



MINUTES OF THE MEETING of Hadlow Down Parish Council
held in the Committee Room of Hadlow Down Village Hall, Hadlow Down
at 7pm on Tuesday 5th December 2017.

Present: Councillors Sandra Richards (SR)(Chair), Damon Wellman (DW), Helen Bonnick (HB), Iain Turner (IT) and Julian Michaelson-Yeates (JMY). The Clerk Helen Johnson was in attendance. Apologies had been received from Cllr. Bob Standley (BS)(ESCC) who had advised that he would be late and from Cllr. Michael Lunn (WDC).

- 235. PUBLIC QUESTIONS** – a member of the public thanked the Parish Council (PC) for their work during the year. Members of the public commented on planning application WD/2017/2551/F Gatehouse Farm.
- 236. APOLOGIES AND REASON FOR ABSENCE** – apologies had been received from Cllr. Michael Lunn (ML) these were noted.
- 237. DECLARATIONS OF INTEREST** – Cllr Michaelson-Yeates declared a disclosable pecuniary interest in item 241i.a.
- 238. CO-OPTION** – Jas Singh (JS) was invited to speak in support of his application to be co-opted onto the Parish Council. Councillors all agreed to vote him onto the PC. Jas joined the meeting and signed the Declaration of Acceptance of Office.
- 237. DECLARATIONS OF INTEREST** – Cllr Singh declared a disclosable pecuniary interest in item 241ii.a. Cllr. Michaelson-Yeates declared a disclosable pecuniary interest in item 241iii.a.
- 239. MINUTES OF THE MEETING** held on 7th November 2017 were agreed and signed as a true record (previously circulated).
- 240. MATTERS ARISING (from previous meetings):**
- i. Assets of Community Value – c/f ML
 - ii. Local Plan - Ashdown Forest nitrogen levels – c/f ML
 - iii. Cost of Traffic Regulation Order – to update – c/f ML
 - iv. Circular Walk leaflet – the Chair updated the meeting on her discussions with a resident regarding the proposed circular walk. *The Chair will speak to the owner of the land containing the licensed footpath.* It was agreed that the cost for the printing would come out of the 17/18 website budget. SR
 - v. Website – the Chair updated the meeting on the discussions she'd had with the editor and owner of the village website. *Cllr Singh offered to put together a proposal regarding the website, he will forward to the PC for discussion at the next meeting, the Chair will liaise with the editor and owner of the website.* The PC and Clerk expressed their appreciation for the continued assistance and commitment provided by the Editor and the owner of the website. SR/JS
 - vi. Clerks Report: the Clerk confirmed that quotes had been requested for the fingerpost work. She has also chased ESCC Highways regarding the replacement fingerpost for Main Road opposite the junction for Tinkers Lane and is awaiting a response.
The play tractor has been added to the insurance.
- 241. PLANNING:**
- i. PLANNING APPLICATIONS:**
- Cllr. Michaelson-Yeates left the meeting during discussion of the following item:
- a. WD/2017/2551/F GATEHOUSE FARM, STOCKLANDS LANE TN22 4EA – Demolition of existing fish farm building and ancillary water housing tanks etc. and construction of three dwellings with associated works – The Parish Council strongly object to the application for the following reasons:
We feel that it is overdevelopment of the site in an AONB;
We believe that the design of the dwellings is not in keeping with the varied rural character of other dwellings in Stocklands Lane. Also the size of the houses has increased from 2 x 4 bedroom houses to 3 x 5 bedroom houses, this has increased the m² from 530m² to 880m² which is larger than the

existing footprint and the granted footprint for the 2 houses – Policy EN27;
We feel that one of the proposed dwellings will overlook a neighbouring property, resulting in a loss of privacy for the occupants – Policy EN27;
The position of the site is in an unsustainable location;
We came to our decision with the knowledge that there isn't a five year housing supply and that the habitat regulations over-rule any requirement for the lack of five year supply;
We feel that the application is in contravention of landscape conservation – Policy EN6; and
We feel that the application is in contravention of policy DC19/3 due to the size and character of the development. (0/4 and 1 abstention)

Cllr. Bob Standley joined the meeting at 7:35pm.

iii. PLANNING MATTERS:

- a. APP/C1435/W/17/3182900 Gate House Farm, Stocklands Lane notice of appeal regarding proposal for redevelopment of site including demolition of existing industrial farm building, removal of water holding tanks and associated industrial paraphernalia and construction of four detached dwellings and associated works – no further comments added by the Parish Council to their response to the original application which will have been sent to the Planning Inspectorate.

Cllr. Michaelson-Yeates rejoined the meeting.

i. PLANNING APPLICATIONS:

- b. WD/2017/2582/FR – VALE FARM, DOG KENNEL LANE, TN22 4EL – Retrospective application for the construction of a wall to replace an old timber, close boarded fence – The Parish Council support the application. They request that a condition be applied to ensure that the holly that is mentioned in the application is planted at the lower levels.

ii. APPROVED PLANNING APPLICATIONS:

Cllr. Jas Singh didn't join in any discussions regarding the following item:

- a. WD/2017/1807/F LYNX HOUSE BARN, SCHOOL LANE TN22 4JE – Proposed new replacement stable building. A member of the public was allowed by the Chair to ask where the effluence would go and was advised to refer to the application on the WDC website.
- b. WD/2017/2171/F LAND AT GREENWAYS, FIVE CHIMNEYS LANE TN22 4 DX – Construction of a 20m x 30m equestrian arena, works to include a small amount of cut and fill, new land drains, membrane, stone base, silica sand and fibre surface.
The Chair advised that she will request that in future applications to be heard by WDC Planning Committee for the same Parish Council be discussed consecutively.

iii. PLANNING MATTERS:

- b. Correspondence regarding TPOs in Wilderness Lane – the Clerk confirmed that the PC had been contacted by a resident regarding the installation of posts and damage to trees, the Clerk has reported to the WDC Tree Officer. A Councillor confirmed that he had visited the site and that he had been contacted by a member of the public who had purchased a plot. Plot owners can contact Trading Standards if they have concerns regarding how the plots have been marketed.

242. REPORT FROM CLLR. BOB STANDLEY, ESCC – Cllr. Standley advised that the manhole cover in Five Chimneys Lane will be repaired by the contractor, who will pay for the cost of the repair. *Cllr Wellman will advise Cllr Standley if the drain cover at the junction of Five Chimneys Lane isn't repaired.* **DW**

Cllr Standley advised that ESCC needed to make cuts of £21m in their budget and they have overspent on social care. He updated the meeting on the Stand up for East Sussex and the Get a Grip campaigns. In WDC Councillor's absence he advised that a report is going to cabinet next week regarding parking. A Councillor asked about a new London to Brighton railway line. Cllr Standley updated the meeting on possible proposals and advised that a new Lewes to Uckfield line would need to be paid for by new housing. The priority is to extend HS1 to Hastings

243. BANK RECONCILIATIONS: – it was agreed that the reconciliation dated 26th October be re-signed and that the one dated 24th November 2017 be signed. In the future any voided or missed cheques will be recorded on the reconciliation.

244. OTHER FINANCE MATTERS :

- i. The following payments that were paid prior to this meeting were ratified: Europlants Ltd £192.00 work at the burial ground and Wealden District Council £425.00 for pre-application advice. It was agreed that the latter payment would appear under contingencies which would take it over its budget level.
- ii. Costings for litter picking equipment – the PC agreed costs up to £200.
- iii. Clearance of land – the PC reviewed the quotes and agreed who the contract should be awarded to.
- iv. The PC agreed the following payments that had been approved in 17/18 that had been paid under Local Government Act 1972 under s.137: Sussex Air Ambulance £250, Friends of East Sussex Record Office £24 and defibrillator pads and battery £206.82.
- v. Precept – a budget of £31455 was agreed for 2018/19 resulting in a precept of £31135.

- vi. Sussex Lund grant – a Councillor informed the meeting that he had spoken to Bob Lake who has advised that he will be speaking to Sussex Giving. The Clerk has confirmed that the matter needs to be resolved by the end of the 17/18 financial year.
- vii. Picnic tables – the PC discussed the options available and agreed to purchase 2 circular tables and anchor kits, once the land has been cleared. *Cllr Michaelson-Yeates to liaise with the chair of the Playing Field Committee over the positioning of the tables.* **JMY**
A member of the public agreed to take delivery of the tables, to assemble them and secure them into concrete.
- viii. The PC decided not to award a grant to the Conservation Volunteers.
- ix. The Clerk advised that she had been contacted as one of the doors to the noticeboard had come off during the strong winds. A member of the public had agreed to mend the noticeboard, he was thanked for his work on this. The Chair allowed him to comment on the condition of the noticeboard.

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

- i. Cllr. Bonnicks advised that the smell at the Village Hall had been solved by Southern Water clearing a blockage in their pipework. Previously they had advised that it was a problem at the Village Hall. It was agreed for the *Clerk to write to Southern Water to complain that there have also been problems for residents in Wheelers and Hut Lanes, that the Village Hall has lost income and that Southern Water have previously visited and not identified the problem and to express concern over the state of the pipework.* **Clerk**
Cllr Bonnicks advised that she had a Village Hall committee meeting this week and that the play tractor had been installed at the playing field.
- ii. Cllr Michaelson-Yeates advised that he had been contacted regarding wheelchair access on one of the pavements and with others had helped to move the verge back to allow a wheelchair to travel along it. It was felt that there were a number of pavements that weren't suitable for wheelchairs due to encroaching verges, *Councillors to consider priority areas that need clearing and to discuss at the January meeting.* **ALL**
Cllr Michaelson-Yeates advised of National Litterpicking Weekend 2-4 March and requested if WDC could supply plastic sacks. *The Clerk will contact WDC to request.* **Clerk**
- iii. Cllr Wellman advised of flytipping in Wheelers Lane, the *Clerk has already reported fly tipping at this site but will contact WDC to see if it is a new fly tip or one that has previously been reported.* **Clerk**
Cllr Wellman advised that he had attended the WDC Parish Planning Panel meeting and was due to attend the Gatwick Airport & Noise Management Board public meeting. He thanked Cllr Standley for his efforts to get the work done on the drain cover and gave Cllr Standley details of 2 further drain covers that required work on the A272, one was actioned however the one 40m away wasn't. He also gave details of a drain cover that had been repaired 2 weeks previously and that was now a problem again. Cllr Standley requested to be advised of any problems.
- iv. Cllr Richards advised that she had attended the WDC North Planning meeting and confirmed that the application for Barn at Huggetts Farm had been approved.

246 & 247. VILLAGE HALL SITE AND NEW COMMUNITY CENTRE – the Chair updated the PC on the pre-application advice meeting that had been held at WDC. It will be an outline application for the Village Hall and a full one for the Community Centre. HDCC (Hadlow Down Community Centre) Committee should receive the Environmental Impact Assessment before Christmas. *The Clerk will contact the architect regarding the completion of the Village Hall site planning application.* **Clerk**
Both applications will be submitted at the same time and will be made in the Parish Council's name.

The Chair allowed a member of the public to comment that he thought HDCC had promised a public meeting before a planning application was submitted, *the Chair will raise this with the Chair of HDCC.* **SR**

The PC agreed to the cost of the outline application for the Village Hall site. Cost of HDCC full application and decision regarding payment to be carried forward to the January meeting, once the gross floor space has been confirmed. *Chair to raise with the Chair of HDCC.* **SR**

248. HIGHWAYS AND FOOTPATHS:

- i. School Lane resurfacing – the Clerk advised that the steward had requested that School Lane be jetpatched however there was a final decision to refuse the works. A Councillor raised regarding Pound Green Lane that had been jetpatched then 2 weeks later was resurfaced. Cllr Standley agreed to investigate.
- ii. The Clerk updated the meeting on correspondence regarding Wilderness Lane parking and the possibility of signage. A Councillor questioned whether ESFRS (East Sussex Fire and Rescue Service) had been contacted. The Chair will encourage residents to report issues to Uckfield ESFRS where it is felt that a fire tender wouldn't be able to get down the road. It was agreed for the Clerk, DW and

the police to liaise over possible signage. *DW will respond to resident regarding suggestion to extend layby and will inform them of historical action taken by the PC.* **DW**

- iii. Possible diversion of public footpaths 38 & 39C – the PC agreed to the proposals.
 - iv. Loan of Speed Indicator Device – c/f to the next meeting.
- 249. PARISH ASSEMBLY** – c/f to the next meeting.
- 250. FREEDOM OF INFORMATION PUBLICATION SCHEME** – amendments approved.
- 251. STANDING ORDERS** – amendments approved.
- 252. CLERK'S MATTERS:**
- i. Hours were agreed and signed.
- 253. CORRESPONDENCE RECEIVED:**
- i. A member of the public had contacted the Clerk regarding the Remembrance Day Service. The PC agreed for the Clerk to write to a member of the public thanking them for their continued commitment to the service.
- 254. ACCOUNTS FOR PAYMENT:** the following payments were agreed and cheques were signed:
- i. Helen Johnson. Salary £946.28 includes £18.00 mileage, £750 already paid by standing order, therefore cheque raised for £196.28.
 - ii. East Sussex Pension Fund £287.65 pension.
 - iii. Mrs L. McConachie £40.00 play equipment inspection.
 - iv. Public Works Loan Board payment for £567.07 will be taken by direct debit.
 - v. BT £46.40 telephone and broadband will be taken by direct debit.
 - vi. Viking £67.22 stationery
- A further payment for Playdale for toy tractor for £1837.20 was signed and will be ratified at the next meeting. £1185.63 of the cost will be taken from the Celebrate grant and the remainder from PC funds.
- 255. DEFIBRILLATOR BATTERY** – couldn't be checked due to barrier, however it could be available for an emergency.
- 256. ITEMS TO GO ON NEXT AGENDA** – contract for adoption of BT payphone and planning application WD/2017/2663/F for which Cllr Michaelson-Yeates will see if a meeting is required before January.
- 257. PRIVATE SESSION**

The meeting closed at 9:17pm