

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 4th October 2021

Members of the Public in Attendance: 9

Questions RECEIVED from the Public:

A member of the public spoke of behalf of the applicant for planning permission at Rose Cottage and provided details of the purpose of the application and the future occupation of the cottage.

A member of the public asked that the Parish Council, in the absence of a Local Plan, represent the local opinion with respect to the planning application for Little Barkham Farm; in response the Chairman of the Parish Council requested that members of the public also send in their own comments to Wealden District Council.

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

Lorna Thwaites, Clerk and RFO.

318. APOLOGIES

Apologies for absence as reported at the meeting: RECEIVED from Cllr Galley; Cllr Kerwood was absent.

319. DECLARATIONS OF INTEREST

Declarations of Interest in respect of items on the agenda, as required by the Members Code of Conduct RECEIVED: Agenda Item 12:2 ii) 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; 12:4 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.

320. MINUTES

The Council RESOLVED that the minutes of the ordinary meeting of Fletching Parish Council held on 6th September 2021 are a correct record and were signed by the Chair.

321. REPORTS

i. Due to the absence of Cllr Galley a report was not received.

ii. A report from PCSO Matt Jarvis was RECEIVED: PCSO Jarvis introduced himself as the point of contact for Fletching; his areas of responsibility include anti-social behaviour; he previously covered the area of Hailsham but is now covering the Fletching/Piltdown, Little Horsted and Isfield areas; when PCSO Jarvis is not committed to other jobs he will patrol his areas; these areas now are under the new police station in Crowborough; in response to PCSO Jarvis's request for the priorities in Fletching, the Council responded with speeding; small petty crimes and house break ins.

iii. A report was RECEIVED from Cllr Collum on the Central West Parish Cluster Meeting: WDC is still trying to reduce the number of houses they are required to develop; they are hoping to complete the draft plan in Spring; at this point, there is limited benefit in developing a neighbourhood plan; cllrs were advised to be aware that developers can be very persuasive and councils should avoid bartering over applications; if a large application is received then a public meeting is a good idea but parish councils cannot comment at the meeting but can state the advantages and disadvantages of the application.

iv. A report from Cllr Minch on the CSAG Meeting was RECEIVED: there has been a spike in burglaries in rural areas - sheds, houses and cars; the biggest rise in crime in the area is in catalytic converter thefts; Police are concerned that anti-vaccination protests might come to Sussex; there are currently no resources to police parking however a big meeting with police/MPs/Wealden is being planned to discuss issues related to cars - particularly parking.

322. WORKING GROUPS AND COMMITTEES

1.PARKING WORKING GROUP

i. The Terms of Reference for the Parking Working Group were ADOPTED with small modifications made.

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ii. The date and time of the first meeting of the Parking Working Group was AGREED as 21st October 2021, 7.30pm in Fletching Village Hall.

2. RECREATION GROUND COMMITTEE

i. An update from the meeting of FRGC held on 23rd Sept 2021 was RECEIVED: The financial position of the Recreation Ground has been helped by the number of Cricket matches played this year; a RoSPA inspection has highlighted some areas of work that need consideration.

323. MATTERS ARISING

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

ii. To discuss and AGREE potential plans for the Queen's Platinum Jubilee 3rd June 2022: The Council AGREED to DEFER the discussion to next month.

iii. To RECEIVE an update on the LANTRA tree inspection course: the Clerk advised that the course was fully booked, and the next course is Tuesday 8th March 2022; Cllr Constantinou asked for his place to be confirmed on the course in March.

iv. The Council did not resolve a suitable location for Fletching Primary School to install a Clothes Recycling Bin: Cllr Hannay has provided sizes and details of the bins and will continue to seek out possible locations.

v. The Council DISCUSSED possible speed restrictions outside of Fletching Primary School and RESOLVED to contribute 50% of the cost of a speed survey from East Sussex Highways (the total cost of the survey is £410+VAT).

vi. Quotes on replacement bollards for Splaynes Green have not yet been received and the decision was DEFERRED.

324. CORRESPONDENCE RECEIVED

i. Burial Ground: Concerns had been raised by a parishioner regarding the grounds maintenance work undertaken at the Burial Ground; in response Countrymans Contractors sent a supervisor to review the works and have assured the Council that the standards will be met going forwards.

ii. Urban Grass Cutting Options 2022: The Council RESOLVED to remain with Option 1 - Standard.

iii. Possible Diversion of Public Footpath: The Council NOTED this correspondence and AGREED that they had no comment to make.

iv. Open Spaces Society - Possible Diversion of Public Footpath: The Clerk was asked to respond advising that the Council had no comment to make.

v. Council Grants Available - London Hearts: NOTED

vi. Retirement of Simon Goacher, Payroll Services: NOTED - the discussion to find an alternative provider or take the function in house was deferred.

325. GRANT APPLICATIONS

Grant applications requesting awards from Fletching Parish Council RECEIVED:

i. Wealden Citizens Advice: The Council AGREED that it would consider a further application, but it is not in support of this application due to the retrospective nature of the work detailed in the application.

326. FINANCE

i. Payments for October were AUTHORISED, and the bank reconciliation RECEIVED.

ii. A quarterly budget update was RECEIVED.

iii. The Conclusion of the Audit was RECEIVED from PKF Littlejohn.

iv. The Council RESOLVED to make a donation of £50, and to reuse an existing wreath.

327. BURIAL GROUND

i. An update on the Badger deterrent work was RECEIVED from Cllr Hannay: Works are to be undertaken in October.

ii. No requests or permits for the Burial Ground were RECEIVED.

328. PLANNING ENFORCEMENT

i. Barkham Manor - works to trees: The response was RECEIVED from David Massheder and considered unsatisfactory by the Council; the Clerk was asked to follow up with Cllr Roy Galley.

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ii. The Griffin Inn: The Council RECEIVED an email from Planning Enforcement following up on 2 concerns raised by parishioners; the Council were concerned that the lights are creating pollution at night-time and this has not been addressed in the response from Planning Enforcement; with respect to the concern raised regarding noise from an extractor fan, the Clerk was asked to contact the correspondent and advise them of the process to make a formal complaint via Rother District Council.

329. PLANNING APPLICATIONS

1. Comments AGREED for applications reviewed by Cllrs with delegated planning responsibility:

i. **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

Comments AGREED by Fletching Parish Council: Fletching Parish Council feel strongly that this application is taking a greenfield site and turning it into a brownfield site and there is little justification for this application. There are ample other areas in and around Uckfield where EV car charging points could be sited without impacting a greenfield site. This modification to the original application does nothing to change its strong objection to the application. The modification to the original application is to modify the conditions relating to vehicle and pedestrian access. Members of the Council see no reason why it should agree to this change, the developer should resolve all the conditions regarding vehicle and pedestrian work before any work starts. Fletching Parish Council OBJECT to this application.

2. Comments AGREED for the following applications and any others that arrive before the meeting:

i. **WD/2021/1956/F LITTLE BARKHAM FARM, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XL** (Expiry for comments: 5 Oct 2021) CONSTRUCTION OF FOUR DETACHED DWELLINGS AND ACCESS ROAD WITH ASSOCIATED WORKS.

Detailed comments were AGREED by Members of Fletching Parish Council who RESOLVED to OBJECT to this application.

The Council AGREED to contact planning enforcement regarding the unauthorised works that have been undertaken at the site.

ii. **WD/2021/1602/F 2 NASEBY COTTAGES, HIGH STREET, FLETCHING, TN22 3TB** (Expiry for comments: 5 Oct 2021) FIRST FLOOR REAR EXTENSION AND PROPOSED SWIMMING POOL

Comments AGREED by FPC:

There are two aspects to the application which the Council have considered: the proposed swimming pool is at the end of the garden and the Council do not feel this will cause an issue for neighbours; however, the first-floor extension is not as stated in the Design and Access Statement and is visible from the High Street and is not supported by the Council.

The Council RESOLVED to OBJECT to the application but supports the proposed swimming pool.

iii. **WD/2021/1611/F BEECHES FARM, BEECHES FARM ROAD, BUCKHAM HILL, ISFIELD, TN22 5QD** (Expiry for comments: 5 October 2021) RESTORATION, CONVERSION AND EXTENSION OF EXISTING BARN TO CREATE 1 NO. RESIDENTIAL DWELLING. CONVERSION OF EXISTING WESTERN OUTBUILDING FOR ANCILLARY USE, WITH ASSOCIATED ACCESS AND LANDSCAPING.

The Council RESOLVED to not to comment on this application.

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iv. **WD/2021/1398/FR WOOLPACK FARM, BELL LANE, FLETCHING, TN22 3YB** (Expiry date 5 Oct 2021) RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF EXISTING RESIDENTIAL OUTBUILDING (USE CLASS C3) TO HAT HIRE BUSINESS (USE CLASS E). Amended plan received 13th September showing the site to be served by existing vehicular access to the south.

Comments AGREED: The Council RESOLVED to SUPPORT the application with comments as submitted to WDC on 7th Sept 2021 still applicable.

v. **WD/2021/2251/F 1 AND 2 ROSE COTTAGE, SPLAYNES GREEN, FLETCHING, UCKFIELD, TN22 3TG** (Expiry for comments: 18 Oct 2021) CONVERSION OF TWO DWELLINGS TO A SINGLE DWELLING AND REPLACEMENT OF A GARAGE DOOR WITH A PAIR OF GLAZED DOORS

Comments AGREED: this application falls outside of the principles of the Parish Council which are to develop smaller, affordable family homes within the Parish; however the council wishes to consider each application individually and on its own merits; the council feels that these properties which are two small cottages, present issues currently as individual cottages due to their size and the Council does not consider them to provide suitable family accommodation in their current format; there is also access limitations with one of the cottages currently accessed behind the kitchen window of the other; the Council considers this application will enhance the property which is in the conservation area of the Parish and will provide accommodation that will meet the needs of the existing family who wish to live there in a multi-generational capacity; the council expressed concerns regarding the glass doors that are being proposed for the room replacing the current garage and would like to ask this not to be approved as part of the application. The Council RESOLVED to SUPPORT the application with the comments stated above.

330. PLANNING DECISIONS

Planning decisions RECEIVED from Wealden District Council

i. **WD/2021/0310/F 3 STONE CROFT COTTAGES, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XN** REMOVE EXISTING GATE AND REPLACE WITH A NEW VEHICLE ACCESS FOR A PROPOSED DRIVEWAY TO THE FRONT GARDEN FOR 2/3 CARS - APPROVED by WDC on 9 Sept 2021.

ii. **WD/2021/1513/FA BARKHAM FARM, GOLDBRIDGE ROAD, PILTDOWN, TN22 3XL** 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 - REFUSED by WDC on 13 Sept 2021.

331. PLANNING DEVELOPMENT

i. The principles of development for the Parish of Fletching were RECEIVED from Cllr Shaw.

ii. The Council AGREED amendments to make to the principles of development and Cllr Shaw AGREED to update the document for approval at the next meeting.

332. PROJECTS

1. LAND REGISTRATION

i. An update from Cllr Greenish on the progress of the land registration work was RECEIVED: Surrey Hills Solicitors have received confirmation from HMLR that the Village Hall has been registered and updated official copies have been sent to the Council for records; Surrey Hills Solicitors are hoping to soon resolve the outstanding matter of the burial ground.

2. PARISHES IN BLOOM

i. The result of the competition was RECEIVED from Cllr Minch: The Parish of Fletching have been awarded Silver Gilt.

3. FINGERPOSTS

i. An update from Cllr Constantinou on the progress of the installation of the Fingerpost at Splaynes Green was RECEIVED: the completion of the post is imminent.

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ii. An update on the state of repair of Fingerposts was RECEIVED and the Council RESOLVED to refurbish 2 further posts; Cllr Rothery to confirm with the Clerk the two posts to apply for match-funding with ESCC.

4. PUMP HOUSE

i. The Council AGREED its support for the grant application with the Heritage Lottery Fund and AGREED to allow Mr H Bullock to access the application to assist with its completion; Cllr Minch AGREED to re-confirm the quote previously received.

5. SPLAYNES GREEN PHONE BOX

i. An update on the restoration progress was RECEIVED: The new door provided by Toadman Joinery has been stolen and the theft has been reported to the Police; the Clerk was asked to check if this can be claimed on the Parish Council insurance; the Council AGREED to appeal for the return of the door via the news page of the FPC website.

333. TO AGREE ITEMS FOR THE NEXT PARISH COUNCIL MAGAZINE: Parish in Bloom Award; the theft of the phone box door; the vacancy for Parish Clerk and RFO.

334. EXCLUSION OF THE PRESS AND PUBLIC

To confirm that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media may be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted. RESOLVED.

335. STAFF RECRUITMENT

i. The process for advertising and recruiting a replacement Clerk and RFO was AGREED; the current Clerk's leave date was agreed as Thursday 11th Nov 2021; the Council AGREED to pay the Clerk for her outstanding leave; Cllr Collum AGREED to replace Cllr Hannay on the staff working group for the recruitment process; the deadline for applications was AGREED as 25th October.

336. AGENDA ITEMS AGREED FOR THE NEXT ORDINARY MEETING OF FLETCHING PARISH COUNCIL:

Pump House grant application

The principles of development for the Parish of Fletching

337. THE TIME AND DATE OF THE NEXT MEETING OF FLETCHING PARISH COUNCIL was RECEIVED: Monday 1st November, 7pm.

338. THE MEETING CLOSED at 21.17.