

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

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MINUTES of the Meeting of **FLETCHING PARISH COUNCIL** held on Monday 8th April 2024 in the Village Hall, High Street, Fletching (7.05 – 8.38pm).

PRESENT: Councillors R Hannay (Chair), D Greenish (Vice-Chair), N Collum, K Minch and L Snelgrove.

Also in attendance: Gabriella Paterson-Griggs (Clerk and RFO), Councillors Christina Coleman (WDC) and Roy Galley (ESCC).

Members of the Public in Attendance: 16

APOLOGIES: Apologies for absence were received from Councillors R Borton and S De St Croix. Apologies were also received from Councillors Abraham and Constantinou (these were not given at the meeting as the emails to the Clerk were not seen until after the meeting).

24/61. DECLARATIONS OF INTEREST

There were no declarations of interest.

24/62. MINUTES OF THE LAST MEETING

It was **RESOLVED** that the minutes of the last meeting held on 4th March 2024 were a correct record and were duly signed by the Chairman.

24/63. MATTERS ARISING

The Actions List as prepared and circulated by the Clerk was noted.

24/64. WEALDEN DC – REGULATION 18 DRAFT LOCAL PLAN CONSULTATION

The Chairman invited Hugh Bullock to give a presentation to the Parish Council, on behalf of SABRE, on the draft local plan consultation with particular regard to the Ashdown Business Park and Owlsbury sites. Clarification was given by the landowner as to the inclusion of additional land into the Ashdown Business Park site as defined in the draft local plan. Everyone was encouraged to respond to the consultation with positives as well as negatives.

The draft response from the Parish Council had been circulated to councillors prior to the meeting. This was approved and it was agreed that delegated authority be given to Councillors Greenish and Hannay to finalise the response before its submission to Wealden by the 10 May deadline.

RESOLVED to give delegated authority to Councillors Greenish and Hannay to finalise the draft response to the Regulation 18 Draft Local Plan Consultation prior to its submission to Wealden DC.

24/65. PLANNING APPLICATION – RECEIVED

The following application was discussed. See Minute 24/74(v) below for further information.

WD/2024/7013/AD Agricultural Land at Rocks Road, Uckfield, TN22 3PT

24/66. REPORT FROM COUNTY COUNCILLOR GALLEY

Councillor Galley explained that he had just returned from leave and had nothing to report.

24/67. REPORT FROM DISTRICT COUNCILLOR CHRISTINA COLEMAN

Councillor Coleman encouraged everyone to respond to the Draft Local Plan Consultation and stated that she was supportive of the publication that had been put out by SABRE.

Councillor Coleman highlighted the following items:

- Change to bin collection day – letters had been sent out to all those properties affected by the change of day.
- Climate Change survey – Wealden had launched a survey to gather residents' opinions on climate change across the District in order to create a new Climate Change Strategy and Action Plan.

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- Community Orchards – funding had been received from the Government through the Coronation Living Heritage Fund to support tree planting projects. Grants could be applied for to plant trees to create an orchard.
- Let's Talk Wealden – an area on Wealden's website where the latest proposals for the area are listed and where the community can ask questions and tell the council what they think.

24/68. WORKING GROUPS / EXTERNAL GROUPS

- Neighbourhood Plan*: Councillor Hannay reported that quotes had been requested from consultants in respect of the next phase of the Neighbourhood Plan. One response had been received which was very comprehensive. It was noted that the first stage would be for the consultants to meet with the Neighbourhood Plan Steering Group and visit the Parish. It was confirmed that an application would be made for grant funding as soon as it became available.
- Fletching Recreation Ground Committee (FRGC)*: The Clerk reported that the pavilion refurbishment was going well and was due to be completed at the start of the cricket season. It was noted that the project was within budget.

24/69. CORRESPONDENCE RECEIVED

- Wealden DC – Community Orchard Funding Opportunities*: A media release from Wealden DC in respect of Community Orchard Funding was circulated to councillors prior to the meeting. The Clerk explained that to be eligible for funding a minimum of five trees had to be planted with each one 4-5 metres from the next. It was agreed that there was no land in the Parish ownership where this could be accommodated.
- Suspected pollution from commercial premises* – the issues being experienced by a property in Shortbridge Road were reported and it was noted that the Environment Agency had been contacted and a case reference number given. Councillor Galley had also taken the issues up with East Sussex Highways and Councillor Coleman had contacted Environmental Health at Wealden. Both Councillors would keep the residents informed of any progress.

24/70. FINANCE AND ASSETS

- The invoices and payments for April 2024 were **AUTHORISED** and the Council's current financial position and bank reconciliation were noted.

24/71. BURIAL GROUND

- Two requests for additional inscriptions onto existing memorials had been received and circulated to councillors since the last meeting. It was **AGREED** that the applications as set out below be permitted:
 - F Wattam
 - M Randle

24/72. POLICIES

The following Policies were **APPROVED**:

- Complaints Policy and Procedure
- Grievance Policy
- Sickness and Absence Policy
- Social Media and Electronics Communications Policy

24/73. ENFORCEMENT – PLANNING

- Flitteridge Farm*: The Clerk gave an update from the Wealden Planning Enforcement Officer.

24/74. PLANNING APPLICATIONS - RECEIVED

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It was **RESOLVED** to make the comments as set out after each application in respect of the following:

i. **WD/2023/3115/F Wilmshurst, Bell Lane, Fletching TN22 3YB**

Part single, part two-storey front extension, new canopy to proposed new entrance, material face lift to existing office with terrace above. A glazed link addition linking the main dwelling to existing barn and a single side storey extension to barn with material alterations, with change of use of barn to form part of dwelling. An outdoor swimming pool addition with associated hard landscaping and external works.

The site is located within an Area of Outstanding Natural Beauty and is surrounded by an Ancient Woodland. It is not listed nor located within a conservation area. The existing property is a detached two storey dwelling house located alongside (but currently detached from) a single storey barn which comprises ancillary accommodation to the main house (a large reception room and bedroom with en-suite bathroom).

The house stands in a large plot and is not visible from either the road or any neighbouring properties. The Parish Council considers that these proposals, including linking the ancillary accommodation in the barn with the main house, will improve both the design and layout of the house and considers that removing a number of unsightly extensions and outbuildings will be beneficial, The Parish Council believes that there will be no adverse impact on either the AONB or the Ancient Woodland. The Parish Council therefore SUPPORTS the application.

ii. **WD/2024/0075/F Barkham Farm, Goldbridge Road, Piltdown TN22 3XL**

Proposed vehicular access and driveway to serve dwelling and adjoining agricultural land, with existing access remodelled to provide access for pedestrians/cyclists only..

This is an application to close the existing vehicle access on to the A272 (which would become a pedestrian/bicycle access only) and move it approx. 45m east of the existing access. The Parish Council agrees that the new access will be better and safer placed and notes that it is supported by the highway authority. The Parish Council therefore SUPPORTS the application. Since the new access is over common land, before commencing any work, the applicant will need to obtain (as is acknowledged) consent under Section 38 of the Commons Act 2006.

iii. **WD/2024/0393/F Roselands, Goldbridge Road, Piltdown TN22 3XL**

Make temporary access used during construction of the new dwelling permanent and associated works.

This application relates to the retention of the access used to the site from the A272 to become a permanent access on completion of the construction. The Parish Council SUPPORTS the application on the basis that (i) the new access meets all the requirements of East Sussex County Council Highways department (ii) approval of access surface (iii) installation of appropriate drainage (the access was flooded on our inspection) and (iv) use of the access to be restricted to occupiers of and visitors to Roselands only.

iv. **WD/2024/0505/PO Moons Farm, Sharpsbridge Lane, Piltdown TN22 3XG**

Discharge of section 106 agreement dated 20 March 1996 attached to planning permission WD/1995/0915/F (conversion of redundant granary to provide ancillary accommodation).

The basis of the application is that the terms of the Section 106 Agreement dated 20th March 1996 have been made redundant by the terms of the planning consent dated 18th January 2024 (WD/2023/2872/FA). That would appear to be the case and as such the Parish Council has NO OBJECTION to the application.

v. **WD/2024/7013/AD Agricultural land at Rocks Road, Uckfield TN22 3PT**

Upgrading of existing track to provide access to paddocks to be used for keeping rare breeds.

It was noted that the Parish Council was not a formal consultee for this agricultural determination application but it was agreed that a response be formulated by the Planning Group setting out the

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Council's view that there was no existing agricultural use on the site and supporting the comments that had already been submitted by the Copwood Neighbourhood Group. This was in line with the information provided by the Planning Officer as to what was taken into account when making a decision on this type of application.

24/75. PLANNING APPLICATIONS – APPEALS

i. APP/C1435/Y/23/3332131 (WD/2023/2033/LB) 17 The Courtyard, South Pavilion, Sheffield Park

Proposed windows and door replacement.

It was agreed that no further comments would be made on this appeal.

24/76. PLANNING APPLICATIONS - DECISIONS

Planning decisions **RECEIVED** from Wealden District Council since the last meeting:

Applications Approved

i. WD/2023/3008/LB 2 The Griffin, High Street, Fletching TN22 3SS

Alterations to basement drainage. (APPROVED 6 March 2024)

Applications Refused – none since the last meeting

Applications Withdrawn – none since the last meeting

24/77. ITEMS FOR THE PARISH MAGAZINE

It was agreed that the following items be included for the next edition of the Parish Magazine:

- Draft Local Plan Consultation – deadline reminder
- Annual Parish Meeting
- Grass and verge cutting

24/78. ANNUAL PARISH MEETING

It was **AGREED** that at the annual parish meeting there would be a presentation on the draft local plan consultation as well as a look back at the past year and what was being proposed in the new year.

24/79. AGENDA ITEMS FOR FUTURE MEETINGS

- Replacement litter bins

It was requested that Councillors contact the Clerk with any other items they wish to be considered at the next meeting.

24/80. TIME AND DATE OF NEXT MEETINGS

It was **AGREED** that from the next meeting the Parish Council would meet on the 2nd Monday of each month at 7.30pm in the Pavilion on the Recreation Ground. The dates for the remainder of the year are as follows:

13th May
10th June
8th July
9th September (there is no meeting held in August)
14th October
11th November
9th December