

1/03/9/2019

**TICEHURST PARISH COUNCIL**

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

**A Planning Meeting was held at 6.30 p.m.**

**Cllrs. Burley ©, Galpin, Young, Killeen, Ham, and Crawley were present:**

**Applications considered were:**

**RR/2019/1834/P Cross Lane Cottage, Three leg Cross – proposed detached garage/store – no objections were raised to the proposal – recommendation for approval.**

**RR/2019/1839/P 3 Hollands Row Flimwell – part two storey and part single storey rear extension – It was felt that apart from the narrow gap between this and the adjoining property that might make maintenance difficult there was no problem with the application - recommendation for approval.**

**RR/2019/1656/P – The Bell TN5 7AS – alterations and additions to The Bell and adjacent bakery to enable improved function room facilities, extended restaurant and new kitchen, three new guest rooms and three new lodges, new community shop and associated facilities.**

**Seven members of the public were present with queries on the detail of the application.**

- **Parking:** It was suggested that an additional 38 seats in the dining room would increase parking problems in the village centre.
- It was suggested that the extension to the function room and addition of a bar downstairs would exacerbate parking problems in the village centre. Parking on the pavement outside the Bell was cited as a particular problem. It was stated that people would stop shopping in Ticehurst due to lack of parking and the village shops would close causing the village to die.
- It was suggested that during construction works, the Bell car park would be used by contractors and that on-street parking would worsen.
- The drainage system in the village centre is failing with surface water running out of utility pavement points and it was suggested that additional accommodation at the Bell would add to the problems.
- Queries were raised about the running of the community shop facility.
- A query was raised about the privacy of the adjacent property.
- A query was raised about the inclusion of an apiary and orchard within the planning application.

**Howard Canning – Manager at the Bell and Stephen Evans project manager provided answers to the queries:**

- **Stephen Evans reported that he had been asked to design a parking scheme in the Bell Field car park to maximise parking capacities. This had been part of the original agreement with the Parish Council when the Bell used the headland of the Bell Field when constructing the lodges. In return the car park was extended at no cost to the village - the remaining part of the agreement was to design a parking scheme and to resurface the area. Talks with the directors of**

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- Talks with the directors of the Ticehurst Bell Field Co Ltd were on-going about the use of more of the headland to house materials and construction offices to minimise the impact of the building works on the village. A transport plan would be submitted which might also use the area to the rear of the Coach Works for contractor parking.
- The function room, although slightly larger would not host larger parties, but would allow for storage of tables and chairs and the bar on the ground floor is aimed to minimise disruption to local users of the Bell during functions. No bookings are being taken from November 2019 to March 2020 when it is proposed to work on the eastern end of the building.
- Parking on the pavement is a highway matter, but the Bell intend to put bollards or planting boxes along this area to make it safer for pedestrians.
- The community shop will provide a space for people to run their own business from, and will not be run by the Bell. It is likely that the current fish business will manage the proposed building.
- It was confirmed that the proposed new lodges will have roof windows, shuttered walls and were at a significantly lower ground level so as to ensure the privacy of the nearest neighbour.
- The Bell confirmed that they had investigated the water problems as water had been seeping into the cellar, rather than leaving it and that the Bell has not contributed to the central village drainage problems.

Councillors thanked contributors for the points raised above and unanimously voted approval of the proposed plans with the condition that improved parking within the Bell Field car park would be completed prior to the completion of the proposed works.

Those present were reminded the plans will be on display together with presentations at the Bell on 27<sup>th</sup> and 28<sup>th</sup> September.

RR/2019/1657/L The Bell – listed as above.

RR/2019/1803/P – 2 Farthing Hill, Ticehurst – Construction of two bedroomed dwelling and associated works in side garden adjacent to existing house at 2 Farthing Hill. It was felt that as there was no drawing of the proposed and existing properties, no comment could be made.

RR/2019/1831/P - Kiln House – single storey side extension to pool room with internal and external alterations.

RR/2019/1883/P Kiln House – proposed single storey and side and rear extensions and variation of RR/2018/1113/P. It was felt that the variations contained within the above two applications was minimal and there was no reason to object. Recommendation for approval.

## **MINUTES**

Members of Ticehurst Parish Council were summoned to attend the Ordinary Parish Council Meeting on Tuesday 3<sup>rd</sup> September 2019 – 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, Crawley, Flory, Galpin, Ham, Killeen, Le Bouedec, Luckhurst and Young.

**In attendance:** D. Cllrs. Browne and Barnes and C. Cllr. J Barnes.

### **2542.0 Adjournment for public questions and comments:**

A member of the public asked if a 20 mph speed limit could be introduced near the primary school, through to Cross Lane to make the village centre safer for pedestrians, especially around the school. Cllr. Young explained that this has been repeatedly requested and is still very much part of the plan for the village centre, together with the provision of a pedestrian crossing. ESCC however, feel that the current speeds would not make it a viable option. In September speed assessment devices will be placed in three areas to gather information about speeds within the area to assist East Sussex Highways with their decisions for the B2099.

C. Cllr. J Barnes stated that he felt there was a good argument for the speed reduction and that he would speak to Nick Skelton, assistant director at ESCC about the implementation of such a restriction. This would support the Neighbourhood Plan policies.

### **2543.0 District and County Councillors:**

Cllr. J Barnes reported that despite his protests about the tarmacking of the layby at Flimwell, ESCC believe it will not cause an issue with buses being unable to pull in. He recommends awaiting the Phase III safety audit review in the new term and then to make strong representation against the decision. It was reported that 34 children need to get on the school bus in the mornings at this stop. It was resolved to enter into discussions with ESCC when the safety audit is undertaken.

C. Cllr. Barnes reported that there will be a formal hearing at the end of the consultation period on the Childrens Centre in Ticehurst. He confirmed that he had submitted Ticehurst PC's submission against the closure and would speak at the hearing. He urged the parish to consider taking over the running costs to keep the facility open - in the region of £10 – 12,000 per annum.

D. Cllr. Barnes reported that RDC are satisfied with the works carried out at Bardown Farm and that ESCC investigations have not disclosed any contamination of soil. She also reported that she has made strong representation about the proposed reduction in the number of affordable dwellings on the Hilbury site.

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At Wallcrouch the in and out signage is being reviewed by the local authority to minimise road disruption.

D. Cllr. Browne reported that in Hurst Green there are issues with the bins not being replaced where they are left.

**2544.0 Declarations of Interest:** No declarations of interest were made under the terms of the Council's Code of Conduct and Localism Act 2011 s.31 – this was repeated prior to that agenda item.

**2545.0 Apologies for absence:** Apologies were received from Cllrs. Lansdowne and Lloyd and the reasons for their absence were recorded in the attendance register on acceptance by the Council in accordance with LGA 1972 s.85.

**2546.0 Adoption of the minutes:** The clerk suggested removing sentence four of draft minutes: point 2528.0 of the meeting held on 2<sup>nd</sup> July 2019. This was unanimously agreed and proposed by Cllr. Luckhurst and seconded by Cllr. Killeen authorising the Chairman to sign as a correct record in accordance with LGA 1972 Sch. 12 para 41 (1).

**2547.0 Co-option of Councillors:** Four people had put their names forward for co-option to the council for the two vacancies in Flimwell. Three of those candidates were at the meeting. The clerk tabled nomination slips to all councillors. D. Cllrs. Browne and Barnes were asked to collect and count the slips. D. Cllr. G Browne announced that Louise Redknapp and Lindsay Barrow were duly nominated to the council. They were both handed the register of interest forms to be returned to RDC within 28 days and an acceptance of office form for their details to be published on the web site and notice boards. Both candidates joined the council for the remainder of the meeting.

**2548.0 Corner Farm:** Solicitors have been instructed that Flimwell Hall Trust will be the owners of shop and hall. PC fall back position if the Trust fails. Request for half contract sum from Quantum had been received and a cheque was duly authorised.

**2549.0 Playground Inspections:** To receive Playground reports from Cllrs. – written reports to be distributed prior to the meeting.

**Flimwell** - Cllr. Ham circulated a report which showed fencing to the Corner Farm site allowing access - clerk was asked to speak to Quantum Homes about this.

**Farthing Hill** - Cllr. Young reported that much of the equipment has been damaged recently and that repairs are urgently needed.

**Ticehurst** – The clerk circulated a note about one small ash on the north-eastern corner of the recreation ground and ash trees over hanging the pavement at Ticehurst pond being infected with chalara. It was agreed they should be cut back and Cllr. Flory offered to look at them with a view to making them safe.

**Stonegate** – Cllr. Luckhurst circulated a report – the hedge within the playground needs urgent attention and the life ropes are now back in place.

**Hilbury Field** - The clerk reported that she and Cllr. Lloyd had met with the developer for the area, who had been disappointed at the parish council comments to the planning variation being applied for. They had been informed that the developer would approach the PC with a view to managing the surrounding land and playground with a proposed

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sum of £110,000.00 within the 106 agreement. No formal approach has been made to date.

**2550.0 Trees: Seacockers and Corner Farm:**

RDC have been asked to monitor the potential damage to trees on the eastern boundary of the Flimwell playing field and the piece of land at Seacox Cockers on the Hawkhurst Road opposite Sunny Bank Cottages.

It was reported that the power cables and poles may be replaced in the near future along the Hawkhurst road and the contractor on the Seacox Cockers land reported that most of the trees within the site are leaning should be cleared. Some are touching the power cables.

**2551.0 Ticehurst Works: List of works being carried out throughout the parish.**

Swing Farthing Hill – temporary repair has been damaged.

Hedging at Ticehurst Recreation Ground

**2552.0 Village Centre Group:** Cllr. Young reported that the CIL bid for £339,000 to RDC was made on the 19<sup>th</sup> September 2019 and that it is understood that only three bids were submitted.

D. Cllrs. Barnes and Browne felt that the final copy of the bid was an excellent piece of work and councillors thanked Cllrs. Killeen and Young, together with their committee for their hard work. Thanks were also extended to Henrietta Nowne who had been provided with time at work to draw up and print the final plan. The time frame within the bid would be to carry out feasibility studies, safety audits and work within a two year period if successful. C. Cllr. Barnes reported that he would ask Nick Skelton, assistant director to help with the discussion on informal, less intrusive, road crossings.

RW Greens have been asked to look at the trees planted in Marlpit Gardens as two have failed and others are looking unwell.

It was resolved to consider the purchase of a mobile speed detection device at the next meeting in October.

Hanging Baskets - these will be removed for the winter and it was agreed that lessons had been learnt for the next growing season.

**2553.0 Finance Report:**

Donation to Youth Club - it was resolved to ask the Youth Club to submit a summary of running costs and income before pledging monies to their work.

Request for funding from Stonegate Hall Association - The chairman of the Hall was advised to make a bid for community match funding through RDC for the flat roof repairs/replacement – deadline was believed to be 31<sup>st</sup> December 2019. If successful the parish would then consider making a donation towards the other half of the costs.

Commencement of Precept process for 2020/21 – It was resolved to commence work on the 2020 – 2021 budget in October 2019.

Cost of Petanque Pitches - priced by T Jordan. It was felt that an application for community grant monies might assist with the establishment of the pitches.

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**List of cheques were sanctioned for payment:**

<b>Cheque</b>	<b>Amount</b>	<b>To whom</b>	<b>For:</b>
000402	13.14	Post Office	Postage N Plans to RDC
000403	39.96	Francis Came	Dog mess stickers
000404	34.15	E Young	Stationery
000405	792.07	HM rev	PAYE
000407	465.60	Portable Space	Outside loos
000408	101.34	Tates	Timber for gate
000409	1400.00	S Colvin	Hedge contract
000410	657.60	Rospa	Reports
000411	132.00	Streetlights	Brackets for baskets
000412	41.00	N & Vs	Pages
000413	126.00	SLCC	Training
000415	687.58	T Jordan	Grass cutting
000417	110.42	N power	Loos
000418	649.62	Amberol	Baskets
000419	660.00	S Evans	Well
000420	130.00	Kazamataz	Fun Day children entertainer
000421	145.00	Premier rides	Carousel
000422	395.00	D Studholme	Electrics
000423	4000.00	BDT	Installment
000424	36.00	Iden Signs	Signage
000425	41.00	N & Vs	Pages
000426	162.24	C & C	Loo supplies
000427	85.00	Ingredients	Fun Day
000428	30.96	Supplies	Fun Day
000429	687.58	T Jordan	Grass cuts
000430	340.00	J Brooker	July
000431	282.00	Wealden Group	N Plans final copies
000432	85.00	RALC Sub	Subscription
000433	200.30	N Power	Loos
000434	1152.90	ESALC	Subscription for year
000435	82.00	N & Vs	Pages
000436	24500.00	Quantum	Half price of shop - to be completed OCT

**2554.0 Planning Report:** To receive report on applications considered by Planning Committee with delegated powers to comment to Local Authority since the last meeting. Matters for consideration: As listed in agenda for planning on pages 1 & 2 /03/9/2019

A formal vote of thanks to Sheena Carmichael was proposed and passed for her excellent work on the Neighbourhood Plan.

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**2555.0 High Weald AONB Design report:** Ticehurst Parish Council responded with document drafted by the clerk and sent to councillors.

**2556.0 Police Grant:** £2000 has been received to update security at the recreation ground:  
Proposal to add another camera to the pole directed towards the youth shelter.

**2557.0 Bus Stop:** Update on the removal of the layby at Flimwell next to the bus stop. This matter was dealt with during C. Cllr. Report.

**2558.0 Housing Allocation Consultation by RDC:** The clerk reported that she had twice attempted to respond on line but the system had crashed. Concerns were expressed about the reduction of the A B C D banding to URGENT and WAITING for those on the housing list. The clerk was asked to draw up a draft response as well as responding on line to ensure that the pledges made by Optivo and RDC about the local lettings policy for Banky Field were upheld and that the current consultation would not alter that commitment.

**2559.0 Polling Stations:** Rother's survey deemed current sites to be suitable - Flimwell Hall has been put forward by the Trust as an alternative to the Pavilion.

**2560.0 Childrens Centre:** Response from Ticehurst Parish Council has been submitted. This item was dealt with under the C. Cllr. report at the start of the meeting.

**2561.0 Family Fun Day 21.7.19 Cllrs.** Killeen reported that the event had been a great success. The majority of the costs had been covered by generous donations. People had asked for it to be an annual event. It is hoped that the next event (Christmas market) might coincide with the switch on of the Christmas lights.

**2562.0 Items for the October Agenda:** No discussion – Speed data device.

**2563.0 Date of the next meeting:** 1<sup>st</sup> October 2019

Signed.....Chairman

Dated.....1.10.19.....