

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

E-mail: clerk@fletching-pc.org

Website: www.fletching-pc.org



MINUTES of the Ordinary Meeting of **FLETCHING PARISH COUNCIL** held on Monday 7th November 2022 in the Village Hall, High Street, Fletching (7 – 8.43pm).

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

Also in attendance: Councillor R Galley (District and ESCC Cllr) and Gabriella Paterson-Griggs (Clerk and RFO)

Members of the Public in Attendance: 3

22/205. DECLARATIONS OF INTEREST

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

Minute 22/216 vi – Councillor Hannay as he knows the applicant.

Minute 22/216 v – Councillor Rothery as he knows the applicant.

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

Minute 22/216 iv – Councillor D Kerwood as the applicant

In accordance with the FPC Code of Conduct, the councillor left the meeting during the discussion of the matter.

22/206. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 3rd October 2022 were a correct record and were duly signed by the Chairman.

22/207. MATTERS ARISING

- i. *Response from ESCC Lead Member for Transport and Environment:* the Clerk had circulated the response received from Councillor Dowling to the Councillors prior to the meeting. The Parish Council noted the response.
- ii. *Neighbourhood Plan and CIL Funding:* the Clerk reported that she had had it confirmed by Wealden DC that CIL funding could not be used for a neighbourhood plan. Councillors discussed the purpose of a neighbourhood plan and agreed that its focus needed to be identified. It was **AGREED** that this be looked at in more detail at the next meeting and that in the meantime the Clerk contact the planning consultant that worked with Hellingly Parish Council on its neighbourhood plan.

22/208. REPORT FROM DISTRICT AND COUNTY COUNCILLOR

Councillor Galley reported that the main issue facing councils at present was budgets and that more would be known following the autumn statement. He stated that Wealden DC was rolling out EV charging across the District in some of its car parks and that the Fire Brigades Union was balloting its members in respect of the latest pay offer of 5%. It was also noted that the report on the petition to reduce the speed limit in Piltdown was due to be heard by the Lead Member for Transport and the Environment on Monday 16 January 2023. Councillor Galley

22/209. APPOINTMENT TO OUTSIDE BODIES

- i. It was **RESOLVED** that Councillor Shaw be appointed as the Parish Council's representative to the Leche and Smith Charity for a further four years. It was noted that the Charity would be making winter fuel payments to between 20 and 30 addresses later in the year.

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

E-mail: clerk@fletching-pc.org

Website: www.fletching-pc.org



- ii. It was **RESOLVED** that the Chair and the Clerk be appointed as the Parish Council's representatives on ESALC.

22/210. WORKING GROUPS / EXTERNAL GROUPS

Updates were given by Councillors who attended the following external groups:

- i. *FRGC*: Councillor Rothery reported that tree works were being undertaken at the Recreation Ground and playground. It was noted that it had been suggested that a tree survey be undertaken of all the trees on Parish Council owned land. The Clerk was in the process of obtaining quotes for such a survey. It was also noted that the chestnut tree at Splaynes Green required its canopy to be lifted.
- ii. *Fletching Historical Project*: it was reported that a date had not been set for the exhibition as yet due to the unavailability of the village hall. Other venues were considered but given the size of the display boards it was felt the village hall was the best venue.

Councillor Rothery stated that Sir Nicholas Soames had recently been made Baron Soames of Fletching and it was **AGREED** that a letter of congratulations be sent to him along with an invite to the exhibition.

22/211. CORRESPONDENCE RECEIVED

- i. *ESCC Local Transport Plan Consultation*: the link to the review of the Local Transport Plan was circulated to councillors before the meeting. It was **AGREED** that all councillors would look at the document and consider what responses (if any) they thought appropriate and bring them to the next meeting in order to formulate a Parish Council response.

22/212. GRANT APPLICATION

Samaritans (Tunbridge Wells & District Branch): Councillors considered the grant application from the Samaritans and **RESOLVED** to approve a grant of £250 towards providing new training facilities for branch volunteers.

22/213. FINANCE AND HR

- i. The invoices and payments for November 2022 were **AUTHORISED** and the Council's current financial position and bank reconciliation were noted.
- ii. *Quarterly Budget Report*: the Clerk circulated the quarterly budget report for 2022/23 at the meeting which was noted.
- iii. *Virements*: the Clerk made a request for a number of virements within the budget and new project headings within allocated reserves – a report of which were circulated at the meeting. It was noted that the overall budget did not change. It was **RESOLVED** that the virements and new project headings within allocated reserves be approved.

22/214. BURIAL GROUND

- i. There had been one request made for a burial plot which the Councillors **APPROVED**.
- ii. *Hard Surface path quotes*: The Clerk reported that she was still waiting for a reply to a request for a quote.
- iii. *Scattering Area and Tree Planting*: it was noted that the family had decided not to plant the tree due to honey fungus being present in the area. Councillor Hannay circulated a sketch of the proposal for the scattering area and it was **AGREED** that this be approved.

22/215. ENFORCEMENT – PLANNING AND DRAINAGE

- i. *1 Quince Tree Cottages*: It was noted that, unfortunately, there was nothing that could be done in respect of the untidy land as planning legislation did not cover vegetation and there was no health hazard identified that could be reported to environmental health.

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

E-mail: clerk@fletching-pc.org

Website: www.fletching-pc.org



- ii. *Flitteridge Farm*: It was noted that a planning contravention notice was to be served on the registered owners by Wealden DC and that there were still three caravans on site.
- iii. *Bell Lane and Splaynes Green drainage/flooding*: Councillor Constantinou stated the report was awaited.

22/216. PLANNING APPLICATIONS - RECEIVED

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

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.

The amended plans show minor alterations to the windows and flue position. The windows are appropriate for the original use of the barn for military purposes. The Parish Council SUPPORTS the amended plans and recommends approval of this application; thereby preserving an historic barn.

ii. **WD/2022/22762/F Horse and Barge Farm, Shortbridge Road, Piltdown TN22 3XA**

Proposed single-storey hydrotherapy swimming pool enclosure.

This house is outside the development boundaries but not in the AONB. In accordance with Policy DC19 it will not be intrusive on the landscape as it can only be seen from a public footpath which is behind a high hedge. The house is not listed and has been subjected to many alterations. The plan shows the height is lower than the line of the gutter of the main house. The Parish Council SUPPORTS this application.

(Note: this application was dealt with at the start of the meeting)

iii. **WD/2022/2498/F Splaynes Green Farm, North Hall Lane, Fletching TN22 3SA**

Construction of single storey one bedroom annex in rear garden.

This site is within the AONB and also within a flood risk area. The Parish Council notes that the Environment Agency has recommended refusal of the application due to the flood risk and would concur with that decision. The Parish Council OBJECTS to this application due to the site being within the AONB and a flood risk area.

iv. **WD/2022/2501/FR Northall Shooting Club, North Hall Lane, Fletching TN22 3SA**

Retrospective application for an office/storage outbuilding.

The building applied for acts as an office/storage facility. Although the building is within the AONB it is screened from site by the existing bunds and is not visible from any distance. The Parish Council SUPPORTS the application but would recommend that conditions be added restricting the use as an office/store ancillary to the existing use of the site for use by the Northall CPC only and if Northall CPC cease to trade the facility be removed and the site reinstated to its original form as per the conditions in the existing planning permission relating to the use of the site.

(Note: Councillor Kerwood left the meeting during discussion of the above application)

v. **WD/2022/2569/F Parsonage Farmhouse, Church Street, Fletching TN22 3SJ**

Single storey side extension.

This application is for a house outside the development boundary and the AONB. Although it is not listed it is a house of considerable local character. The Parish Council considers that, although the extent of the proposed extension would not constitute over-development, not enough thought has been given to ensuring that the extension would fit in with the existing house especially as

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

E-mail: clerk@fletching-pc.org

Website: www.fletching-pc.org



the proposed windows are very different from the existing sash windows. The Parish Council OBJECTS to the application

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.

It was noted that the application has been altered considerably since the previous proposal and it is considered that this revised application fits in with conservation requirements especially the use of lime mortar and suitable natural insulation.

With respect to the trees, the Parish Council would like to see the Lawson (G10 on the survey) replaced with a smaller tree that would not create such a shadow. If the Walnut tree (G7) has to be removed, it should be replaced with a similarly significant tree. The Laurels (G13) on the boundary to Mill Lane should be replaced with suitable screening.

The Parish Council SUPPORTS the application.

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)

The Parish Council SUPPORTS this application to extend the previous permission for a further three years subject to the original conditions being applied to any granting of permission.

viii. **WD/2022/2737/LB Sheffield Park Garden, Sheffield Park TN22 3QX**

Repairs to concrete footbridge within the park.

The Parish Council has NO COMMENTS to make on this application.

The comments submitted to Wealden District Council under delegated authority to the following application were noted:

ix. **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.

This permission in principle application relates to the construction of 2 new residential buildings in the garden of Piltdown Lodge. According to policy DC17 sporadic development within the countryside outside the development boundary should not be detrimental to the rural nature of the setting. It is therefore essential that the development is achieved without damaging or substantially altering the character and appearance of the countryside setting. This includes the associated paraphernalia of garages, clothes dryers, fences etc.

It is also important that the screening of trees and bushes is maintained and that any trees removed due to the building works be replaced elsewhere on the site. In addition, the buildings should not be visible over the existing hedges.

Access onto the A272 would be dangerous so any entrances for the properties should be through the existing single drive onto Lodge Lane.

Subject to the above restrictions the Parish Council would ACCEPT the principle of the construction of 2 new modest residential buildings.

22/217. PLANNING APPLICATIONS – APPEALS

It was RESOLVED to delegate comments on the following appeals to the Planning Group:

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).

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

E-mail: clerk@fletching-pc.org

Website: www.fletching-pc.org



- ii. **WD/2022/0019/F Upper Field, Little Barkham Farm, Goldbridge Road, Piltdown TN22 3XL**
(APP/C1435/W/22/329716)

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

22/218. PLANNING APPLICATIONS - DECISIONS

Planning decisions RECEIVED from Wealden District Council 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

FLETCHING PARISH COUNCIL

Clerk: **Gabriella Paterson-Griggs**

E-mail: clerk@fletching-pc.org

Website: www.fletching-pc.org



22/219. KINGS CORONATION

It was **AGREED** that the Parish Council would organise a similar celebration to that that was held for the Queen's Platinum Jubilee earlier in the year. Further details to be agreed following any national announcements in respect of street parties, beacon lighting etc.

It was also noted that there were new owners of The Griffin and it was **AGREED** that the Chair and Clerk make contact to arrange a meeting to introduce themselves.

(Note: Councillor Galley left the meeting at 8.37pm at the end of this item)

22/220. FLAGPOLE

The Clerk reported that she was still awaiting to hear from the new contractor for an update on the project.

22/221. SPLAYNES GREEN PHONE BOX

Councillor Constantinou reported that he and Councillor Kerwood would arrange for the replacement door to be fitted etc.

22/222. 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:

- Coronation plans
- Baron Soames of Fletching – congratulations
- Grants awarded this year

22/223. AGENDA ITEMS FOR FUTURE MEETINGS

It was agreed that the following items be on the agenda and that Councillors contact the Clerk with any other items they wish to be considered at the next meeting:

- Neighbourhood Plan
- Budget for 2023/24 and precept setting
- Local Transport Plan consultation

22/224. TIME AND DATE OF NEXT MEETING

The next meeting is due to be held on:

Monday 5th December 2022 at 7pm in the Village Hall.