240556, 240557, associated stays and overhead lines. (RAISE NO OBJECTIONS – 17th February 2022)

22/61. GRANT AWARDS

The Parish Council considered the following grant application:

Fletching Recreation Ground Charity – water drinking fountain – John Shaw, the treasurer, for the FRGC explained that the application had been made following requests from users of the children's play area and the recreation ground. It was noted that the fountain would be connected via the existing pipework in the pavilion and that it could be isolated in winter. The grant requested was for £625. Councillors discussed the amount and RESOLVED to award £500.

22/62. WORKING GROUPS AND COMMITTEES

Parking Working Group: It was noted that the issue what data was required to be collected in respect of the parking issues in the village had been put on the agenda for the SLR meeting.

22/63. CORRESPONDENCE RECEIVED

- i. 20s Plenty Motion – response from ESCC – the response received from Councillor Claire Dowling, Lead Member for Transport and Environment, ESCC was noted. It was agreed that no further action be taken at this stage but that it be re-visited once the results from the speed survey being conducted at the school were received.
- ii. Great British Spring Clean – the email received from Wealden District Council in respect of the annual Great British Spring Clean was noted. It was confirmed that the PRA would be undertaking this on behalf of the Parish Council and agreed that it be included in the monthly article for the Parish Magazine.

22/64. PUBLIC FOOTPATH DIVERSION

The Council had no comments to make in respect of the re-consultation on the possible diversion of public footpath Fletching 26d(part) at Cogans, Batts Bridge Road, Piltdown TN22 3XR.

22/65. FINANCE

- i. The invoices and payments for MARCH 2022 were AUTHORISED and the Council's current financial position and bank reconciliation were noted.
- ii. The NJC 2021/22 pay award was noted and it was RESOLVED to award the former clerk the backdated pay as had been requested.

22/66. BURIAL GROUND

- i. The memorial application for Linda Baulu was APPROVED.
- ii. Institute of Cemetery and Crematorium Management (ICCM) Membership – the Clerk explained the benefits of joining the ICCM with a corporate membership. The Council RESOLVED that the application to join be approved.
- iii. Mole removal – it was noted that both quotes had come in at the same cost. The Council RESOLVED that Cllr Hannay arrange for the removal using whichever contractor could start the soonest.
- iv. Countryman's Schedule of Works – the schedule of works for the coming year was noted.

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22/67. PLANNING ENFORCEMENT

Flitteridge Farm: it was noted that Cllr Constantinou would be meeting with Environmental Health and the Planning Enforcement had opened a case in respect of the caravans.

22/68. THE QUEEN'S PLATINUM JUBILEE CELEBRATIONS

- i. Tree Planting – it was noted that arrangements had been made for the oak tree to be planted on the Recreation Ground on 11th March 2022 at 2pm. Kathy Gore OBE the Deputy Lieutenant would be in attendance along with children from Fletching School. This would be followed by refreshments at the Church where the regular 'cake and a cuppa' event was taking place. The order for the day as sent to the Lord Lieutenant's Office was agreed. The maple tree would also be planted on the recreation ground and the ground preparation etc. would be undertaken by Chailey Young Farmers. The clerk stated that she would be sending out a press release following the event with photos and would also notify the local press that the event was taking place.
- ii. Road Closure – the Clerk explained that the road closure application for the street party on 5th June 2022 had to be made by 11th March 2022. It was agreed that the application be made in line with that made for the festival in 2016. The exact times to be agreed by the Chairman and Clerk prior to the application being made.

22/69. FLAGPOLE

In the absence of Cllr Kerwood this item was deferred to the next meeting.

22/70. LAND REGISTRATION

No further updates had been received.

22/71. PUMP HOUSE

It was noted that the contractor had been given the go ahead to start the works at the pump house. A meeting had been requested on site to confirm the specification prior to the works starting. Cllr Minch confirmed that she and Cllr Shaw would be able to attend.

22/72. SPLAYNES GREEN PHONE BOX

There was still no further information in respect of the parishioner who had offered to help fund the replacement door and a quote was still awaited from JAKKs.

22/73. ITEMS FOR THE PARISH MAGAZINE

It was AGREED that the following articles be submitted by the Clerk for the next edition of the Parish Magazine:

- Great British Spring Clean
- Queen's Platinum Jubilee celebrations – Tree Planting

22/74. AGENDA ITEMS FOR FUTURE MEETINGS

- Support for Ukrainian families

22/75. TIME AND DATE OF NEXT MEETING

The next meeting is due to be held on:

Monday 4th April 2022 at 7pm in the Village Hall.