

1/07/03/23

## TICEHURST PARISH COUNCIL

The Village Hall, Lower High Street, Ticehurst, East Sussex, TN5 7BB

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Clerk: Francesca Nowne

### MINUTES

Members of Ticehurst Parish Council were summoned to attend a meeting of Ticehurst Parish Council on Tuesday 7<sup>th</sup> March 2023 at Ticehurst Village Institute at 7.00 p.m.

Cllrs. Bassett, Burley, Galpin ©, Ham, Heapy, Hodges, Killeen, Lloyd, Luckhurst, Redknap and Studholme.

D.Cllrs. Barnes and Browne.

Planning applications for consideration (recommendations of planning committee to be reported to full council) at 6.30pm

Reference	Location	Proposal
RR/2023/272/P	Land at Birchenwood – The Old Vineyard TN5 7HE	<p>Extension and conversion of existing shed building to residential accommodation, together with the removal of the storage containers and use of land as a Gypsy and Traveller site.</p> <p><i>45 members of the public present to object. Comments from the public have been combined into our response.</i></p> <p><i>We are unable to comment on the ethnicity of the applicant or the validity of any reliance on such ethnicity to warrant a new dwelling outside the development boundary of Ticehurst.</i></p> <p><i>The site is outside the development boundary of Ticehurst. It is not being applied for under para 80(e) of the NPPF.</i></p> <p><i>RDC Local plan states that there any new or extensions to existing sites should only be allowed if there would be:</i></p> <p><i>i) No adverse impact to the character of the countryside, particularly in the High Weald AONB</i></p> <p><i>ii) If the local environment and residential amenities would not be adversely affected</i></p> <p><i>iii) If there is satisfactory means of vehicular access and the local road net work is adequate</i></p> <p><i>iv) If the site is conveniently located in relation to schools and other community facilities.</i></p> <p><i>None of the conditions apply to this site. The site is considered to be an unsustainable location, being outside the development boundary and being sited on a dangerous bend of the B2099 which is a stretch of road suffering a high degree of speeding in both directions. There is no footpath between the proposed site and village amenities forcing a reliance on vehicular travel. The site entrance is located on a blind bend to the north and restricted visibility to the south This matter should be raised with</i></p>

		<p><i>E S Highways as it is understood they are carrying a safety review of this area.</i></p> <p><i>The application is to change the status of part of the land (720 m2) to accommodate the circumstances of someone claiming to be of Gypsy or Romany status. The council do not feel that the status on its own warrants the development of a dwelling outside the development boundary and in the AONB on a site not identified as suitable for development during the Neighbourhood Plan process. The application to extend the existing shed, the planning status of which is unknown, and to regularise the existing hardstanding area on the site. No qualifying features have been suggested by the applicant to warrant a new dwelling in the AONB outside the development boundary and the site is noted by the previous appeal inspector to not qualify as isolated in terms of NPPF Para 80. The development is therefore considered to be inappropriate development in the AONB and the parish council recommend refusal of the application.</i></p> <p><i>The existing building is a wooden shed. The applicant has owned the land since 2016 - It would appear from google images that the shed was not there 2015. PC request that RDC looks into the planning history on the site. Therefore, the normal reasons for resisting a development outside the development area still apply. Should Rother consider the ethnicity grounds qualify as special circumstances for the application, the parish would request a condition be placed to limit the number of dwellings (permanent or mobile), to the single dwelling that is being applied for. A restrictive covenant ensuring that no additional occupation takes place and we would further request that this be made explicit with a restriction on overnight stays from any visitors.</i></p> <p><i>The bridle path that runs parallel with the site has had its fence removed/collapsed and the existing horse on the application land runs freely on the bridle path making pedestrian use of the path impossible. The old fence line is laying in the path.</i></p> <p><i>Cllr. Mary Barnes reported that she has called in the application and advised that members of the public will be able to request to speak when it is listed.</i></p> <p><i>The domesticated use of the land has continued despite the enforcement action putting the applicant in breach of the original enforcement notice ruling. It is requested that Rother review whether the non-compliance with the existing enforcement notice, invalidates any planning application on the site.</i></p> <p><i>During the appeal and enforcement process traveller status was not mentioned and at the magistrates hearing she stated that she had asked Rother to house her in council accommodation. It</i></p>
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		<p><i>was commented that the Design and Access Statement refers to the applicant's 'aversion to bricks and mortar', in support of the ethnicity claim, yet the application is not seeking approval for a mobile unit, made partially of masonry construction, raising an inconsistency in the application.</i></p> <p><i>Recommendation for refusal it is an unsustainable site, outside the development boundary of Ticehurst.</i></p>
RR/2023/253/T	29 Corner Farm TN5 7FE	<p><b>T1 Oak – remove ivy crown reduction 10% and re-shaping from the easterly perspective and 30% thinning of epimorphic growth from the easterly perspective. Reduce height of 3 mature holly trees situated to the south-west of the oak tree to 7ft – holly trees are not subject to TPO.</b></p> <p><i>Recommendation for approval.</i></p>
RR/2023/219/P	2 Lower St Marys TN5 7AW	<p><b>Proposed rear extension and internal alterations to semi-detached dwelling - revised from RR/2021/2760/P Very little alteration - slight increase. Design looks better. Recommendation for approval.</b></p>
RR/2023/181/P	2 Mabbs Hill Lynden Lane TN5 7EF	<p><b>Extension to rear of property and porch to the front.</b></p> <p><i>Cllr. Luckhurst declared a personal interest as a friend of applicants relative. Noted that the fence line appears to spread over the boundary line. Recommendation for approval.</i></p>
RR/2023/149/P	Highweald View High Street, TicehurstTN57HT	<p><b>Proposed conversion of an extension and existing garage to form self-contained annexe. It is a conversion of an existing garage together with the building of an extension. It was felt that the extension in front of the rather attractive oak framed building was incongruous. Garage alone was subservient but with the extension would change that perspective. No design and access statement for the application. High location. If granted a 106 agreement should be applied. Subservient used and would be better placed to the north of the building. Recommendation for refusal.</b></p> <p><i>Cllr. Lloyd declared a personal interest as a near neighbour.</i></p>
RR/2023/128/P	22 Acres Rise Ticehurst TN57DD	<p><b>Erection of single storey side extension There appear to be some ground level changes between this property and the one to the south.</b></p> <p><i>Recommendation for approval</i></p>

### Parish Council Meeting

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. Bassett, Burley ©, Galpin ,Ham, Heapy, Hodges, Killeen, Lloyd, Luckhurst, Redknap and Studholme.  
D.Cllrs. Barnes and Browne. C.Cllr. Kirby-Green.

**3179.0 Adjournment for public questions and comments:**  
Public had left the meeting as the planning section ended.

**3/07/03/2023**

**Report on social media points raised during the last month: Nil**

**3180.0 District and County Councillor Reports:**

**COUNTY:**

**Cllr. E Kirby-Green reported that she is continuing to chase the results of the drainage testing in the High Street.**

**East Sussex approved their budget on 7<sup>th</sup> February, adding investment in the highways infrastructure, school places, special educational needs and reducing its carbon footprint. County Highways are going to skim the western most imprint in the High Street.**

**Cllr. Kirby-Green reported that she is meeting the highways steward on Friday morning in Flimwell. 8261 potholes have been repaired since the beginning of January 2023 from next week there will be ten gangs working on pothole repairs – 595 potholes currently awaiting repairs.**

**Eligible families are being encouraged to access the NHS Healthy Start initiative for buying fresh vegetables.**

**Tinkers lane will be resurfaced on 9<sup>th</sup> and 10<sup>th</sup> March.**

**Cllr. Studholme reported that the electric car charging company are going to visit the village with a view to providing chargers, but have requested confirmation from ESCC that chargers on the High Street would be acceptable prior to surveying the area. Cllr. Kirby-Green committed to getting that information.**

**Singehurst speed limit - Planning officer at County RDC wanted to alter the 106 agreement regarding the 30 mph limit as the developer doesn't feel it is necessary. However the parish want the speed limit reduced to 30 from Upper Platts toward the village. A teams meeting will be set up to discuss the matter.**

**DISTRICT: D. Cllr. G Browne reported that he felt Ticehurst would need signage warning of CCTV cameras to deter fly-tippers. Cllr. Studholme offered to speak to the new manager at the Bell about using the recording cabinet in the Bell. Conversely, Burwash council are pleased that their bins are going to be removed.**

**D.Cllr. M Barnes reported on the Land at Dunsters Mill. The Woodland Trust and Forestry Commission have given them a week to withdraw the application - (it will be refused if they don't withdraw it).**

**She reported success on the mould issues in 20 rented houses at Banky Field. The houses will be inspected and air venting work carried out by Thakehams where necessary.**

**Orchard Farm application - Six houses were recommended in the NP for this site. An application was received for five houses in two stages. A neighbour has involved a land agent to object to the application. – The main issue is the access to the site – from the existing track and three properties accessing the site from Lower St Mary's. Two houses are being recommended for approval and the other three would be subject to a separate application.**

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Villa Flair appeal was lost however, the list of conditions may prove to be too problematical to overcome.

Seacox Cocks - Owner has planted some non-indigenous trees on the land. Enforcement action on the TPO is still on-going. Clerk and D. Cllr. G Browne were asked to contact Mark Bright – Enforcement Officer at RDC.

Enforcement action is being taken on the Cherry Tree Farm site for residential use.

Tinkers Lane and Berners Hill should also be mentioned to Mark Bright - D. Cllr. G Browne to bring these sites to Mr Bright's attention.

Run off from the Farnham Homes site is still a problem - A bigger drain going towards Sheepwash Farmhouse is needed. Embankment is 30 – 40 m wide. SUDs scheme has been a disaster.

Complaints have been received about roadside litter, off the A21 in Rosemary Lane.

Beech Farm Sedlescombe – also for discussion in confidential matters at meeting end.

**3181.0 Declarations of Interest:** Declarations of interest under the terms of the Council's Code of Conduct and Localism Act 2011 s.31. Cllrs. Luckhurst declared a personal interest in planning application RR/2023/181/P and Cllr. Lloyd declared a personal interest in application RR/2023/149/P, as a near neighbour to the site.

**3182.0 Apologies for absence:** Apologies from Cllr. Stephenson were recorded in accordance with LGA 1972 s.85. The Chairman reported that Rob Lansdowne has resigned as a councillor due to work commitments.

**3183.0 Adoption of the Minutes:** Cllr. Studholme proposed and cllr. Luckhurst seconded a motion that the draft minutes were an accurate record of the meeting held on 7<sup>th</sup> February 2023. The motion was carried and the chairman signed each page.

**3184.0 South-East Water:** It was reported that £16000 has been received from S.E Water. It was resolved that £3000 should be given to each of the village halls and £2333 to the cricket club, Stonegate pavilion and Ticehurst Petanque extension fund. Clerk was asked to instruct Countryside to book in the works (27<sup>th</sup> March 2023). It was resolved that the money for the Stonegate Pavilion could be spent on an inspection of the cess-pit.

Cllr. Hodges reported that he has registered for the BH has signed up for the Premier League football grounds improvement fund as well as the clerk 23.3.23. A new quotation for drainage works has been obtained by the football club.

**3185.0 Village Centre :** Cllr. Killeen reported that we can't move on until the car park extension is completed. Coppards have this booked in for the second week in June.

- Village Centre Coronation event to commend volunteers which is what the King has requested. Monday 8<sup>th</sup> Cllrs. Heapy, Studholme, Killeen and the clerk met to commence plans. Clerk has applied for a grant from National Lottery (this has proved unsuccessful). RDC also have a fund.

6/07/03/2023

- Clerk has made an initial application to the Youth Investment Fund for £340000.00.
- Road Stone Plaque Flimwell – clerk has ordered plaque with updated milage.
- Recycling bins in plan for car park – consider a private provision.

**3186.0 Ticehurst Sign:** Update on village sign – a new post is being provided 13ft 6” x 6”.

**Finger Posts:** Both Stonegate signs have been refurbished and reinstated. Invoice has been paid.

**3187.0 Playground Inspections:** Playground reports were received from Cllrs.

**Farthing Hill** – Nothing to report

**Flimwell** – Report received from Cllr. Redknap - nothing to report.

**Ticehurst** - Ticehurst is fine but a pedestrian gate has been vandalised. New one is being constructed. Large oak by gateway - two cavities in main stem It was agreed to pay to get the bulk of the ivy stripped off to be better able to assess the health of the tree.

**Stonegate** - Cllr. Burley will report on this playground going forward.

**Caloo Skate Park** – Meeting was declined by Caloo - Cllrs. met on site on 4<sup>th</sup> March. Coppards visited site on 7<sup>th</sup> March and Matt Davey (youth worker) is doing a report on the safety of the site (he is a skate board instructor). Once this is received cllrs. resolved to go back to Kate Jackson for further legal opinion. Clerk to inform Caloo they were not welcome to return to site on 16<sup>th</sup> March as they proposed.

**Acres Rise to Farthing Hill** - plan to clear stream and remove rubbish. Plan is in place in better weather.

**3188.0 Optivo/Southern Homes** Report on meeting held on 13<sup>th</sup> February 2023. PC have requested contact points when issues arise and conversations are on-going about whether more space could be made available to the doctors surgery.

**3189.0 Electric Charging Points for High Street.** Cllr. Studholme reported that the company he spoke to require an assurance from East Sussex that in principle they would be open to the installation of car charging points. They will also look at the car park - Cllr. Galpin offered to meet them if Cllr. Studholme is not available.

**3190.0 Dog Bin Pickforde Lane Car Park.** It was resolved to purchase an additional bin which Rother have said they will add to the emptying service. RDC have also removed their litter bin from the car park. Clerk was asked to check on how frequently the bins are emptied.

**3191.0 Finance Report:**

Budget against actual expenditure and balanced bank reconciliations circulated to all members.

- Pavilions: It was agreed that work should commence this year. Clerk was asked to obtain quotations for foundations for the Bell Field. Cllr. Hodges asked to see the plans for that site.
- Finance meeting to vire unused pockets of money was set for 30<sup>th</sup> March.

	Into account	Out of account
Business Stream – water lavatories		100.23
Eon – electrics lavatories		320.48
J Brooker – litter picking		320.00
Europlants – hanging baskets		88.19
V Hallett – allotment taps		150.00
Ticehurst WI – Jubilee contribution		37.50
Tates - cement		71.15
Insurance		3053.81
RDC - rates		65.00
S E Water – to halls and organisations	16000.00	
Tates - shed (vaccination centre)	450.00	
Nest		199.64
J Feaver – Tree works		810.00
R Studholme – general works 3 months		1130.00
N Power - streetlighting		611.28
Biffa Waste – litter bins		111.16
Lloyds Bank charges		7.00
Jakks 2 x finger posts		1868.40
Honey Barrett - payroll		39.00

**3192.0 Planning Report:** Planning applications considered at the planning meeting 6.30 p.m. – applications listed prior to the PC agenda.

Villa Flair - informal appeal at RDC 7.2.23 – Appeal was upheld with conditions.

Bantham Farm - informal appeal at RDC 24.1.23 – no information available- there is also a further appeal pending.

**3193.0 Neighbourhood Plan:** Cllr. Hodges has offered to take on the rights of way aspects within the plan. It was requested that Cllrs. undertake to review one section each of the plan to ensure that decisions made by the council are compliant with the policies made within the plan.

**3194.0 Dates for 2023 – election year and Annual Assembly (27<sup>th</sup> March 2023 booked) – Purdah.** It was resolved to go ahead with the 27<sup>th</sup> March - no campaigning will be allowed and the chairman will remind the public and councillors when welcoming residents at the start of the meeting. Nomination Packs will be available.

Prizes from The Bell and Dale Hill Hotel have been donated and to date, 19 stalls have been booked.

Training: ESALC – Trevor Leggo is booked for Tuesday 14<sup>th</sup> March 6.30 – 9.00 pm for training and visioning in Ticehurst - it is hoped that all councillors will be able to attend.

**3195.0 Items for the April Agenda:**

**3196.0 Confidential Matters:** Beech Farm, Sedlescombe. Members of the public to withdraw - Contractual Matters. There were no further updates.

**3197.0 Date of the next meeting: 4<sup>th</sup> April 2023**

Signed.....Chairman

Dated 4.4.23

