



MINUTES OF THE MEETING of Hadlow Down Parish Council
held in the Hadlow Down Village Hall, Hadlow Down
at 6:30pm on Monday 10th August 2015.
*Note – this a draft copy to be agreed and amended, if
necessary, at the next Council Meeting.*

Present: Councillors Sandra Richards (SR) (Chair), Damon Wellman (DW), Nathan James (NJ), Michael Lunn (ML), Graham Terry (GT) and Roy Galley (RG) (ESCC). The Clerk Helen Simpson-Wells was in attendance.

- 124. PRESENTATION FROM APPLICANTS FOR PLANNING APPLICATION WD/2015/1207/MAJ** – Dan Morrish (DM) gave a brief overview of the application which they have run past WDC. He advised that the wood is a free resource for the village however they can't keep in business unless they have the 6 licensed events a year.
- 125. PUBLIC QUESTIONS** – the following items were raised about agenda item 131a.i:
Members of the public raised concerns about the noise from events. Concern was also expressed by people sharing a boundary with the wood. DM apologized for the recent fireworks and confirmed that in future these wouldn't be allowed. They have no intention of holding more than 6 licensed events per year. Some people expressed unease over the noise from children, although when asked by the Chair the majority felt that the day to day noise hadn't increased. It was highlighted that the impact of noise was dependent on wind direction.
Following a complaint about the noise from DJ's, MC's and the thud of music, Emily Charikin confirmed that they could do something about this type of noise.
Concern was expressed over the location of the cabins, DM advised that they had seriously considered the location of these and had tried to position them as far away from the boundary as possible. It was highlighted that the applicants had inherited the business model and were creating a new business model that would reduce visitor numbers.
DM confirmed that they would struggle if they didn't have the 6 licensed events and were willing to have a s.106 agreement not to increase the number of these events and would like to continue the conversation on how they manage them.
The previous owner of Wilderness Wood confirmed that they had received complaints in the past and probably had more children visit than the applicants, however it was a matter of compromise. It was confirmed that they could have sold the wood to someone who would have closed it to the public. It was suggested that the PC request planning conditions be added if the application is agreed.
A member of the public also commented on the WDC 7km and 15km Ashdown Forest zones and advised that from what they have read they do not feel that WDC is fit for purpose and hope that the PC is going to be tough with them.
A member of the public expressed concern that there is more traffic and it is travelling faster on the A272 and that there should be a 50mph limit between Buxted and Hadlow Down.
- 126. APOLOGIES AND REASON FOR ABSENCE:** apologies received from Cllr. Julian Michaelson-Yeates, these were approved.
- 127. DECLARATIONS OF INTEREST** – none received.
- 128. CRIME REPORT** – no report received. *It was agreed that the Clerk would contact PCSO Davies for data on the recent accidents on the A272 and A267 so that these can be discussed at the SLR meeting.* **Clerk**
- 131. PLANNING:**
- a. **PLANNING APPLICATIONS:**
- i. **WD/2015/1207/MAJ – WILDERNESS WOOD, MAIN ROAD, TN22 4HJ** – Part retrospective application for 9 no. cabins for visiting volunteers, 4 no. cabins for apprentices, 2 no. shower and

toilet facilities, cabin to provide office space, kitchen for campers, replacement timber store and teaching space, replacement workshops, gazebo for ceremonies, extension to temporary permission for existing marquee and forestry building – The Chair allowed the applicants to respond to items raised by Councillors and for members of the public to make comments.

DM confirmed that WDC advised them to include everything they wished to do in the application, however the work would probably take 15-20 years to complete. He confirmed that they would need year round use of the visitor cabins and would expect to put a limitation on how long someone could stay in them. He would also agree to a condition to only build 1-2 cabins per year.

The Parish Council (PC) had received a number of comments prior to the meeting, both for and against the application.

4 Councillors voted against the application and 1 abstained. The following response was made to WDC:

The Parish Council object to the application for the following reasons:

Unacceptable noise which affects neighbours – NPPF 109, 116 and 120.

The size and scale of the development – NPPF 113 and EN27.

The Parish Council feel that with the proposed scale of the development that it is not able to measure the impact on the village regarding noise, residential use and possible air pollution and the general environmental effect on villagers.

The Parish Council would favourably consider the application if WDC arranged a s.106 agreement that wouldn't allow for amplified noise, public address systems and fireworks and would limit the licensed events to 6 per year, this agreement would need to cover the whole of Wilderness Wood.

The Parish Council appreciate that the applicants put in an application for all of their plans at the same time. They have no objection to the office space, replacement joinery workshop, timber stores and teaching space and the forestry building. If the number of volunteer cabins was reduced to 4, along with 4 apprentice cabins, 2 shower and toilet facilities and 1 kitchen the Parish Council would agree to this reduced number. They do not agree with the larger number of volunteer cabins that is proposed. The Parish Council would encourage the applicants to consider what they can offer in mitigation of the wild camping.

The Parish Council would also like the s.106 agreement to limit the amount of time that a cabin can be occupied to a maximum of 28 days per occupation and that it can't be re-let by the occupiers for a further consecutive period of time.

The Parish Council would like the applicants to be required to produce a management plan for any licensed events.

Can WDC please inform the Parish Council if the applicants amend the application.

The meeting moved from the main hall to the meeting room.

131. PLANNING:

d. PLANNING MATTERS:

- i. Five Badgers, Stonehurst Lane – the Clerk advised that she had contacted planning and they have informed her that they are still considering what action to take. ML (WDC) confirmed that he had written to WDC but had not yet received a response, he will speak to the Head of Planning. It was agreed that the Clerk would write to planning expressing the PC's disappointment at the lack of progress and would copy in the Head of Planning, she would request that an update on progress made, be sent to her before the PC's September meeting. Clerk

The Chair allowed a member of the public to comment on the action being taken by WDC.

ML (WDC) agreed to inform the Clerk of any update he receives from WDC, the Clerk will then update the PC and the member of the public. Clerk/ML

129. MINUTES OF THE MEETING held on 7th July 2015 were agreed and signed as a true record apart from item 103b.ii. which was amended to read Scocus Barn rather than Scocus Farm. The Clerk has written to WDC requesting that they amend their records.

130. MATTERS ARISING (from previous meetings):

- i. Parking on the pavement – c/f. GT
- ii. Hut Lane drainage – NJ confirmed that he had cleared out the debris and that it would need doing again before the October meeting.
- iii. Clerks pension – GT confirmed that he was due to meet with the Clerk in September.
- iv. Notes from HDCC meeting – the Chair confirmed that she would update the PC at item 136.
- v. Highways visit – the Chair confirmed that she had driven round the village with RG and thanked him for the ditching work in Wilderness Lane.

The Chair allowed a member of the public to comment on this item.

The member of the public advised that there was still an issue with a puddle forming across the road during heavy rain. She commented on how helpful the workmen were.

Recycling resurfacing to be undertaken in Dog Kennel Lane and Criers Lane. The Clerk is in contact with Highways to check that Brick Kiln Lane is also due to be done. Councillors advised that Five Chimneys Lane, School Lane and Stocklands Lane all need work done to them.

- vi. Noticeboard on Main Road – DW confirmed that he had undertaken the repair to the noticeboard.
- vii. The Clerks Report was sent to Councillors with the agenda updating them on her action points, this included:
 - a. The PCSO has confirmed that he will speak to the car driver of any vehicles parked blocking the pavement near Grange Cottages.
 - b. The Clerk will continue to chase Highways for a response regarding an apron around the gully on the A272 opposite the junction with Tinkers Lane. Highways have confirmed that the vegetation and soil around it has been cleared and that it is now running clear. **Clerk**
 - c. Problems with the gullies and ironworks have been reported to Highways. The Clerk has requested that the pothole infill in Stockland Lane be inspected and be filled in correctly and squared off. The knocked down Give Way sign at the top of Tinkers Lane has been reported to Highways and the steward is arranging for repairs to be carried out.
 - d. The Clerk has written to the landowners at the junction of Main Road and Dog Kennel Lane requesting that their hedges be cut back.
 - e. The Clerk wrote to Highways regarding advertising on verges and their response was sent to Councillors, prior to the meeting.
 - f. The Clerk is awaiting a date from the computer consultant to look at back-ups.
 - g. Planning enforcement have confirmed that the land at Five Chimneys Farm has been graded back and has been levelled out and smoothed, the enforcement notice has been complied with.
 - h. The Solicitor has confirmed that with regard to the playing field that the legal charge and certificate of title have been sent to Sport England. The legal charge has been registered with the Land Registry. The Chair of the Playing Field Committee has confirmed that they expect work to commence on 24th August with a project period of 4 – 6 weeks. The Clerk has updated the PC on the committee's finances and confirmed that due to the increased legal fees they will be going back to Sport England to see if they can get a grant for these, they will also be undertaking further fundraising.

131. PLANNING:

a. PLANNING APPLICATIONS:

- ii. **WD/2015/1422/F – THE CORNER COTTAGE, WILDERNESS LANE, TN22 4HJ** – Dismantle existing summerhouse and replace with larger summerhouse - The Parish Council agree to the application (5/0).

b. APPROVED APPLICATION:

WD/2015/0877/FR – Land at Hadlow Oast Farm, Curtains Hill – Retrospective application for replacement field gate and improved access onto A272.

c. WITHDRAWN APPLICATION:

WD/2015/0832/F – Harts Cottage, Stonehurst Lane – Demolition of existing garage and log store, erection of replacement garage with ancillary accommodation attached, to include a first floor.

d. PLANNING MATTERS:

- ii. Correspondence regarding Wilderness Wood – the PC had received 2 letters from residents complaining about the noise from the wood. It was felt that the matters raised in these letters were addressed at item 131a.i. A Councillor advised one of the correspondents had also written to WDC noise pollution control. It was agreed that the Clerk would contact the correspondents and would send a copy of the letters to WDC noise pollution control. **Clerk**

- 132. REPORTS FROM CLLR. ROY GALLEY, ESCC AND CLLR. MICHAEL LUNN WDC** - RG advised that ESCC are looking at services and projects for the next 3 years. In the press it has recently highlighted the number of roadworks being undertaken at this time of year however these need to be done now to prevent problems later on. Following a question from a Councillor, RG confirmed that he had attended the Uckfield Town Centre Regeneration meeting as a WDC Councillor rather than as an ESCC Councillor. A Councillor advised that it was now proposed to have 23 parking spaces with a 30 minute parking limit. There would be no disabled bays.

ML advised that the 7km Ashdown Forest exclusion zone rule has now been removed and WDC have reverted back to a 15km screening area. Any application has to look at mitigation. He confirmed that April Cottage in Buxted should now get approval and that large residential applications without mitigation probably won't be approved.

- 133. BANK RECONCILIATION:** –for 24th July 2015 was agreed and signed.

134. OTHER FINANCE MATTERS :

- i. Assets register – was agreed and signed.

- ii. ESCC Fingerpost payment – the Clerk confirmed that £205 had been received from ESCC as their contribution to the work on the fingerposts.
- iii. Wasps nest at the playing field – the Clerk advised that she had been contacted by the Chair of the Playing Field committee regarding a wasps nest, SR and NJ agreed for the PC to pay the £48 cost for the nest to be destroyed. This decision was ratified by the Parish Council.

135. REPORTS FROM COUNCILLORS (COUNCIL MATTERS AND OUTSIDE BODIES):

- i. Cllr. Graham Terry advised that the burial ground was looking good. He would be attending the Hadlow Down Community Centre meeting on 11th August and congratulated Janet Tourell, chair of the Village Hall committee on the work that had been undertaken on the Village Hall flooring..
- ii. Cllr. Nathan James advised that a dead tree had been reported on the boundary of the playing field, *SR advised that she will speak to the owner of the adjoining land.* **SR**
He had highlighted problems with the manhole in Hut Lane. *The Clerk will check with Highways that they are providing a quote for the Village Hall sign rather than just installing a replacement and then expecting payment. The Clerk will also get an update from Highways on the Give Way sign on Five Chimneys Lane at the junction with the A272.* **Clerk**

136. NEW COMMUNITY CENTRE – the Chair advised that several meetings have been held to discuss and agree on a realistic brief that would bring the design costs to within an achievable range. Separate meetings have been held with 2 architectural companies. They have secured a £9k grant to assist with further scoping work. The pre-feasibility grant will pay for consultants to address a sustainability assessment of the village, transport modelling and planning advice. Once the work is completed they will be able to apply for a larger grant to pay for the commissioning of an architect, quantity surveyor, planning consultant and the production of a planning application. They hope to apply for this further funding during late September/early October. It was agreed for the *Clerk to write to Bob Lake to congratulate him on the grants he has obtained.* **Clerk**

137. FUTURE PLANS FOR THE VILLAGE HALL & 140. HOUSING NEEDS SURVEY AND SALE OF HOUSING ASSOCIATION PROPERTIES – the Chair confirmed that she had spoken to Affinity Sutton who may be interested in the Village Hall site for 2 – 3 residential units. She was given details of 1 other housing association who she will also contact. Only 2 families are registered on the WDC Housing Register. It was expressed that young single people are not registering as they feel that they would always be at the bottom of the list and would have to keep on reapplying. It was agreed for *SR to contact WDC to see if they would be interested in the Village Hall site as a rural affordable exception site, she will see if JMY can also assist with this, NJ also offered his assistance and ML will undertake further research.*

SR/JMY/NJ/ML

The Chair had sent a draft housing needs survey and accompanying letter to Councillors prior to the meeting, she would like these to be sent out with the Parish Magazine, she gave the PC the details of the costs for attaching a pre-paid envelope. It was confirmed that the results of the survey would show how much need there was for affordable housing in the village and would assist with a planning application for the village hall site. One Councillor felt that the survey should be easier to complete. Survey to be discussed further at the next meeting.

The Clerk updated the PC on the 1994 transfer document regarding St Mark’s Field and that the Land Registry documents advise that the land has the benefit of the rights granted by the transfer, if this needs investigating further she would suggest that a solicitor checks the documents. She has requested a copy of the s.106 agreement from WDC and if they are unable to locate it she will contact Diocesan House for a copy . The s.106 gives first priority for vacancies to applicants who have a connection with Hadlow Down and after that applicants who have connections with local villages. She confirmed that the House of Lords have stopped the Bill relating to the sale of Housing Association properties, although the Bill may be altered.

138. WDC’S CORE STRATEGY LOCAL PLAN – the Clerk confirmed that the strategic sites local plan has been withdrawn as a new plan is being written, so the PC’s request for the Village Hall to be included won’t be going ahead. Following a legal challenge in the High Court WDC have confirmed that part of Policy WCS12 relating to the Ashdown Forest 7km zone, SANGS and on-site visitor management measures have been removed. They have advised that this is due to a matter of process rather than that it is incorrect. They will be developing a new policy concerning the Ashdown Forest as part of the new Wealden Local Plan.

139. DEFIBRILLATORS – the Clerk advised that SR and GT had signed the cheque for the defibrillator, this decision was approved by the PC, the defibrillator and cabinet are now on order and will take approximately 4 weeks to arrive. Janet Tourell has agreed for the cabinet to be installed on the entrance wall of the Village Hall on the side that the bins are stored. The PC agreed with the positioning of the cabinet and *DW agreed to install it.* **DW**

The Clerk advised that she is waiting for a response from South East Coast Ambulance Service about the possibility of holding a training session. The PC agreed to training being organized for villagers. *The Clerk*

will put a notice in the Parish Magazine, on the website and will tweet about the defibrillator. She will also write to local organisations to highlight where the defibrillator is located.

Clerk

141. **RISK ASSESSMENTS** – the completed quarterly risk assessments were handed back. The Clerk will contact the chair of the Playing Field committee regarding the items raised for the play area to see if they can be actioned during the forthcoming work party.

Clerk

142. **HIGHWAYS :**

- i. Fingerpost survey report – c/f to the next meeting.
- ii. Highways issues – to prioritise – c/f to the next meeting.

143. **ENTRANCE TO PLAYING FIELD** – the Clerk confirmed that the Diocesan Board of Finance have raised 2 minor points on the transfer document which the Clerk confirmed won't have an impact on the PC, the solicitor has amended the document and has sent it to the Diocesan solicitor for signing. The Clerk confirmed that once the transfer is completed the PC will need to insure the land. Completion is expected in 1-2 weeks. It was confirmed that the land will also need to appear on the Assets Register.

144. **DIGNITY AT WORK POLICY** – was agreed.

144. **CLERK'S MATTERS:**

- i. The Clerks hours were agreed and signed
- ii. Clerks review – it was agreed that SR and NJ will undertake the review.
- iii. The Clerk confirmed that low level wall heaters with covers are due to be installed in the meeting room which will reduce the amount of space for meetings. It was agreed to reduce the number of tables for future meetings.
- iv. The Clerk advised that no-one had applied to WDC for an election for the PC vacancy. The co-option has therefore been advertised with a closure date of 1st September.

145. **ACCOUNTS FOR PAYMENT:** the following payments were agreed and cheques were signed, apart from the cheque for Wellers Law Group which was cancelled, a credit note will be issued and a new invoice will be raised :

- i. Helen Simpson-Wells. Salary £790.04 includes £16.65 mileage and £6 expenses, £620 already paid by standing order, therefore cheque raised for £170.04.
- ii. Wellers Law Group LLP £1048.80 solicitors fees for playing field - .
- iii WDC £333.30 dog bin and litter bin emptying
- iv. BT £144.78 telephone and broadband (paid by direct debit).
- v. Playsafety Limited £99.60 play area inspection.
- vi. Hadlow Down Village Hall £300.00 hire of hall.

146. **TRAINING AND CONFERENCES:**

- i. Wealden Parish Conference – following receipt of the agenda no-one will be attending.

147. **CORRESPONDENCE RECEIVED:**

- i. Play area inspection and correspondence regarding tree – a copy of the inspection had been sent to Councillors prior to the meeting. The Clerk advised that GT and JMY had agreed for the arboriculturist to check the branch and fitting for the tree swing. Correspondence regarding a dead tree has already been raised at item 135ii. The Chair of the Playing Field committee will look into the insurance companies response last year to the question of fencing between the play area and the parking area and will possibly come to the precept meeting with options. She has confirmed that all other items

for

remedial action will be undertaken at the two August maintenance sessions together with work on the top of the tunnels. It had been suggested that the vehicle gate be locked after the cricket season, the PC felt that this wasn't suitable. It was agreed that the Clerk would contact the insurance company and Playsafety Limited to clarify whether fencing/barrier was required between the play area and the parking area and how large an area this needed to cover.

Clerk

- ii. Correspondence from Rural Services Network – it was agreed for the Clerk to respond. Clerk
- iii. East Sussex Fire and Rescue Service Health and Wellbeing Service – the Chair will put an article in the Parish Magazine. SR
- iv. Correspondence from University of the Third Age – the Chair will put an article in the Parish Magazine. SR
- v. Consultation on the Proposed Modifications to the Affordable Housing Delivery Local Plan – no response made.
- vi. Consultation on the Licensing Authority's Review of its Statement of Principles under the Gambling Act 2005 – no response made.

148. **ITEMS TO GO ON NEXT AGENDA:**

Financial calendar; SLR meeting; LED speed signs and speeding vehicles; youth shelter and use of land at the entrance to the playing field

The meeting closed at 9:15pm