

## TICEHURST PARISH COUNCIL

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

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Clerk: Francesca Nowne

## 5.30 – 6.30 Planning and Call-In Information from RDC

Present: Cllrs. Burley, Galpin, Heapy, Killeen, Lloyd, Luckhurst and Studholme.

## Topics covered:

- Validation of applications.
- Parish Councils should ask their District Councillors to call in applications if they feel it is appropriate.
- Most major applications would go to planning committee – decision made by the chairman and chief planning officer.
- RDC rely on local residents to bring breaches of planning permissions granted to their attention as they do not have resources to check and carry out site visits.

PLANNING MINUTES - 6.30 p.m. 12<sup>th</sup> December 2023

Present: Cllrs. Bassett, Burley, Galpin ©, Heapy, Killeen, Lloyd, Luckhurst and Studholme.

D. Cllr. M Barnes.

Reference	Location	Proposal
<a href="#">RR/2023/2472/FN</a>	Strakes Farm, Three Leg Cross, Ticehurst	Application for the prior approval for the erection of an agricultural shed to accommodate sheep. <i>9.5 m ridge height. No explanation of how the building would be used. The pitch of the roof is much steeper than that granted with the permission. Over development. <b>Recommendation for Refusal</b></i>
<a href="#">RR/2023/2340/T</a>	Flimwell Playing Fields, High Street, Ticehurst TN5 7BB	T1 - Oak - Remove deadwood; reduce canopy by 1.5m and thin by 20%; remove ivy. T2 - Oak - Lift canopy by 2m. <i>Applicant is the Parish Council – no comment</i>
<a href="#">RR/2023/2331/T</a>	The Hollie, The Mount, Flimwell, TN5 7QP	Three Birch Trees - Remove limbs and reduce weight. Two Holly Trees - coppice. Beech Tree - Remove lower limbs. Chestnut Trees - Coppice. Willow - Coppice. <b>No objection.</b>
<a href="#">RR/2023/2305/P</a>	Ivy Cottage, Berners Hill, Flimwell, TN5 7NH	Erection of land management building and formation of concrete hardstanding. <i>No detail is provided justifying the need for the building. Dimensions: 23m x 12.5 m hardstanding with 18 m long 2000 sq.ft. building at 6.5m height. The size of the building appears to be disproportionate to the amount of land. <b>Recommendation for refusal.</b></i>
<a href="#">RR/2023/2308/PN</a>	Green Hedges, High Street, Ticehurst TN5 7PA	Application to determine if prior approval is required for the demolition of an existing rear extension to be replaced with a new extension which would extend beyond the rear wall of the original dwelling by 8m, for which the maximum height would be 3.40m, and for which the height of the eaves would not exceed 2.60m. <b>No comment</b>
<a href="#">RR/2023/2295/P</a>	7 Eden Court, Ticehurst TN5 7AF	Erection of an orangery to the rear of the property. <i>Scale of the proposal – modest extension. Management committee have voiced an objection to the proposal. That is not a reason to recommend refusal. <b>Recommendation for approval.</b></i>

RR/2023/2298/P	Berners Hill Farm, Berners Hill, Flimwell, TN5 7ND	<p>Demolition of all redundant farm buildings and construction of 4 no. bungalows.</p> <p><i>11 members of the public including the applicant and agent. Cllr. Lloyd left the room having declared an interest in the application. Cllr. Galpin declared an interest and took no part in the vote. Application is outside the development boundary. Previous application on the site was refused on access basis. The poor connectivity to the villages. PC requested that any indication that they had had informal talks approving the scheme should be removed from the supporting documentation as that is not the case. In the Neighbourhood Plan this site is included in the significant green gap between Ticehurst and Flimwell so an approval would be contrary to that policy. A member of the public requested that if successful he was concerned about the existing asbestos buildings being demolished. The owner would be responsible for the legal compliance of asbestos removal. The two sweet chestnut trees are currently not protected but could be covered by a root and crown protection plan. East Sussex Highways have not yet commented on the application.</i></p> <p><b>Recommendation for refusal on the basis that the made Neighbourhood Plan Policy should stand. Two for 6 against.</b></p> <p><i>Members suggested that any future applications should relate to the Neighbour Plan's guidance.</i></p> <p><i>The applicant pointed out that the proposal was replacing buildings that were already there, therefore not imposing any more development within the green gap. Local residents also pointed out that the road was so much worse than a few years' previously, making the road more dangerous. Local speeds recorded within the 40 mph limit, regularly reach 50-60 mph.</i></p>
RR/2023/2265/P	The Old Brickyard, High Street, Wallcrouch, TN5 7JT	<p>Change of use of building approved under RR/2020/1361/P to a mixed use including Class E(g)(iii) Light Industrial, B8 Storage and bespoke B2 General Industrial comprising the restoration, repair and service of classic cars and agricultural machinery.</p> <p><i>Cllr. Bassett declared an interest as he rents one of the units. In support of the N P promoting employment. There was some concern about noise that could emanate from the site if panel beating or other heavy tasks were to take place.</i></p> <p><b>Recommendation for approval</b></p>
RR/2023/2263/P	16 Old Wardsdown, Flimwell, Ticehurst TN5 7NN	<p>Installation of an Air Source Heat Pump.</p> <p><i>Acoustic output can be noisy 62 decibels potential could be heard by near neighbours.</i></p> <p><b>Recommendation for approval.</b></p>
RR/2023/2245/O	4 Sunnybank, Hawkhurst Road, Ticehurst TN5 7QR	<p>Lawful Development Certificate for the proposed use of spare room as home salon.</p> <p><i>No alterations to the building - application is the use of the building. There was one letter objecting on the basis that the unadopted road is single tracked and without parking places. Covenants preclude business activities. If alternative parking were sourced that could be acceptable way forward.</i></p> <p><b>Recommendation for refusal.</b></p>
RR/2023/2161/P	Abbey Lea, Bardown Road,	<p>Swimming pool and associated building</p> <p><i>The building is a pool building with kitchen, dining with two storeys.</i></p> <p><b>Recommendation for approval.</b></p>

	Ticehurst TN5 7EL	
<a href="#">RR/2023/2034/P</a>	1 Brickyard Cottages, Merewood, High Street, TN5 7JT	Demolition of existing conservatory and replacement with single storey and first floor rear extensions. Alterations to fenestration on east elevation. <i>Quite a wide extension across the house. Concerns were expressed about the original size recorded in 1948 and how extended the property is.</i> <b><i>Recommendation for approval.</i></b>

3/12/12/2023

**7.15 p.m. Presentation**  
**Presentation from Beatrice Drewe Trust.**

Notes were circulated a few days before the meeting asking for funding to assist with the replacement of external doors.

- Works to demolish the external lavatories will commence this week.
- In January works will commence in the old club house area. Footprint will remain the same. Restoring upper ceiling and cornices – raising the ceiling to its original height. Door ways to be restored to their former shape and size.
- Total cost is £70,000 nett. The BDT are not vat registered. Request from the Trust is for a contribution to that sum. Nine doors in total (2 are double doors) which need to be hand made. BDT have raised £54000. Proposal would be for the PC to commission works and contribute £24000 plus VAT.
- Councillors asked about the use of the building by the community – accessing the building e.g. fun fayre and users of the playground. The BDT Chairman assured members that the facility is available to anyone on a booking basis. They feel that they can not leave the doors open. He also reported that a group of young mothers aim to have sessions with coffee machines etc. He also agreed to open the bar when the fun fayre visits if there was enough notice.
- The removal of the existing bar will reveal the old original windows. Phase II will be the lounge and by 2026 the aim is to try to become more carbon-neutral.
- The chairman thanked the Trust members for attending and that the members would discuss the request within the parish council meeting to follow.

**MINUTES**

Members of Ticehurst Parish Council were summonsed to attend a meeting of Ticehurst Parish Council on Tuesday 12<sup>th</sup> December 2023 at Ticehurst Village Institute at 7.30 p.m.

Present: Cllrs. Bassett, Burley ©, Galpin, Heapy, Killeen, Lee, Lloyd, Luckhurst, Redknap, Stephenson and Studholme

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.

**3314.0 Adjournment for public questions and comments:**

Owner of Green Finch shop attended the meeting who started the business community group which meets about three times a year.

Cllr. Hodges had contacted the group to discuss working together with the aims of the Neighbourhood plan at its centre. An initial meeting will take place in the new year. (6.1.24).

4/12/2023

An example of how businesses might help their business whilst simultaneously improving the village centre was to provide planters (of a uniform nature) with agreed signage fonts advertising their businesses. The group were thanked for their support at recent village celebrations, such as the Jubilee and Coronation events.

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

- Accident in Flimwell.
- Child hit outside the Bell – no harm.
- Complaints about fire during works on the Acres Rise/Farthing Hill stream.

**3315.0 District and County Councillor Reports:**

- D. Cllr. Killeen will circulate a report, via the clerk due to the heavy agenda.
- Bantham Farm - D. Cllr. Barnes reported that the Bantham Farm application will not be determined before the end of January 2024. It has been indicated that the recommendation may be for refusal. Members requested that the application be called in by Cllr. Barnes.
- Orchard Farm - CIL amount will be for £162072 and the applicant is contesting the amount.

**3316.0 Declarations of Interest:** Declarations of interest under the terms of the Council's Code of Conduct and Localism Act 2011 s.31.

Cllr. Galpin re Application RR/2023/2298/P & Cllr. Lloyd re Application RR/2023/2298/P

Cllr. Bassett re Application RR/2023/2265/P

Cllr. Bassett re Stream clearance - agenda item 3322.0

**3317.0 Apologies for absence:** Apologies were received from Cllrs. Ham, Hodges and D. Cllr. Kirby-Green and were accepted by members and recorded in accordance with LGA 1972 s.85.

**3318.0 Adoption of the Minutes:** Cllr. AL proposed and Cllr. CB seconded a motion to accept the draft minutes as an accurate record of the meeting on 7<sup>th</sup> November 2023. The chairman then signed the minutes.

**3319.0 Neighbourhood Plan:** Updated document was circulated – initial meeting of lead councillors was held – members are asked to consider where they can assist.

It was resolved to use time in January to start work on each part of the plan – date to be arranged.

**3320.0 Village Centre:**

- Village Centre update – Signage - Pickforde Lane sign should be installed this week - we need to put standards in place. It was suggested that a board in the car park showing the shops within the village centre might assist.
- Milk Maids Alley - Rob Graham will finish final surfacing next week - has re-visited the site.
- Car Park extension update on works – Coppards returned on 4.12.23 to create the exit point - drains under the area have necessitated different construction method and the designated bin area (now not necessary) will provide more parking spaces. Exit point can be widened to provide an easier turn.
- Directional guards for street lights – clerk has requested information and prices from Streetlights.
- Electric Charging Points – awaiting permission from RDC.
- Notice Boards – two quotations received - It was resolved to replace the Stonegate and Ticehurst Boards with Acorn and lower the Flimwell one to be able to access it and read it..
- Report on meeting with Richard Upton about village signage– notes circulated.

5/12/12/2023

- List of Highways issues for Highways Steward requested - sign at the end of Lynden Lane is the wrong way round.
- Bus stop and yellow lines. Cllr. Kirby Green to be asked to chase ESCC up on when this might happen.

3321.0 **Allotments:** Allotment fees are being received.

3322.0 **Playground Inspections:** To receive Playground reports from Cllrs. – written reports were distributed prior to the meeting.

**Earthing Hill** – Latch on the gate to be mended – cllr. Lloyd to do. Cllr. Bassett offered to take on the regular reporting/inspection of the playground.

**Elimwell** – Understorey hedge line is finished – brushwood will be chipped once the ground is hard enough. Additional half days work was carried out to sympathetically reduce Silver Birch tree at the request of No 23 Corner Farm and after consultation with Cllr. Lloyd.

**Ticehurst** - Report circulated

**Stonegate** - Verbal report – no issues.

**Caloo Skate Park** Clerk have provided advice to Surrey Hills Solicitors to respond to the solicitors for Caloo. Second response has been received. Draft response from PC circulated. Suggestion of paying 50% of the cost, and each party pay their own solicitors and no consequential slander on either side.

**Earthing Hill/Acres Rise** – Cllr. Bassett reiterated his interest. Stream clearance project - Two mattresses, seven bicycles, a wheelchair, 22 tyres and tonnes of rubbish have been removed before the silt was cleared – the stream is now running and the stream bed is much lower than had been anticipated. Several lorries load of rubbish have been removed from site. Most people have been really pleased with the work carried out – there has been one complaint to date. Due to the wet ground, it was decided to leave the area to settle, and cultivate and spread grass seed in the spring. Hand rails for the sleeper crossings would make the area safer now that there is quite a drop to the stream bed and the contractors have confirmed that they could do this within the quoted sum. It was resolved to pay the majority of the cost (75%), keeping a retainer for the spring. A price for a new crossing at the Warren bend to Banky Field has been requested.

3323.0 **War Memorial:** Works were carried out prior to Remembrance Sunday – report on pointing works to be received and clerk will attempt to gain a grant to cover costs. Clerk pointed out that the railings were quite rusty and needed painting, together with the phone box and repair of broken panes.

3324.0 **Finance Report:**

**Draft Precept for 2024- 2025** was circulated to all members.

- It was resolved to vire £2000 from election costs (unspent) to purchase sheds for the allotments.5 fallen down 3-4 repairable.
- Final precept draft was circulated, showing a 5.77% increase. Cllr. Lloyd proposed and Cllr. Galpin seconded a motion to adopt the precept and inform Rother of Ticehurst's requirement. Motion was carried unanimously.
- BDT request – There was much discussion about the request for £24000 of funding. Most felt that the request should have come with a business plan and sight of the quotations. Clerk suggested that rather than take a vote, she would seek a meeting with their preferred contractor to see if a smaller amount for the two front doors might be better received. Members were disappointed that there was no evidence of grants being applied for.

6/12/12/2023

- Cllr. Kirby-Green had requested installation of bollards in Springfields where the ground is churned up - there is also a site in St. Mary's Lane with similar issues. The land belongs to Sothern Homes who should provide this grass protection. A request for a variable speed sign in Bardown Lane has also been received.
- Budget against actual expenditure and balanced bank reconciliations circulated to all members.
- Defibrillators - M & S have up dated all the PC defibrillators. Eden Court Defibrillator has been delivered to them for refurbishment. Clerk to register the defibrillators with emergency services.
- It was reported that Noah's have reinstated the electric supply in the phone box.

NOVEMBER	Into account	Out of account
Allotment income	630.00	
RDC CIL Grant	85000.00	
Horizon skills		900.00
ICO		35.00
BT		90.49
RDC		65.00
Coppards		2364.50
Business Stream		69.19
Corex		19.90
Streetlights		1596.56
J Brooker		560.00
Nest		209.35
C Butler – Arch report		456.00
Hazle McCormack		1944.00
SLCC		316.00
Coppards		472.90
N Power		618.64
Lloyds		7.85
Burslem – memorial stones		1044.00
Glass for phone box		20.82
Rother Ass.		94.00
Biffa		120.82
Honey Barratt		39.00
Forest Trees		2500.00
M Stephenson		75.00
Castle Water		73.57

### 3325.0 Planning Report:

- Land at Seacoxers – enforcement notices served by RDC and ESCC.
- Appeal at Bantham Farm 3.10.23 – Dismissed
- Pashley Appeal – date has been set for 20.2.24 SB registered to speak and Tim Taylor will be speaking M Barnes will speak.
- Decisions made at the planning meeting at 6.30 pm to be communicated to the Rother planning portal.
- Meadow Field - An approach has been made regarding potential development and community land bank – clerk to have a follow up conversation and explain that the land is in a strategic green gap within the Neighbourhood Plan.

7/12/12/2023

- **Banky Field - Cllr. Lloyd reported that he and the clerk had met with Sarah Shepherd from RDC concerning the 106 agreement. Now that the wild meadow grass and flower planting have taken root there is little evidence of further movement. It was resolved to agree to take the land and the commuted sum but request that a clause be inserted in the agreement that any future movement would not be the responsibility of the PC. The swale is not part of the land. Loose stone and rubble have been removed. The commuted sum should enable a path at the bottom end of Banky Field to be created beyond the swale and an informal route to Tinkers Lane created. This had been a particularly strong request emanating from the Neighbourhood Plan consultations.**
- **Bewl – It was reported that Wealden Council had voted unanimously against the latest application.**
- **A second quotation had been received for refurbishment works to the Bell Field Pavilion.**

**3326.0 1066 Bus and A21 Streetlights:** Highways England will repair the failed street lights.

**3327.0 Items for the February Agenda:** It was resolved that with the precept agreed there was no need for a January 2024 meeting and the next meeting would take place on 6<sup>th</sup> February 2024.

- Annual Assembly date.
- CIL grant funding for Pavilions.

**3328.0 Confidential Matters due to on-going litigation:** Beech Farm, Sedlescombe. It was resolved to send confidential minutes to Mr Vine-Hall as requested. No matters discussed.

**3329.0 Date of the next meeting:** Meeting in 6<sup>th</sup> February 2024 for discussion.

Signed.....Chairman

Dated 6.2.24