

1/03/12/2024

TICEHURST PARISH COUNCIL

The Village Hall, Lower High Street, Ticehurst, East Sussex, TN5 7BB
Telephone 07850359997
Email: clerk@ticehurstparishcouncil.co.uk
Clerk: Francesca Nowne

PLANNING MINUTES - 6.30 p.m. 3rd December 2024

Present: Cllrs. Burley, Galpin ©, Ham, Lloyd and Studholme

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

| Reference | Location | Proposal |
|--------------------------------|--|---|
| RR/2024/1947/P | 16 Horsegrove Avenue, Ticehurst TN5 7DE | Erection of front porch following the demolition of the existing porch; erection of a one-storey side and rear extension following the demolition of the existing side and rear extension; erection of dormer to rear roof; installation of 1no. new rooflight in the side extension roof <i>Large flat roofed dormer is proposed. There are no neighbours to the south. Scale of expansion on to the original house is a concern. Parking provisions are not mentioned in the application. Roof extension will not adhere to High Weald Guide Lines. Comment only.</i> |
| RR/2024/1924/P | Suncourt, Upper Platts, Ticehurst TN5 7HB | Construction of single storey rear infill extension with slightly increased footprint from approved application RR/2024/1033/P <i>Infill consists of a conservatory. 10 m2 of glass on the roof and solar panels to the side. It would be contrary to the dark skies ambition of the Neighbourhood Plan 10 m2 of roof glass on a north facing elevation. Ask the planning officer to take the comments into consideration. Comment only</i> |
| RR/2024/1884/P | Old Vineyard, Vineyard Lane, Ticehurst TN5 7LR | Variation of Condition 2 imposed on RR/2024/348/P to allow amendments to the dwelling design including roofing, window, material, and layout alterations. <i>Two new dwellings on Vineyard Lane. The site has been sold off. It is part of the historic gardens of Ticehurst House and contains mature trees that should have been protected. There is a Monterey Pine, and mature Oak and root protection area good practise was originally not complied with. Recommend close board fencing should not be used, but a hedge with post and rail which would be more in keeping with the area. The alteration is to get more habitable space within the houses. Heavy glazing in the properties would be contrary to the dark skies ambitions of the Neighbourhood Plan. There is an improvement of the siting, further away from the mature Oak. Rec for approval.</i> |
| RR/2024/1827/P | The Mill House, Wardsbrook Road, Ticehurst TN5 7DR | New external porch overhang with oak post, associated internal reorganisation and replacement of existing windows with new double glazed units. <i>Low impact scheme - Move towards more traditional windows. Recommendation for approval. Conservation officer will comment on the listed element.</i> |

| | | |
|--------------------------------|--|--|
| RR/2024/1811/P | Sanctuary Cottage - land behind, Huntley Mill Lane, Three Leg Cross, TN5 7HN | Proposed poultry shed on agricultural land (part retrospective). <i>Proposed shed is a long way from the road and includes a very high roof line that seems excessive for a poultry shed. Neighbour comments are very relevant.. The building is highly visible from the footpath. The location and scale are questionable Recommend refusal</i> |
| RR/2024/1762/P | Little Ale House, Battenhurst Road, Ticehurst TN5 7DU | Removal of existing rear porch. Demolition of attached toilet and replace with a single-storey, flat-roofed rear extension. Internal alterations. Demolition of existing detached garage and replace with a timber framed annexe. Associated external landscaping and permeable driveway. <i>Heritage statement. Completely changes the character of the back of the house Roof line is quite large and impact of the glazing will adversely impact the dark skies policies contained within the Neighbourhood Plan. Deliberately contrasting design – clearly articulating the change from original building. Approval.</i> |
| RR/2024/1763/L | Little Ale House, Battenhurst Road, Ticehurst TN5 7DU | Removal of existing rear porch. Demolition of attached toilet and replace with a single-storey, flat-roofed rear extension. Internal alterations. <i>Conservation officer will comment on the detailed aspect as a listed building.</i> |
| RR/2024/1630/P | 1 Gibbs Reed Farmhouse, Pashley Road, Ticehurst TN5 7HE | Retrospective application to regularise the subdivision of the property. <i>Listed building. First floor flat. Two dwellings that have been converted in the past. External visual of the property would not be affected. Recommendation for approval.</i> |

MINUTES

Members of Ticehurst Parish Council were summonsed to attend a meeting of Ticehurst Parish Council on Tuesday 3rd December 2024 at Ticehurst Village Institute at 7.00 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.

3463.0 Adjournment for public questions and comments:

A member of the public asked why the Council had spent £45k on two judicial reviews relating to a planning application in another parish. The High Court had dismissed the latest case and he felt that, as planning permissions do not create a precedent, that the Council had wasted public money.

The Chairman explained that it was in the interest of all parish councils to protect the AONB and that the legal costs would be shared with a number of other councils who supported the action. The original judicial review was successful as Rother’s planning committee ultimately rejected the use of para. 84 (e) which would have been a serious threat to the AONB. The member of the public was not convinced and stated that he would be pursuing this as a case of maladministration.

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Many members of the public were present to protest at the proposed closure of the doctors surgery. For the old and infirm there will be problems getting to Wadhurst which has significant parking problems. The people it will affect are the most vulnerable. 15% of parish have no car at all, creating inequality in rural health.

Cllr. Killeen explained that a recent fire survey has concluded that Newington Court is not fit for purpose. The proposed additional homes will add extra pressure on the infrastructure which is being removed.

It is understood that Kieran Mullen MP will raise the matter with Southern Homes.

It is understood that Rother gifted the land to Southern Homes some time ago.

The Primary Care Trust decided that Belmont Surgery in Wadhurst needed work but they did not have the money to do it. The contract they have with the surgery at Ticehurst will be terminated and the consequential refund used to building two extra rooms at Belmont Surgery and to refigure the building to cope with the extra six sessions from Ticehurst. It is planned to move in Spring 2025.

Cllr. Killeen suggested that as many people as possible should fill in the questionnaire in shops about the impact this will have.

It was felt that Ticehurst would be the better venue for a new facility even though it is accepted that Ticehurst is on the boundary for the Sussex Primary Care Trust.

It was felt that this move will add pressure on to the emergency department for the local hospitals.

The Pharmacy will try and bring more services into the shop.

The clerk reported that Wadhurst Parish Council were not in favour of the proposal.

The clerk was asked to get Southern Homes and the Sussex Primary Care Trust (Murray King) to attend a meeting in the village.

A member of the public pointed out that in Rother's draft Local Plan there is a potential for 140 new homes in Flimwell and Ticehurst and two traveller sites.

The public asked the PC not to support any new development without the medical infrastructure being provided.

Peter Reeves addressed the meeting and suggested that parts of the Institute could be used to host medical visits.

Present: Cllrs. Burley, Galpin ©, Ham, Killeen, Lee, Lloyd, Redknap, Stephenson and Studholme.

D. Cllr M Barnes and C. Cllr. Kirby-Green.

Report on social media points raised during the last month:

Surgery

3464.0 District and County Councillor Reports:

COUNTY: Cllr. Kirby Green reported that it was very disappointing that the new highways contract is not providing work that is up to standard. She encouraged councillors and the public to report pot holes.

She reported on the ESCC/Stonegate Meeting with residents who would like a 20 mph limit during school movement times - The school will be encouraged to ask for safe street status. ESCC will improve the signage on the approaches to the school onto Bardown Road and further down Station Road using community match funding.

DISTRICT: LGA have said rother are doing well and have been asked to assist other areas.

- New head of planning is arriving in Feb 2025 and a new head of finance is being appointed.
- After the Local Plan consultation and revision in January, the PC could start looking at the NP. Hurst Green and Crowhurst's N.Plans went through cabinet last week.
- Budget is now out for on-line consultation. They were hoping to retain £5m in reserves but it has dropped to £3.75 m.
- The Acting head of planning has taken a good hard look at planning processes. A proposal to reduce the amount of time that members of the public can address the planning committee has not been adopted. It was felt that more preparation prior to committee meeting by members would reduce the time that cabinet needs to sit.

3465.0 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.

3466.0 Apologies for absence: Apologies from cllrs. Hodges and Heapy were recorded in accordance with LGA 1972 s.85.

3467.0 Adoption of the 5th November 2024 Minutes: Proposed by cllr. Galpin, seconded by cllr.Redknap and duly signed by the chairman.

3468.0 Vacancy for Stonegate Councillor: Due to the resignation of Kate Luckhurst. No notice of casual vacancy has been provided by Rother - clerk to chase.

3469.0 Village Centre :

- Village Centre update – Up date on signage Cllr. Barrett to chase blacksmith
- Update on lines in car park. Have a meeting with contractors.
- Area for food vans - struggling to get a space in the square.
- Rother have notified that legal changes need to be made to the car park lease, contrary to the advice provided previously. Believ have recently chased them for the paperwork.
- Clerk met Mark Weston who is progressing matters. He confirmed the crossing point in the village square.
- Tree works needed at the recreation ground – done and two oaks need doing at the Bell Field in 2025. Jack Fever will try and get the works done before Christmas, after which the hedge can be laid.
- Defibrillators - London Hearts – deposit paid (50%) match funded and delivery is awaited. Location to be determined. Locations to be sent to News and Views.
- Tidy Up Team have planted up the Hilbury Bank. - Clerk was asked to thank the team.
- Christmas lights – Lights going on was successful and thanks were sent to the team.
- Disabled ramp to Londis Store is being considered by owners. Tentative design was shared with member.
- Speed signs - A price has been obtained for speed devices in Flimwell, Stonegate and Church street and for mending the Lower Platts one as well as replacing the glazing on the Hilbury one. Clerk instructed to apply for licenses at appropriate positions.

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3470.0 Playground Inspections:

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

Farthing Hill: No report

Stonegate: Bark chips need raking. Cllr. Burley will rake over bark chips.

Flimwell: Circulated – wet ground but all fine

Ticehurst:

Gate post has been replaced.

Leaf clearing done and drain emptying.

Broken glass was cleared off the multicourt Low rail remains.

New Play Equipment - Creative Play quoted £17000 for a new piece of equipment to be installed. It was resolved that Cllr. Studholme should contact the company about what safety surfacing is needed.

Pavilions Deposits have been paid and order placed.

Cost of installation at Ticehurst Recreation Ground was circulated to members. Cllr. Bassett produced quotations for the demolition of the existing buildings, £13900 for Stonegate and £14600 for Bell Field.

Electrical works within the pavilions will need to be cut off which will be an additional cost. It was felt that the costs were competitive.

Each pavilion will take about a week to install. Peter Giles has requested that Ticehurst is installed first so that the recreation ground can be used whilst works at the Bell Field take place.

Shed at Flimwell - Storm Burt damaged the roof – repairs are underway.

Skate Park Removal updates. Rob Graham has completed the works.

Bike Pump Track Cllr. Studholme reported on the meeting held on 28th November 2024.

CK Pump Tracks will provide a quotation once a budget has been set. They thought that the Banky Field site was better than the recreation ground with more scope and would not impact on the landscape with better links with the school and near a play park. Routes to Banky Field have recently been improved with plans for more work, and this site would mean that the majority of users would not need to cross the main road. Starting prices are in the region of £60-70k. It was agreed to set a £100000 budget. The company delivers good quality tracks and provides guarantees. Clerk to try to obtain a match funding grant towards it. Clerk to ask Battle town clerk about their experience with the company.

3471.0 Finance Report:

- Draft of 2025 – 2026 budget circulated and agreed by members.
- The chairman reported that between 2016 – 2024 retail prices have gone up 42% and PC budget has gone up by 15%.

| NOVEMBER | Expenditure |
|-----------------|-------------|
| British Telecom | 100.91 |
| Rother rates | 65.00 |
| Nest | 219.06 |
| R Studholme | 2680.00 |

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|-------------------------------|--|---------|
| ICO | | 35.00 |
| Stonegate Village Hall | | 1500.00 |
| Stonegate Church | | 750.00 |
| Castle Water | | 86.69 |
| N Power | | 625.29 |
| Lloyds | | 8.50 |
| Biffa | | 141.98 |
| J Brooker | | 530.00 |
| R Firth – asbestos inspection | | 390.00 |
| Paul Hatt | | 35.00 |
| Scouts | | 300.00 |
| Football Club | | 300.00 |

3472.0 Planning Report:

- Ticehurst Doctors Surgery – Clerk to write to MP, Murray King and Southern Homes. MP to ask Southern Homes. (Liz Rodregez)
- Decisions made at the planning meeting at 6.45 pm to be communicated to the Rother planning portal. JG 7 applications – light glazing night skies. Chicken shed
- Beech Farm – The case was heard in the High Court on 24.10.24. The Chairman outlined the options following the court’s dismissal of the case against Rother. Members decided against seeking leave to appeal despite the advice of counsel and our solicitor. It was felt that the main objective of blocking the used of sec. 84 (e) of the National Planning Framework, and thus protecting the AONB, had been achieved.

3473.0 Bardown Road ESCC Meeting: Covered under County Report.

3474.0 Tractor Procession 6th December 2024: Cllr. Bassett asked for volunteers to help. The PC agreed to donate £280 to the charity event.

Route: Flimwell Village Hall 6.05 pm to Ticehurst 6.15 to Stonegate 6.30 to 6.45 Wadhurst which will be hosting its late night shopping.

3475.0 Items for the January Agenda:

Outstanding construction project at the allotments.

3476.0 Date of the next meeting: 4th February 2025

Signed.....Chairman

Dated

04/02/2025

6/03/2024