

1/04/06/24

**TICEHURST PARISH COUNCIL**

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

**Telephone 07850359997**

**Email: [clerk@ticehurstparishcouncil.co.uk](mailto:clerk@ticehurstparishcouncil.co.uk)**

**Clerk: Francesca Nowne**

**PLANNING MINUTES - 6.30 p.m. 4<sup>th</sup> June 2024**

**Present: Cllrs. Burley, Galpin, Ham, Killeen, Lloyd and Stephenson**

<b>Reference</b>	<b>Location</b>	<b>Proposal</b>
<a href="#">RR/2024/744/P</a>	The Rosary, High Street, Wallcrouch, TN5 7JH	Demolition of existing timber shed, and erection of greenhouse on the same footprint. <i>3m x 3.7 m plan Scale of green house is similar to the shed to be removed. The Rosary is a listed building. No objection.</i>
<a href="#">RR/2024/726/P</a>	28 Old Wardsdown, Flimwell, Ticehurst TN5 7NN	Proposed first floor side extension. <i>Cat slide over garage at the moment – extension is to go over the garage – exact copy of the neighbours house at No 29 therefore precedent for extension - ask for bathroom window to be frosted. In keeping with the house - No objection.</i>
<a href="#">RR/2024/712/P</a>	Quedley Farm Oasthouse, Union Street, Flimwell, TN5 7NY	Removal of existing outbuilding and construction of proposed garage building and storage building. <i>On the northern side of the outbuilding is a hard standing area. Proposal is to replace the store building with another – taller but smaller than existing and sitting on the same footprint. There are three letters of support for the application. Suggest a 106 agreement tying the storage building to the main dwelling to prevent it being sold separately at some point in the future. – No objection.</i>
<a href="#">RR/2024/704/P</a>	Little Bricklehurst, Bardown Road, Stonegate, TN5 7EL	Demolition of single storey garage and rear balcony. Construction of 2 storey extension to house at the front of the property to replace garage. Construction of rear single storey extension with roof terrace above. General refurbishment to the property including new windows, doors and cladding. Construction of new single storey garage. <i>Proposal is to extend the single storey areas to being two stories.. It was felt that the proposal makes it more in-keeping with the house. No objections.</i>
<a href="#">RR/2024/804/P</a>	Old Farm House Beaumans TN5 6HL	Leave for conservation officer to determine.

**MINUTES**

**Members of Ticehurst Parish Council were summonsed to attend a meeting of Ticehurst Parish Council on Tuesday 4<sup>th</sup> June 2024 at Ticehurst Village Institute at 7.00 p.m.**

**Present: Cllrs. Burley ©, Galpin, Ham, Killeen, Lee, Lloyd, Redknap and Stephenson.  
In attendance: D. Cllrs Barnes and C. Cllr. Kirby-Green.**

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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.

Twenty five members of the public were present.

### **3399.0 Adjournment for public questions and comments:**

- Resident next to one of the draft local plan asked how seriously Rother D C would take this proposal.
- D. Cllr. Killeen informed the meeting that Rother would be in the hall on 6<sup>th</sup> June 2024 - 3 pm to 7 pm and that people should attend and comment on the draft plan.
- RDC always identify traveller sites that are put forward by owners to see if they are suitable, available and deliverable - No assessment has been done on the sites - consultation is open until 23.7.24.
- Points against the sites are that they are in the High Weald national landscape and adjacent to ancient woodland, the risk of flooding is high and lie within Ticehurst's N. Plan green gap.
- The site east of the cross roads has trees with TPO's and is adjacent to grade II listed buildings both of which are planning points that can be put forward as reasons for its unsuitability. She encouraged those present to make their responses individually to be valid. the better.
- District Cllrs. were asked to strongly oppose the plans on residents' behalf which they committed to do.
- A resident asked how have the two sites been chosen? Cllr. Killeen explained that the 'Call for sites' went out enabling individuals to put their land forward.
- Enforcement site at Seacoxers. Cllr. Kirby-Green has urged ESCC to enforce on the site for making an entrance onto the highway without permission and Cllr. Killeen confirmed that she had urged Rother to now enforce on the illegal occupation of the land.
- Resident asked whether their names would be published on the site as they were frightened of repercussions - Cllr. Killeen reassured those present that their details would be anonymised on the RDC site.
- Search at the land registry for ownership of the plots of land – clerk was asked to carry out this work.
- East Sussex Highways – Rosemary Lane is on the list to be re-surfaced after the drainage work which is happening over the next couple of weeks – 20<sup>th</sup> June drainage works.
- D. Cllr. Mary Barnes pointed out that there are restrictions about the suitability of gypsy and traveller sites. Rother did have a site that could have been a useful adjunct to solve the need for sites within the local authority.
- Land next to Bewl Bridge Close is for sale Freeman and Foreman but does not include that field.
- A resident asked why all lanes have 60 mph limits.

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A resident asked why the shed parts delivered to site are still on the ground (£2000 value). One roll of felt is apparently missing. Cllr. Galpin explained that Tates would only deliver just into the site and that a group of volunteers would be erecting the sheds in the near future. A resident then asked if Flimwell allotments can't have sheds, could they have bins which he offered to cost.

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

Cllr. Stephenson felt that most people don't know about the PC and what it does. She suggested posting something on social media and would work with the clerk to draft a suggestion for the next meeting.

**3400.0 District and County Councillor Reports:**

COUNTY - generic county report to all had been circulated.

Bit of road repair work has been done between Ticehurst and Hurst Green but there is still more to be done

DISTRICT – D. Cllr. Killeen reported that Southern Homes would be having regular meetings with Rother to look at a lot of the issues with their housing provision resulting in a quarterly report to the Scrutiny Committee. One of the main problems is the lack of contact details within their organisation.

D. Cllr. Barnes asked what the result had been post the 6<sup>th</sup> March 2024 meeting with residents. It was reported that we are reliant on the tenants informing the PC of issues with service charges and grass cutting.

**3401.0 Declarations of Interest:** Declarations of interest under the terms of the Council's Code of Conduct and Localism Act 2011 s.31. SB Planning

**3402.0 Apologies for absence:** Apologies were received from cllrs. Bassett, Heapy, Hodges, Luckhurst and Studholme and these were accepted by colleagues and recorded in accordance with LGA 1972 s.85.

**3403.0 Adoption of the Minutes:** Cllr Galpin proposed and Cllr. Redknap seconded a motion to adopt the draft minutes for the 7<sup>th</sup> May 2024 meeting and this was accepted by members and duly signed by the chairman.

**3404.0 Neighbourhood Plan and Rother Local Plan Draft:** Consideration to be given to upgrading Neighbourhood Plan – using professional assistance. It was resolved that the clerk should approach Fera Urbanism to investigate how much that would cost.

**Local Plan Draft:**

Two sites have been put forward in Flimwell as potential traveller sites.

- Berners Hill
- Seacoxers

**Allocation Sites in the Parish:**

- Ticehurst Potential Sites - Cherry Tree Field (16), Steelands (10)
- Flimwell Potential Sites - TIC 0008 - (100) Fruitfields (rear of) ( 8)
- Stonegate Potential Sites – 0

Cllr. Killeen reminded the meeting that these sites had not been investigated fully and that it was premature to be alarmed at the numbers. Living Well Locally is key to the

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draft local plan and there are many issues that would contradict the suitability of sites in Flimwell.

Rother will be at the village hall on 6<sup>th</sup> June 3 pm to 7 pm to consult with residents.

It was resolved that Cllrs. Burley and Lloyd to accept an invitation to discuss the draft local plan with Rother, as part of the Northern parishes group on potential impacts and policies on rural areas.

This would also include representations on a policy for Bewl in the local plan to Rother and to Wealden. It was felt that they should both have the same policy for Bewl. The group is asking for Natural England to list it as a SSSI.

#### 3405.0 Village Centre :

- Village Centre update – Report on signage installation was circulated from B Talbot.
- Tree Survey BS5387 required – commissioned - Arborweald.
- Update on lines in car park – Cllr. Lloyd to provide Coppards with plan.
- Rother have notified that legal changes need to be made to the car park lease, contrary to the advice provided previously.
- Detailed design work will be undertaken by RCP once tree survey is complete.
- Tree works needed at the recreation ground and Bell Field. Oak at the entrance needs reduction work but is still useful as a wild life habitat.
- Bell Field - three large oak trees need dead wooding - Lund Fund site visit is booked re tree works and hedge laying - 6.6.24.
- Bus stop
- Stability/core sample results of the village square were sent to R Brittle ESCC on 25<sup>th</sup> April 2024 and re sent on 2.6.24. Clerk to copy in C. Cllr. Kirby-Green to chase.
- Landscaping for car park Richard Upton has committed to assist with suggestions.
- Green Blue clerk to visit at Bodiam about car park planting pits.
- Recycling clothes bin is still in the car park.
- Rother - Pickforde Lane and The Twitten are in a dreadful state - chase RDC for repair work.

3406.0 **Playground Inspections:** To receive Playground reports from Cllrs. – written reports should be distributed prior to the meeting.

Farthing Hill – Cllr. Bassett not in attendance.

Flimwell – All fine – report circulated - Cllr. Redknapp to rake over bark chips.

Ticehurst - May report -

Bell Field £3500 for drainage improvements - match funding agreed.

Stonegate - Raked over – bark accumulates at the entrance pretty good shape – needs topping up before the summer holidays. Fork it up and loosen it.

Skate Park Existing equipment has been inspected to see if anything should be retained - then R Graham will remove the remainder and the fencing. Cllrs. Hodges and Studholme have held meetings with skate park experts and feel that match funding

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grants are available. There was some debate about the size of area needed. It was resolved that some consultation with residents should guide was is built.

**Fun Fair** Vehicles have started to arrive and the fair will be open 8<sup>th</sup> – 10<sup>th</sup> at Ticehurst Recreation Ground.

John Maxfield has said that he will consult with the Wadhurst teams and it was suggested that a meeting with all parties to discuss where a new pavilion would be best sited. Apparently there is a FA grant opening next year for match funding.

John Brooker had reported that the Pashley Road sign is very loose in the ground – PC members went to look but could not identify which sign. *J Brooker later reported that ESCC were attending site to remove the sign.*

The clerk was asked to inform the farmer whose stile was broken – allowing deer into the road, and to ask him to re-erect it.

### 3407.0 Finance Report:

- Budget against actual expenditure and balanced bank reconciliations had been circulated to all members.
- Resolution was passed to submit end of year accounts to Littlejohn's and post notice of electors rights (4.6.24).
- Satswana – resolution to subscribe to their services to draft appropriate responses to FOI requests - £150 per year.

MAY	Into account	Expenditure
VAT rebate	40752.12	
British Telecom		100.91
Alan Baxter – engineer		1170.00
Annual Assembly		405.17
R Graham		240.00
Corex		23.98
RDC		65.00
Nest		219.06
Locality		660.00
Bassett and Feaver		
Allotment income	20.00	
Cash and Carry		83.26
Nat Ass AONBa		125.00
Street lights		2161.16
One.com		14.39
Castle Water		8.44
N Power		736.94
Allotment income	30.00	
Allotment income	30.00	
Service charges		7.00
Allotment income	180.00	
Honey Barrett		55.20
Castle Water		48.13
Biffa		141.98
Allotment income	30.00	

**3408.0 Planning Report:**

- Land at Seacoxers – enforcement notices have been served by RDC and ESCC. Parish Council, District Councillors and County Councillors are now actively pushing the relevant authorities for enforcement action. The site has now been submitted for traveller status but this should not preclude enforcement action on what is there at the moment.
- Decisions made at the planning meeting at 6.30 pm were communicated to members and the clerk instructed to post to the Rother planning portal.
- Beech Farm – Awaiting High Court decision on validity of Judicial Review.
- Banky Field - Asma Chowdry has been informed that 106 is agreeable on the basis that any land movement would not be the responsibility of the Parish Council and that is written into the agreement. Clerk informed her that the full commuted sum would be expected on signing the 106.
- Meadow Field - G Maunders has been informed that Meadow Field is unsuitable as it is an important wildlife corridor and within a significant green gap identified in the Neighbourhood Plan. However, the for PC would be interested in having a conversation about Cherry Tree Field for community based housing which has been put forward in Rother’s Call for Sites for their Local Plan 2020-2040.

**3409.0 Items for the July Agenda: Comments to RDC on local plan.**

Broad band provider - free internet connection for the village halls and small grants for community groups.

Stonegate hall - Philippa Evans.

Email help from James if needed.

**3410.0 Date of the next meeting: 2nd July 2024**

Signed.....Chairman

Dated 2.7.24