

1/02/10/2018

TICEHURST PARISH COUNCIL

The Village Hall, Lower High Street, Ticehurst, East Sussex, TN5 7BB
Telephone 01580 754090 Email: clerk@ticehurstparishcouncil.co.uk
Clerk: Francesca Nowne

6.30 p.m. PLANNING MEETING

1. Thakeham Homes application on Banky Field – RR/2018/2209/P

Many questions were raised and it was agreed that a meeting should be sought to clarify points - with the chair of planning and the parish clerk.

Points raised were: large bunds of land on the northern and lower part of the land would be hard to maintain - negotiations for a commuted sum with PC had not yet taken place - connections to footpaths to the village - ransom strips over the stream need clarification and future maintenance organised between parties. Confirmation that the agreed 106, £120,000.00 sum for the planting and maintenance of the upper part of the site within PC ownership is needed. Low level lighting at the crossing point to Steeldands Rise is needed and a safe path for children walking to school.

2. B& K Electrical application at Burnt Lodge Lane - RR/2018/2221/P – applicant and architect present.

Applicant was invited to put forward reasoning for the proposal - footprint of the current buildings are considerably bigger than the proposed three dwellings.

Comments made: Loss of B1 site, AONB, on a high ridge and would be clearly visible from the north, loss of green space adjacent to the lane. It was felt that the main objection to the proposal was the design of the buildings and that they should all be single storey, matching the nearest neighbouring property. If this were the case the recommendation from the PC would be positive.

New NPPF ruling states that windfall sites will count towards housing allocations.

3. Ticehurst House RR/2018/2161/P – retrospective The chairman reported that comments have been submitted to RDC - no objection to the retaining wall – (it was felt that the alternative option of a gradual slope would have had a detrimental effect on mature trees) but there are serious concerns about the stability of the roadside wall and the current situation of the windows looking over that wall. The current situation will result in light pollution to the area and it is recommended that the wall be re-built to a greater height, so as to conceal the building to the south.

7.00 p.m. PRESENTATION from the Steering Group Committee for Ticehurst Neighbourhood Plan – all Cllrs. had been asked to have read the electronic copy prior to the presentation and vote under agenda item 2355.

Sheena Carmichael and other members of the Steering Group were present to answer questions and provided a brief summary of changes to the final document:

- Responses to the 300+ replies and statutory comments are contained in the consultation report. Clerk had provided the PC responses that then lead to each one being considered and any consequential changes to the plan.
- Alterations to green gaps and green spaces were explained

2/02/10/2018

- Site specific guidance had been added to the plan for the 3 allocated sites and the two with planning permission.
- Employment site information and map had been produce by J Pilcher - thanks were extended to him for that work.
- Affordable housing had taken into account the purchase of Banky Field by Optivo Housing Ass.
- Policies E1 and E4 had been amalgamated.
- Wardsdown, Orchard Farm and Singehurst are included in the plan as suitable sites. RDC may challenge the Singehurst site which could cause some delay.
- All procedures had been followed correctly.
- Site assessment was re-done and AECOM then used that during the Strategic Environmental Assessment.
- There will be a choice of three inspectors - criteria requested was for an examiner with experience of AONB areas and Rural Planning expertise.
- Referendum is likely to be six months away.

The parish councillors unanimously approved (proposed by Cllr Lloyd and seconded by Cllr. Galpin) of the final plan and the chairman thanked the whole of the Steering Group for their work, in particular, Sheena Carmichael, Liz Young, Teresa Killeen and John Pilcher. Sheena Carmichael was presented with a bouquet as an expression of appreciation.

MINUTES

Members of Ticehurst Parish Council were summoned to attend the Ordinary Parish Council Meeting on Tuesday 2nd October 2018 - Ticehurst Village Hall at 7.30 p.m.

Up to thirty minutes were allowed at the start of the meeting for public questions and comments on relevant matters on the agenda in accordance with Standing Order 1 d. The Chairman reminded the public that they had a right and were welcome to stay and observe the rest of the meeting in accordance with Public Bodies (Admission to Meetings) Act 1960 s1.

Present: Cllrs. Burley ©, Lloyd, Cook, Crawley, Flory, Galpin, Lansdowne, Lee, Luckhurst, Rigby and Young.

In attendance: D. Cllrs. Barnes and Elliston and C. Cllr. Barnes.

2347.0 Adjournment for public questions and comments:

Mr Dunbar from Wallcrouch addressed the meeting on the discrepancies between permissions granted and what he considered breaches of those permissions. In particular the landscaping area to the road frontage appears to be diminished due to a concreted area with metal racking to the external sides of the building. . Cllr. M Barnes reported that she has taken the matter up with the planning officer at RDC- S Shepherd who will investigate what actions are appropriate. Cllr. Barnes felt that in her opinion there had been a large number of applications to gain what, she felt, was the original intention of the applicant. It was pointed out that the application in 2015/2600/P did include the description of goods for garden maintenance, ironmongery and building supplier. The hours of opening were felt by locals to be excessive – the clerk advised that noise emanating from the site, if excessive should be reported to RDC Environmental Dept.

3/02/10/2018

2348.0 Reports from SSALC (Report on AGM 11.10.18), District and County Councillors: No reports had been provided for to circulation:

A verbal report was received from D. Cllr. Elliston: Councillors had voted on whether 16 year olds should be able to vote in local elections - result – No

He further reported that whilst he had spoken against the granting of planning permission for a barn at Cottenden, he had been out voted. The chairman informed the meeting that local residents were considering legal advice, about whether to take out a legal action on the basis that RDC have breached their own planning policy. It was felt that in the past the agricultural estates surveyor at ESCC had provided excellent advice on applications such as this but the advice taken on this case had not concluded on the economic viability of the merits of the size of building on a small plot of land. The continued break up of farms into smaller plots could lead to a large number of similar applications, which should be resisted.

Cllr. Cook reported that the AGM of SSALC will be held on 11th October 2018. Cllrs. Cook, Young and the clerk are to attend. RALC have a meeting set for 10th October.

2349.0 Declarations of Interest: Cllr. Cook declared a personal interest in any matters relating to the Beatrice Drewe Trust – this was repeated prior to that agenda item.

2350.0 Apologies for absence: Apologies had been received from Cllr. Le Bouedec and his reason for absence was recorded in the attendance register on acceptance by the Council in accordance with LGA 1972 s.85.

Cllr. Krista has resigned from the council and therefore a casual vacancy has arisen for the Flimwell Ward. Clerk was asked to inform RDC and post the relevant notices.

Cllrs. were reminded that there will be local elections in May 2019 when it is hoped that local residents will represent the wards that they live in.

2351.0 Adoption of the minutes: Cllr. Crawley proposed, and Cllr. Young seconded a motion that the notes of the meeting held on 11th September 2018 were accurate and approved and authorised the Chairman to sign as a correct record in accordance with LGA 1972 Sch 12 para 41 (1). Motion carried.

2352.0 Grant in Lieu of shared maintenance: RDC offer of £6000 had been accepted and the roof and under boarding has been replaced and the fascias, eight doors and windows painted - £3040 has been spent - Clerk has chased payment from RDC. *RDC responded on 3rd October – monies are to be paid over within a week – Remaining £3000 to be ring-fenced for future repairs/improvements.*

2353.0 Playground Inspections: To receive Playground reports from Cllrs. – written reports to be distributed prior to the meeting.

Flimwell

Farthing Hill - Cllr. Young had circulated a report – site inspected twice – no reported problems, but the gate seems to be left permanently open.

Ticehurst – Cllr. Lloyd had circulated a report – smashed glass on the tarmac areas have been blown off by him. Inspections of play equipment carried out on 3rd 11th 20th & 27th

4/02/10/2018

September – no issues. Limb of Oak with large cavity has been removed. With leaves and pine needles dropping the multi-court will need clearing on a regular basis.

Hedges at Bell Field and Ticehurst will be cut on 5th October 2018.

Stonegate – Cllr. Luckhurst – circulated - Loose gate post and fence post have been reported to the contractor, who will return to site to check in the next couple of weeks.

Pond ring was reported as in the low level water. Grass verge between road side and the pond will be cut on 5th October 2018.

2354.0 Report on matters raised at previous meetings:

Item	Matters Discussed	Update:
1804	Finger Post	Lynden Lane post has been reinstated – clerk has written to the tenant of the field to ask for more care when hedge cutting in the future.
	Finger Posts	Application has been submitted for funding from ESCC for Cross Lane and Shovers Green posts.

It was felt that continuing to maintain the finger posts was a good policy and that generally they were in better condition than many other parishes. There was some discussion about installing hardwood posts rather than softwood to improve longevity.

2355.0 Neighbourhood Planning Committee report. Prior to the start of the Parish Council meeting, the Neighbourhood Planning Steering Committee presented the final draft plan.

Proposal: To propose that the plan be adopted and sent to RDC for the next formal stage of consultation – carried unanimously.

Vote of thanks to be given to the Steering Group for their work over the last 3 years and a bouquet presented to Sheena Carmichael for her exceptional leadership.

2356.0 Ticehurst Works: List of works being carried out throughout the parish.

No items to report.

2357.0 Village Centre Group: To receive a report from the Village Square Group.

- Celebratory opening by The High Sheriff of East Sussex Major General John Moore-Bick CBE DL, took place on 21st September at 2.30 pm.
- £5000 pledged grant from RDC has not yet been received – clerk to follow up. *Subsequent to the meeting RDC have confirmed that it will be transferred within a week.*
- Hurstways are to present solutions to the well top being covered in condensation and the pump repairs.
- Revised plans from A Linfoot have been received and clarification on various costing options are awaited.
- RDC Cllr. S A Hart has pledged to seek a partnership meeting between the parish council, district council and county council
- Clerk has written to ESCC to ask when the High Street will be resurfaced but it is thought that the urgent Southern Water drainage issue between the village centre and the Bell may impact it being diarised.
- Clerk was asked to clarify if the PC could carry out resurfacing works in the square if it so chose.

5/02/10/2018

- Clerk has instructed solicitors to register the rest of the island - proof of maintenance has been requested by the land registry.
- Salt damaged tree will be replaced in the autumn - David Maynard and Cllr. Lloyd took soil samples from all the pits for analysis.
- Cllr. Young reported that an elderly gentleman had fallen on leaving the shop, emphasising the need to create a safer pedestrian route for residents.
- Cllr. Young to meet with C. Cllr. Barnes to discuss the village centre plans.

2358.0 Finance Report:

To receive:

Balanced bank reconciliation and expenditure against budget figures to 30.9.18

List of cheques for sanctioning was approved.

Finance Advisory Group met on 27.9.18 – recommendations for consideration were circulated to all councillors.

It was resolved to replace two lighting columns in Stonegate (Lynden Close and outside the school) and to put variable LED lamps in the five Steeland Rise columns.

Cheque	Amount	To whom	For:
000208	687.58	T Jordan	Grass cuts x 2 August
000209			void
000210	293.00	SLCC	Membership
000211	235.20	Streetlights	Repairs
000212	160.00	R Studholme	Installation of bench V SQ
000213	33385.66	Broxap	Second stage playgrounds
000214	565.43	Castle Water	Allotment and Loos
000215	746.87	HMRC	PAYE
000216	178.80	Jakks	New arm for V SQ fingerpost
000217	53.97	Amazon	Cartridges
000218	4000.00	BDT	Second half of contribution
000219	330.00	Arborweald	Knotweed Treatment
000220	480.00	Littlejohn	External Audit
000221	50.00	AiRS	Membership
000222			void
000223	6000.00	CCLA	To reserve account for 2018/19
000224	142.80	RBS Ltd	Planning programme
000225	40.00	Flower Shop	Bouquet N Plan.

2359.0 Planning Report: a) To receive report on applications considered by Planning Committee with delegated powers to comment to Local Authority since the last meeting. Matters for consideration:

RR/2018/2209/P – detailed planning for Banky Field – final comment to made on receipt of queries to Thakeham Homes - Cllr. Lloyd and clerk to facilitate.

RR/2018/2221/P – Burnt Lodge Lane - application for three dwellings – recommendation for approval if the design of the properties were single storey only.

RR/2018/2161/P – Ticehurst House – comments have been submitted to RDC - to demolish and re-build the wall against the road, to a greater height and with more substantial foundations.

6/02/10/2018

RR/2018/1818/P	Cairds Camping & Caravan Site, Battenhurst Road, Ticehurst TN5 7DU	Construction of four additional stables and rug room for recreational use Construction of a menege for the purpose of training and exercising horses for recreational use.
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Update from D Cllr. on the above application – it was felt that the menege should be resisted but the stables approved.

Update on Bantham Farm - latest application for disabled access, terracing and internal alterations was approved by RDC.

2360.0 Corner Farm: Planning application for the variation of the hall to allow for a room for the shop has been granted.

Costings have been requested.

Application for a variation of 106 agreement has been lodged with RDC but there are no details as yet.

2361.0 Library for the Village Institute: Cllr. Cook reported that the proposed Jazz band event to raise funds was not going to happen but more local renditions had been invited – free shelving is being supplied through the Crowborough library refit. She reported that the library should be open in December 2018.

2362.0 Community Warden: Cllr. Crawley to attend a meeting with SSALC on 5th October 2018. *Subsequently Cllr. Crawley reported that she could not attend - Cllr. Cook to represent the council.*

2363.0 Allotment Update: Cllr. Galpin to report.

Allotment plot 17 at Flimwell - Mr Cole has asked to take over the abandoned plot - clerk has written to tenant for the second time - if no reply is received allow take over on 31st October.

Allotment holder at Farthing Hill was served notice to quit for non-payment, said she wanted to keep the plot and would pay within 7 days - 6 weeks ago.

2364.0 Items for the November Agenda: No discussion – topics only.

- Re-cycling bins at Pickforde Lane - new smaller bins installed, if the clothing bin could be moved it would create at least two more parking spaces.
- Christmas lights and insurances
- D. Cllr. and C. Cllr. Barnes gave their apologies for the November meeting.

2365.0 Council/Clerk of the year nomination to NALC: Unsuccessful – however SSALC were awarded first prize for the best county association for the year.

2366.0 Date of the next meeting: The meeting closed at 8.50 p.m. and the date of the next meeting was set for 6th November 2018

Signed.....Chairman

Dated.....

