

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 6th September 2021

Members of the Public in Attendance: 4

Questions RECEIVED from the Public: None

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

District Cllr Galley and Lorna Thwaites, Clerk and RFO (arrived at 19.40).

300. APOLOGIES

Apologies for absence as reported at the meeting: Apologies were received from Cllr Kerwood via Cllr Constantinou.

301. DECLARATIONS OF INTEREST

Declarations of Interest RECEIVED in respect of items on the agenda, as required by the Members Code of Conduct: Agenda Item 12:2 i) WD/2021/1602/F Cllrs Shaw and Collum due to the neighbouring and close location of their own residential properties with regards to the application; 12:2 ii) WD/2021/1398/FR the applicant is known to Cllr Rothery and Cllr Constantinou lives on a neighbouring property.

In accordance with the FPC Code of Conduct, the Councillors did not participate in any discussion on the relevant applications and did not vote on the matters.

302. MINUTES

The minutes of the ordinary meeting of Fletching Parish Council held on 6th July 2021 and the extra-ordinary meeting of 20th August were RESOLVED as correct records and signed by the Chair.

303. REPORTS

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

ii. To RECEIVE a report from PCSO Matt Jarvis and to discuss any issues facing the Parish of Fletching: PCSO Jarvis was unable to attend due to his work commitments.

The Clerk arrived at the meeting.

304. WORKING GROUPS AND COMMITTEES

i. The Council RECEIVED interest from volunteers wishing to join the Parking Working Group: 2 members of public have offered to join the group; the clerk was asked to find out the availability of PCSO Jarvis so a first meeting could be scheduled.

ii. The Council did not appoint councillors and members to the Neighbourhood Plan Steering Group: this matter will be deferred to a future meeting; the Council considers there to be parishioners who would make a valuable contribution as volunteers to this working group.

305. MATTERS ARISING

i. Cllr Kerwood to sign the Code of Conduct in the presence of the Council: DEFERRED due to the absence of Cllr Kerwood.

ii. The letter to MPs sharing concerns about the development of housing in the local area was RECEIVED from Cllr Rothery: The Clerk was asked to send the letter to MP Nus Ghani.

iii. An update on the defibrillator grant for Fletching Football Club was RECEIVED: a FA Sudden Arrest Cardiac Course has been completed by the Club and they have applied for a grant with the football foundation; they have yet to hear if they have been successful.

iv. An update on the meeting with Messrs Randle regarding potential development to the Farm building next to the Recreation Ground was RECEIVED: Cllr Rothery had been invited to attend a meeting and did so purely in a listening capacity; notes from the meeting has been circulated to the full council; potential plans were shared by Mr Randle for Batts Field (an extension of the Ashdown Business Park), parts of Church Farm (which is a possible site for the development of business units) and Parsonage Farm (which is a potential residential development of approx. 8 - 10 houses); the Council AGREED that small scale development to

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meet the needs of the Parish is acceptable but also AGREED that this view should be formalised; Cllr Shaw offered to pull together principles of development for discussion with the full Council; Cllr Galley was asked to feedback any progress on the Batts Bridge plans.

v. Potential plans for the Queen's Platinum Jubilee June 2022 were discussed: A local resident has spoken to Cllr Hannay about their availability to create a firework display on 3rd June 2022; Cllr Shaw AGREED to speak with Mr Hollings about potential plans; the Council AGREED that it would advertise for volunteers to organise celebrations in the Parish and the Clerk was asked to promote via the Parish Magazine; the Council AGREED to have the Jubilee plans as an agenda item for the next meeting.

Cllr Galley left at 20.39

vi. The following issues in Splaynes Green were raised by Cllr Constantinou: the telephone box restoration project doesn't seem to have progressed - Cllr Shaw AGREED to speak with the volunteers for an update; Parish Council owned bollards need replacement as some are now missing - the Clerk was asked to look at costs of replacement bollards; the grass cutting issue has now been resolved.

vii. Cllr Rothery advised that he cannot attend the next Central West Parish Cluster Meeting on 30th September: Cllr Constantinou offered to attend.

306. CORRESPONDENCE RECEIVED

i. Plant a tree for the Jubilee: DEFERRED for discussion as part of the plans for the Queen's Jubilee.

ii. Timber harvesting at Forestry England Parkwood: NOTED.

iii. LANTRA Basic Tree Survey and Inspection Course, Tuesday 21st Sept 2021. £184 inc VAT, South of England Showground, Ardingly: The Council AGREED that Cllr Constantinou would attend.

iv. High Street Bin: The Clerk advised she had contacted the correspondent and sent them the relevant contact at ESH; no further response has been received.

v. Griffin Inn: The Council AGREED to raise the matters with Planning Enforcement.

vi. Uckfield Cluster Community Action Safety Group: Cllr Minch is attending the meeting and will update at the next meeting of the parish council.

vii. Call for Evidence - National Resilience Strategy: The Council AGREED not to respond.

viii. Sustainability Settlement Strategy - response date of 20th Sept 2021: The Clerk was asked to complete with the help of Cllr Rothery.

ix. NALC and the environment event - 27th October 2021: NOTED but it was not considered of interest for the Council to attend.

x. Abandoned vehicles in Fletching Car Park: the progress on the removal of these vehicles was NOTED.

xi. Parking Issue: The Clerk was asked to contact the correspondent with details of the Parking Working group.

307. GRANT APPLICATIONS

To RECEIVE grant applications requesting awards from Fletching Parish Council:

i. Wealden Citizens Advice: The Clerk was asked to check what had previously been awarded.

308. FINANCE

i. Payments for September were AUTHORISED, and the bank reconciliation RECEIVED: The Clerk advised the Council that an unexpected payment had been made to the Festival account; Cllr Rothery agreed to contact the parishioner who had made the payment.

309. BURIAL GROUND

i. The Council NOTED the Burial Ground Regulation that stipulates that price increases must take effect from 01 April.

ii. Revised rates were RECEIVED, and the Council RESOLVED to implement them from 01 April 2022: The Clerk was asked to promote the price increase.

iii. An update on the Badger deterrent work was RECEIVED from Cllr Hannay: the contractor has not yet been able to start the work due to other work commitments.

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iv. An update was RECEIVED on the Cemetery of the Year application: Fletching had not won the competition but had received an improved score compared to last year; the Clerk was asked to report a broken dog bin.

v. The request to add an inscription to an existing memorial was APPROVED.

310. PLANNING ENFORCEMENT

i. Lighting at the Griffin: The Council AGREED to contact WDC planning enforcement.

ii. Barkham Manor works to trees: the Clerk was asked to contact WDC Planning Enforcement and the Tree Preservation Officer.

311. PLANNING APPLICATIONS

1. To RECEIVE comments for applications reviewed by Cllrs with delegated planning responsibility and at the extra-ordinary meeting of 20th August 2021:

i. **WD/2021/1513/FA BARKHAM FARM, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XL** (expiry for comments 26 July 2021) VARIATION OF CONDITION 20 OF WD/2018/0818/F (DEMOLITION OF EXISTING CANADIAN STEEL BARN AND CONSTRUCTION OF REPLACEMENT DWELLING, ACCESS, PARKING AND RESIDENTIAL CURTILAGE (SUBSEQUENT TO PRIOR NOTIFICATION CONSENTS WD/2016/1028/PO4 AND WD/2018/2701/PO4 FOR CHANGE OF USE OF AGRICULTURAL BUILDING TO CLASS C3 DWELLING), TO REFLECT REVISED PLANS FOR PROPOSED ELEVATIONAL CHANGES

Comments AGREED by FPC: Permission has already been granted for conversion of the barn to a house. This application is for an alteration to the fenestration. The proposed windows are extremely large, and the glass is very visible and intrusive on the landscape and will shine across the valley to Fletching. DC 8 (4) states that the curtilage should not be intrusive on the landscape, and we feel that these windows will be very intrusive. The Council has AGREED to REFUSE the application.

ii. **WD/2021/0310/F 3 STONE CROFT COTTAGES, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN** (Expiry for comments: 9 Aug 2021) REMOVE EXISTING GATE AND REPLACE WITH A NEW VEHICLE ACCESS FOR A PROPOSED DRIVEWAY TO THE FRONT GARDEN FOR 2/3 CARS.

Comments AGREED by FPC:

Members of Fletching Parish Council planning group visited this property and have considerable sympathy for their desire to have an exit onto the A272. However, walking down the road and looking at the situation at length councillors felt that to have another exit onto the A272 would be dangerous. The Council understands permission was granted in 1996 which obviously has now lapsed, but traffic on the A272 has increased considerably in volume and speed and the Council feels that an extra exit should be resisted. Fletching Parish Council therefore recommend refusal of this application.

iii. **WD/2021/1409/F DENNIKER FARM SHOP, RUSTON BRIDGE ROAD, FLETCHING, TN22 3SH** (Expiry date comments: 11 Aug 2021) PROPOSED SINGLE STOREY EXTENSION TO EXISTING FARM SHOP AND ERECTION OF BUILDING TO BE USED AS A COVERED EXTERNAL SEATING AREA.

Comments AGREED by FPC:

There are concerns over the extension of the development site by the construction of a substantial open barn as a covered external seating area in the adjoining green field paddock. Fletching Parish Council (FPC) would prefer this to be kept within the existing curtilage. It is noted that there has been no assessment of the impact of potential for increased traffic through Fletching Village in consequence of the development. Fletching High Street is at times highly congested. FPC would prefer a traffic assessment is carried out. If Wealden District Council is minded to grant consent, FPC would like to see conditions imposed (i) to maintain the shop/café as a single unit (ii) to restrict uses within Class E (iii) to restrict site opening hours to normal opening hours (8am to 6pm).

The Council RESOLVED to SUPPORT this application.

iv. **WD/2021/1664/F LITTLE FERRERS, BATTS BRIDGE ROAD, PILTDOWN, TN22 3XR** (Expiry for comments: 24 August 21) CONSTRUCTION OF TIMBER FRAME 3 CAR GARAGE

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Comments AGREED by FPC:

The application has had prior approval by WDC, and the only addition seems to be 3

Velux windows which would cause a problem if it was overlooked but it is not. Therefore, Fletching Parish Council would recommend approval of the application, but the permission should be subject to the same conditions as were imposed on the previous consent: WD/2021/0541/F.

2. To AGREE comments for the following applications and any others that arrive before the meeting:

i. **WD/2021/1602/F 2 NASEBY COTTAGES, HIGH STREET, FLETCHING, TN22 3TB** (Expiry for comments: 7 Sept 2021) FIRST FLOOR REAR EXTENSION AND PROPOSED SWIMMING POOL

The Council AGREED that without the plans they could not comment on the application; a request for an extension was made. The Council NOTED that they had seen a paper version of the plans courtesy of the applicants which had been brought to the meeting by Cllr Shaw.

ii. **WD/2021/1398/FR WOOLPACK FARM, BELL LANE, FLETCHING, TN22 3YB** (expiry for comments 7th Sept) RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF EXISTING RESIDENTIAL OUTBUILDING (USE CLASS C3) TO HAT HIRE BUSINESS (USE CLASS E).

Members of the public spoke at the Chairman's discretion.

The Council RESOLVED to SUPPORT the application with the following conditions: restricted trading hours 8am to 6pm by appointment only; the building is to remain ancillary to the main house and the business is to be conducted only by the resident owner of the house; the lighting restrictions are as per the existing planning consent; limitation on uses within class E are followed; clear signage for the business is required to avoid issues with customers disturbing neighbours to Woolpack Farm; the Council requests whether WDC will consider making this a personal consent to the applicant.

iii. **WD/2021/2001/MFA LAND SOUTH OF COPWOOD FARM AND TO THE WEST OF THE A22, UCKFIELD BYPASS, UCKFIELD, TN22 3PT** (Expiry for comments: 17 September 2021) VARIATION OF CONDITIONS 10 AND 11 OF WD/2020/1244/MAJ (PROPOSED DEVELOPMENT OF A SOLAR ELECTRIC FORECOURT®, COMPRISING 24 CORE ELECTRIC VEHICLE CHARGING POINTS, A SOLAR PHOTOVOLTAIC (PV) FARM OF UP TO 5.5MW AND ENERGY STORAGE. THE HUB BUILDING WILL CONTAIN A MIX OF ANCILLARY DWELL FACILITIES INCLUDING WCS, COFFEE SHOP, RETAIL, SEATING AREA, MEETING ROOMS/ WORKSPACE AND A DISPLAY AREA. PROVISION OF CAR PARKING, HARD AND SOFT LANDSCAPING AND ACCESS ARRANGEMENTS OFF THE COPWOOD ROUNDABOUT. DIVERSION OF PUBLIC FOOTPATH) IN ORDER TO ENABLE THE COMMENCEMENT OF CONSTRUCTION OF THE DEVELOPMENT PRIOR TO THE CONSTRUCTION OF THE MAIN VEHICLE ACCESS AND COMPLETION OF A SECTION 278 AGREEMENT AND CONSTRUCTION OF THE PEDESTRIAN AND CYCLE ACCESS FOLLOWING THE COMPLETION OF THE COPWOOD ROUNDABOUT IMPROVEMENTS

iv. **WD/2021/1956/F LITTLE BARKHAM FARM, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XL** (Expiry for comments: 22 Sept 2021) CONSTRUCTION OF FOUR DETACHED DWELLINGS AND ACCESS ROAD WITH ASSOCIATED WORKS. The Council NOTED the deadline for this application had been extended to 5th Oct 2021.

312. PLANNING DECISIONS

To RECEIVE planning decisions from Wealden District Council

i. **WD/2021/1332/F THE RED COTTAGE, NEWICK HILL, FLETCHING COMMON, NEWICK, BN8 4QS** SINGLE STOREY TIMBER ORANGERY TO REPLACE EXISTING EXTENSION - APPROVED on 16 July 2021.

ii. **WD/2021/0965/F LITTLE FERRERS, BATTS BRIDGE ROAD, PILTDOWN, TN22 3XR** - TWO STOREY SIDE EXTENSION WITH ATTACHED 2 CAR GARAGE

iii. **WD/2021/0885/LB SNUG COTTAGE, DOWN STREET, NUTLEY, TN22 3EH** REPLACE ON A LIKE FOR LIKE BASIS TWO SEVERELY DEGRADED WINDOWS AT THE FRONT OF THE PROPERTY (WF1 AND WG1). REPLACE DEGRADED WEATHERBOARDING PLANKS ON ALL ELEVATIONS WHERE THEY CANNOT BE REPAIRED. PAINT THE WEATHERBOARDING ON THE NEWER EXTENSION BLACK TO MATCH THE ORIGINAL HOUSE AND ADJOINING PROPERTY "PAX COTTAGE" PAINT ALL EXTERNAL WINDOW TIMBER "FARROW & BALL FRENCH

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GREY NO. 18 EGG SHELL" TO MATCH ADJOINING PROPERTY "PAX COTTAGE" - REFUSED by WDC on 23rd July 2021.

iv. **WD/2021/0604/F GARDEN ROOM THE FORGE, SHORTBRIDGE ROAD, PILTDOWN, TN22 3XA** APPROVED by WDC on 25 August 2021.

v. **WD/2021/0931/F POND COTTAGE, NORTH HALL LANE, FLETCHING** DEMOLITION OF EXISTING GARAGE AND STORE, ERECTION OF NEW GARAGE AND STORE WITH ACCOMMODATION IN THE ROOF VOID. NEW LINK FROM GARAGE TO HOUSE. NEW GARDEN WALL - APPROVED by WDC on 3rd September 2021.

313. PROJECTS

1. LAND REGISTRATION

i. An update from Cllr Greenish was RECEIVED on the progress of the land registration work: the Village Hall pathway has been referred to the legal department of the Land Registry; Jonathan Pritchard from the Diocese has sent copies of deeds which shows the Parish Council entitlement.

ii. There are no further actions required for the registration of land at this present time.

2. PARISHES IN BLOOM

i. Cllr Minch has not yet received notification of the result of the Fletching entry for Parishes in Bloom.

3. FINGERPOSTS

i. Cllr Constantinou advised the Council that he had spoken directly with JAKK and that work to re-instate the Splaynes Green fingerpost is currently being undertaken; Cllr Constantinou has agreed with JAKK how to install the fingerpost to overcome the issues with the broken post that remains in the brickwork.

ii. The Council AGREED that Cllr Constantinou would check the state of the remaining fingerposts and report back to the full Council that that it could agree the next Fingerposts for refurbishment and apply for match-funding from ESCC; ESH is to be contacted to ask about the restoration of the Mill Lane Flood marker.

4. PARISH WALKS

i. The Council AGREED to remove the walks from the website due to the problems that have arisen from the walks no longer being accessible or considered safe to walk.

5. PUMP HOUSE

i. Cllr Minch reported that the application had been rejected by the National Lottery; Cllr Minch is in the process of applying for a grant from the Heritage Fund.

314. **ITEMS AGREED FOR THE NEXT PARISH COUNCIL MAGAZINE:** To advertise for volunteers to organise celebrations for the Queen's Platinum Jubilee; notification of the Burial Ground Fee increase.

315. **AGENDA ITEMS PROPOSED FOR THE NEXT ORDINARY MEETING OF FLETCHING PARISH COUNCIL:**

To AGREE if there is a suitable location for Fletching Primary School to install a clothing bank.

To AGREE the view of the Parish Council with regards to housing development within the Parish.

To AGREE to re-instate bollards for Splaynes Green.

To RECEIVE an update on the restoration of the telephone box at Splaynes Green.

316. **THE TIME AND DATE OF THE NEXT MEETING OF FLETCHING PARISH COUNCIL WAS RECEIVED:** Monday 4th

October, 7pm Fletching Village Hall

317. **THE MEETING CLOSED AT 21.27**