

1/7/2021

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

A G E N D A 6.00 pm for planning:

Members of Ticehurst Parish Council were summoned to attend a Meeting of Ticehurst Parish Council on Tuesday 7th December 2021 – Ticehurst Village Institute at 7.00 p.m.

Planning applications for consideration and recommendations of planning committee to be reported to full council at 6.00pm Present: Cllrs. Lloyd ©, Burley, Galping, Luckhurst and Ham

Reference	Location	Proposal	Status
RR/2021/2819/P	Downash House, Rosemary Lane, Ticehurst TN5 7PS	Variation of Condition 2 (approved plans) of listed building consent approval RR/2017/2594/L - to allow realignment of driveway and change in surface treatment, change in external finish to garage block from brick to render with block pattern and alternative safety railing design (without piers) on top of the garage block. <i>It was felt more appropriate to leave decision on this application to the listed planning officer. No PC objection.</i>	
RR/2021/2810/P	White Cottage, Union Street, Flimwell TN5 7NT	Proposed first floor rear dormer extension to create en-suite <i>It was felt that this was a modest, well designed proposal – materials to match in style and colour to original building - Approval recommended.</i>	
RR/2021/2804/P	Villa Flair, Union Street, Flimwell, TN5 7NT	Erection of a detached bungalow with three bedrooms and a detached store and double garage together with associated hardstanding, turning area and use of existing access on to the B2087. <i>This land was put forward during the Ticehurst Neighbourhood Plan call-for-sites and rejected on the following grounds:</i> <ul style="list-style-type: none"><i>Access road too narrow for fire engines or deliveries.</i><i>Valuable line of mature oaks on the southern boundary of the site.</i><i>Covenants relating to the land as not being used for residential were not provided.</i><i>Outside development zone.</i><i>Potential damage to hedge and trees belonging to the Chestnuts.</i> <i>Furthermore, the drawings are in conflict with planning policy – a stable does not make a paddock area domestic – dangerous precedent.</i>	

The justification for the three- bed bungalow with inference of intention for further dwellings is disproportionate for elderly parent - PC would suggest that extension to current dwelling would be more appropriate to achieve the level of care. Recommendation for refusal.

RR/2021/2760/P 2 Lower St
Marys, Ticehurst
TN5 7AW

Proposed rear extension and internal alterations to a semi-detached dwelling

No objection – recommendation for approval.

RR/2021/2750/P 2 Gibbs Reed
Cottages,
Pashley Road,
Ticehurst TN5
7HE

Proposed single-storey rear extension (alternative to RR/2021/912/P). ***Proposed extension is similar to the one at 1 Gibbs Reed Cottages - no objections.***

RR/2021/2654/P Bramdean,
Station Road,
Stonegate, TN5
7EP

Installation of a ground-mounted solar panel array L4,090mm x W6,600mm x H900mm in a paddock bordering the garden curtilage. Situated on a permeable gravel and hardcore base. ***Concerns were expressed about the need to have the solar panels within the agricultural field rather than the residential curtilage - hedging around the panels would assist with screening in AONB - approval***

RR/2021/2623/P Greenways,
Pashley Road,
Ticehurst TN5
7HE

Proposed single storey side extension (sunroom) ***It was felt that the extension was close to the neighbour to the east, but that the neighbours window on that boundary line was small and therefore little impact on their privacy***

Recommendation for approval.

RR/2021/2597/P Fine Acres,
Astricus,
Tolhurst Lane,
TN5 7JG

Occupation of Astricus as an independent dwelling and erection of single storey conservatory.
(Retrospective) ***The owner has already moved into the building and sold the original house when the two were tied together under a 106 agreement – this now represents a new dwelling in the countryside and as such should be resisted as planning creep - Recommendation for refusal.***

RR/2021/2601/P Stone Place,
Tolhurst Lane,
Wallcrouch, TN5
7JG

Demolition of existing agricultural buildings; restoration of walled garden, erection of land management and agricultural buildings with associated works. ***This land was put forward under the Ticehurst Neighbourhood Plan's call-for-sites and was determined to be unsuitable for residential use – proposed bothy for gardener accommodation should be conditioned as attached to Stone Place - councillors felt that the***

	<i>restoration project was well designed and would be a great asset to the area. Rec. for Approval.</i>
RR/2021/2521/P Seacox Cockers - Land adjacent to, The Mount, Flimwell, TN5 7QP	Proposed residential development for 2 pairs of semi detached dwelling houses (4 units in total), new access, associated parking, landscaping and biodiversity enhancements. <i>This piece of land is subject to enforcement proceedings for breach of tree preservation order on the site – the most significant tree on the site - Beech – would be lost to accommodate the proposed over-development of this small plot. Proposal would generate 8 cars exiting the site. The area is outside the development zone and has no architectural merit and should be resisted - no biodiversity gain.</i> <i>Recommended for refusal.</i>
RR/2021/2413/P Hillbury Field, High Street, Ticehurst	Variation of condition 1 (approved plans) of approval RR/2019/2818/P to allow amendments to plots 7 and 8. <i>It was felt that the original proportions were better than the proposed and did not improve the overall scheme. Recommendation for refusal.</i>
RR/2021/2335/P New Pond Farm, High Street, Wallcrouch TN5 7JN	Variation of Condition 8 of RR/2016/704/P to enable the building to be used for storage and retail in lieu of B1, B8 and retail trade counter. <i>The site is well used, without generating a traffic issue in the area. Recommendation for approval.</i>
RR/2021/2277/L Old Merriams, Church Street, Ticehurst TN5 7AE	Insertion of natural insulation in to the front room floor and first-floor front bedroom and office walls. <i>No objection – comment about whether a vapour control layer would be needed within the scheme.</i>
RR/2021/2230/O	Certificate of lawfulness for the existing use of building as residential wellbeing clinic for the purpose of cultural and religious health care via both the treatments that are offered and program of social inclusion to build an effective working relationship with ethnic groups and the countryside. <i>14 letters of objection – owner of the building does not appear to have been informed of the application - therefore it should not be validated for consideration. Loss of any shop in the village is strongly resisted to ensure the economic vibrancy of the village. Recommendation for refusal.</i>

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 ©, Galpin, Ham, Killeen, Lloyd, Luckhurst, Redknap, Stephenson, Studholme and Young.

In attendance: C. Cllr. E Kirby-Green and D. Cllr. M Barnes.

2924.0 Adjournment for public questions and comments:

- Peter Reeves, chairman of the Beatrice Drewe Trust addressed the meeting, informing councillors of their intentions to improve the bar area, replace doors and windows, provide a new heating system and other works. He felt that they would need the services of a professional fund raiser to achieve their aims. He further reported excellent bookings for the hall and other rooms since the restrictions of the pandemic had been lifted. Parish Council were supportive of the Trust's aims. The clerk clarified the ownership of the site - the building and all walls and rooms attached to the original Institute belong to the Beatrice Drewe Trust and the parish council is the registered owner of the land.
- PC are meeting with insurers on 14th December and suggested that the BDT chairman might like to book an appointment with them to discuss their insurance needs.
- PC are meeting pavilion specialists to discuss the replacement of the storage container changing rooms as part of a CIL wish list.

Report on social media points raised during the last month:

It was pointed out that a neighbouring parish council publish the names and addresses of those submitting planning applications. It was felt that this could potential be perceived as a breach of GDPR. Retaining an open medium for comment is difficult and Cllr. Studholme was thanked for his management of the Ticehurst site.

2925.0 District and County Councillor Reports:

Newington Court: In anticipation of there being public questions about Newington Court, Cllr. E Kirby-Green had circulated a report to members. In January 2021 ESCC and Optivo partnership had determined that the underoccupancy of the site was not viable and was not attracting new residents. To make it cost effective it had been decided to retain it as housing with care, rather than one with extra care. Cllr. E Kirby-Green committed to request information that Wealden residents had been refused entry into the scheme. It was reported that there is no intention to sell off the property. Cllrs. stated that they were keen to retain the residential care facility within the village.

Cllr. E Kirby-Green also reported on the larger highways budget that she hopes some of which will be used within the parish.

D.Cllr. M Barnes reported that Rother have a new deputy Chief Executive.

2926.0 Declarations of Interest: Declarations of interest under the terms of the Council's Code of Conduct and Localism Act 2011 s.31. There were no declarations of interest.

2927.0 Apologies for absence: Apologies to be recorded in accordance with LGA 1972 s.85. Apologies were received from Cllr.s Lansdowne and LeBouedec and their reasons for absence were recorded on acceptance by fellow councillors.

2928.0 Adoption of the Minutes: 2nd November 2021 draft minutes had been circulated to all members. - Proposed by Cllr. Galpin, seconded by Cllr. Killeen and signed by the chairman.

2929.0 Vacancy for councillor to represent Ticehurst:

Clerk reported that Cllr. Crawley had tendered her resignation and would hope to stand again at the 2023 elections when she will have more time. Clerk to thank her for her work for the council.

Rotehr have been informed and the necessary notices posted. It is hoped that any candidate wishing to stand for election or co-option would circulate a C.V. 7 days prior to the January 2022 meeting.

2930.0 Village Centre : Cllrs. Young and Killeen reported on various matters:

- Instruction to go to detailed design has been given to i-transport – they have in turn, been in touch with ESCC but no action to report.
- New license has been applied for device at Marlpit Gardens ESCC are processing it and it is hoped that this will be ready for end of January 2022 *Subsequent to the meeting the licence has been granted 10.12.21.* Cllr. Studholme reported on speed activated devices. The data obtained from the two devices shows that 11% of drivers violate the speed limit in both locations. Between 21st September and 3rd December 52133 vehicles have passed through the village.

Speed	Percentage of drivers
Under 20	10.42%
21 – 30	53.76%
31 – 40	33.40%
41 – 50	2.31%
51 – 60	0.10%
61 – 70	0.01%

Cllr. Young felt that this data would qualify Ticehurst to apply for a 20 mph limit.

Clerk to provide contact to Cllr. Studholme for Neil Curren - Malatite. A smiley/grumpy face has been added to the signs to keep interest and awareness by local drivers.

- RDC have issued consultation advice for limiting trading in church street and the village square – Cllr. Studholme reported that he had a conversation with one street trader who was more open to the idea of moving to opposite the Volvo Garage, supported by the PC. Another van is now parking within the square rather than on the junction. Cllr. Redknap reported that the fast food outlet, having moved from the village hall to the Furniture Barn in Flimwell had not seen any loss of sales.
- Car Park - Cllr. Galpin reported that the extended car park design has been submitted to RDC showing 2.5 m bays, disabled bays and electric charging point bays, together with some softer landscaping and indication of lighting positions. It was felt that a clear visible route to the shops through Milk Maid's Alley and along the side of the Bell will assist pedestrian flow and that patterned paving could encourage footfall. Freehold ownership of the path to be considered.

2931.0 Playground Inspections: – Written reports were distributed prior to the meeting. Chains provided by Sovereign Play for reinstatement of new cradle swing at Flimwell are not the correct ones and they will send out new ones – 30.11.21.

Flimwell - Cllr. Redknap reported that Safe Play were happy with repairs carried out. Another bin has been reported as broken.

Ticehurst – Fresh Air Fitness will provide repair dates on Monday and Caloo have indicated installation of the new skate park area in February 2022. Clerk to chase.

Stonegate – Cllr. Luckhurst reported that post the clerk reporting the air rifle activity over the Stonegate play area, the police had visited site, confiscated the air rifle and informed the owner that it is illegal to fire any gun over someone else's land.

Cost of the urgent repairs and signage recommended by Safe Play had cost the parish £3100, compared with the £4700 originally quoted.

Cricket Pavilion – Electrical connect to defibrillator required – invoice raised for one third of recent works to Cricket Club for payment. Cllr. Studholme to be provided with contact details to ascertain how to connect up the box.

2932.0 Finance Report:

Expenditure since last parish council meeting listed below:

First draft budget for 2022-23 circulated after consideration by finance group. Cllrs. were asked to provide any proposals/alterations prior to the next meeting so that the budget could be adopted at the January meeting – to be able to submit to RDC within their deadline.

Report of expenditure against budget report circulated and accepted by members
Reconciled Bank reconciliation circulated and accepted by members.

Cllr. Luckhurst reported that increases in the budget were for grass cutting, tree work, hedge cutting and litter collections and a counteractive reduction in replacing lighting columns. The current year's budget was proving adequate and it was proposed that next year, donations should be limited to local clubs (Football and Scouts) rather than outside parish organisations.

Clerk was asked to ascertain whether the bins could be emptied more frequently by Rother and what the cost implication would be.

Cllr. Young suggested adding another hanging basket at Lower St Mary's and would cost that addition for the next meeting.

	£ money in	£ money out
East Sussex ALC		120.00
Safeplay -		60.00
Nationwide Waste		145.53
Defib cabinets		576.00
Information Commission		35.00
BT Group		72.36
Nest		186.27
Business Stream		99.88
Corex G's		36.00
Europlants		63.55
J Brooker		435.00
RBS		294.00
Tate fencing		62.22
Rother – grant for petanque	1800.00	
E.On		329.32

Ticehurst N & Vs gazebo	90.00	
Horizon Skills		174.00
D Kavannah Spall – knotweed		180.00
Street Lights		49.50
Glasdon – dog bin and rubbish bin		671.25
Countrymans		4748.92
E Young reimbursement		89.99
Lloyds		7.00
Biffa		77.81
Costain ESCC		399.61
ESALC		48.00
Honey Barrett		39.00
Castle Water – two payments		8.39

2933.0 Planning Report: Planning applications considered at the planning meeting 6.00 pm – applications listed and proposed recommendation prior to the PC agenda.

- Enforcement Proceedings - Birchenwood occupancy matter was heard in Hastings Magistrates Court on 28.9.21 – guilty pleas put forward Fine £180 (reduced from £270). Victim Surcharge £34 and costs contribution of £600 (reduced from £1278) – The occupant has to remove the caravan and clear the land - RDC have given the defendant 5 months to advertise and sell the land due to her financial circumstances.
- Land at Stonegate – change of use needs to be reported to RDC.
- Strakes Farm – owner changed plea to guilty at Hastings Magistrates Court - Fined, and costs £2857.31 to RDC. It is not yet known what the time scale is for removal of buildings.

Cllr. Lloyd was pleased to report that on the whole, Rother are upholding parish recommendations on planning applications. Cllr. Burley commented that M Gove MP appears to be moving away from fixed targets for local authorities.

2935.0 Items for the January Agenda: Precept to finalise

2936.0 Date of the next meeting: 4th January 2022

Signed.....Chairman

Dated.....

7/07/2021