

# FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

E-mail: clerk@fletching-pc.org

Website www.fletching-pc.org



2<sup>nd</sup> November 2022

## FLETCHING PARISH COUNCIL MEETING - Monday 7<sup>th</sup> November 2022

To Members of the Fletching Parish Council: You are summoned to attend a meeting of Fletching Parish Council on Monday 7<sup>th</sup> November 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 3<sup>rd</sup> October 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. Response from ESCC Lead Member for Transport and Environment
- ii. Neighbourhood Plan and CIL funding

#### 5. REPORT FROM DISTRICT AND COUNTY COUNCILLOR

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

#### 6. APPOINTMENT TO OUTSIDE BODIES

- i. Appointment of Parish Council Representative to the Leche and Smith Charity
- ii. Parish representatives for ESALC

#### 7. WORKING GROUPS / EXTERNAL GROUPS

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

- i. FRGC update – Cllr Rothery/Clerk
- ii. Fletching Historical Project – Cllr Rothery/Clerk

#### 8. CORRESPONDENCE RECEIVED

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

- i. ESCC Local Transport Plan Consultation

#### 9. GRANT APPLICATIONS

To consider an application for a grant from The Samaritans (Tunbridge Wells & District Branch)

#### 10. FINANCE AND HR

- i. To approve the invoices and payments for November 2022 and note the Council's current financial position and bank reconciliation.
- ii. To note the quarterly budget report 2022/23

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## 11. 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

### 12. 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 update
- ii. **Flitteridge Farm, Daleham Lane** – update
- iii. **Bell Lane and Splaynes Green** – drainage / flooding issues update

### 13. PLANNING APPLICATIONS - RECEIVED

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

- i. **WD/2022/1491/F Large Barn, Bell Lane, Fletching TN22 3YB**  
Proposed conversion of a redundant barn to a single residential dwelling together with associated landscaping. Amended Plans (Comments to be submitted by 10/11/22).
- ii. **WD/2022/22762/F Horse and Barge Farm, Shortbridge Road, Piltdown TN22 3XA**  
Proposed single-storey hydrotherapy swimming pool enclosure (Comments to be submitted by 08/11/22)
- iii. **WD/2022/2498/F Splaynes Green Farm, North Hall Lane, Fletching TN22 3SA**  
Construction of single storey one bedroom annex in rear garden (Comments to be submitted by 08/11/22)
- iv. **WD/2022/2501/FR Northall Shooting Club, North Hall Lane, Fletching TN22 3SA**  
Retrospective application for an office/storage outbuilding. (Comments to be submitted by 08/11/22)
- v. **WD/2022/2569/F Parsonage Farmhouse, Church Street, Fletching TN22 3SJ**  
Single storey side extension. (Comments to be submitted by 08/11/22)
- vi. **WD/2022/2634/F + 2635/LB The Old Lodge, Mill Lane, Fletching TN22 3SR**  
Conservation and upgrading of outbuilding (carpenter's workshop, garage and storage shed) with construction of swimming pool. (Comments to be submitted by 05/11/22)
- vii. **WD/2022/2729/FR Highfield, Down Street, Piltdown TN22 3XX**  
Dwelling to provide live/work unit. (Comments to be submitted by 21/11/22)

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

- viii. **WD/2022/2643/PIP Land at Piltdown Lodge, Lodge Lane, Piltdown TN22 3YP**  
Application for permission in principle for residential development of 2 no. dwellings. (Comments submitted on 28 October 2022)

### 14. PLANNING APPLICATIONS – APPEALS

To agree comments to be submitted to the Planning Inspectorate in respect of the following appeals:

- i. **WD/2021/1956/F Little Barkham Farm, Goldbridge Road, Piltdown TN22 3XL (APP/C1435/W/22/3297438)**  
Construction of four detached dwellings and access road with associated works. (Comments to be submitted by 21/11/22).
- ii. **WD/2022/0019/F Upper Field, Little Barkham Farm, Goldbridge Road, Piltdown TN22 3XL (APP/C1435/W/22/329716)**

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Construction of two detached four bedroom and two semi-detached three-bedroom dwellings with associated works. (Comments to be submitted by 25/11/22)

## 15. PLANNING APPLICATIONS - DECISIONS

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

### *Applications Approved*

i. **WD/2022/1857/LBA 1 Corner Cottages, High Street, Fletching TN22 3SS**

Variations of conditions 3 and 4 of WD/2021/2815/LB to omit reference to slimline double glazing and metal roof. (APPROVED – 28 September 2022)

ii. **WD/2022/1917/F Parkwood House, Golf Club Lane, Piltdown TN22 3XB**

Alterations to existing dwelling to provide replacement two-storey chalet extension and other cosmetic changes. (APPROVED – 27 September 2022)

iii. **WD/2022/2034/F 4 Brewers Row, Church Street, Fletching TN22 3SJ**

Demolition of 3 existing outbuildings and a metal storage tank with erection of two replacement outbuildings. (APPROVED – 13 October 2022)

*Response to Parish Council – the summerhouse / garden room is proposed on residential land, set back from roadside. In addition, it is an enhancement over the existing buildings and would not be easily visible from afar due to the single storey height.*

iv. **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. (APPROVED – 18 October 2022)

v. **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. (APPROVED – 31 October 2022)

vi. **WD/2022/2348/FA Land at Golf Club Lane, Piltdown TN22 3XB**

Variation of condition 3 of WD/2017/0120 to enable site to be used only by one user/occupier. (APPROVED – 28 October 2022)

*Response to Parish Council: The personal use element of Condition 3 tying the use of the site to the applicant was imposed in light of the supporting Planning Statement which stated "the stables will be privately owned, used and operated by the sole owner who is a very experienced equine owner and carriage driver". The wording of the condition added to the fact that the proposal was for private use, not commercial or business, and in this instance, there was not a private residential property to tie the development to.*

*The proposed variation tying the development and use of the site from the applicant to a single user/occupier would not alter how the site can be used or result in any form of intensification. The condition would restrict the use of the site to private equestrian purposes only by a single person and prevent it from being used for commercial riding, livery use or other business use. Therefore, the varied condition would still provide stringent controls on how the site can be used and operated, and would satisfy paragraph 55 of the NPPF and the six tests outlined in PPG.*

*Applications Refused – None since the last meeting*

*Applications Withdrawn – None since the last meeting*

## PROJECTS

### 16. KING'S CORONATION

To discuss possible events for the coronation weekend

### 17. FLAGPOLE

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

### 18. SPLAYNES GREEN PHONE BOX

To receive an update on the installation of the new door and refurbishment – Cllr Constantinou

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## **19. ITEMS FOR THE PARISH MAGAZINE**

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

## **20. AGENDA ITEMS FOR FUTURE MEETINGS**

To discuss and note any future agenda items

## **21. TIME AND DATE OF THE NEXT MEETING**

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