



MINUTES OF THE MEETING of Hadlow Down Parish Council
held in Hadlow Down Village Hall, Hadlow Down
at 7pm on Tuesday 9th January 2018.

Present: Councillors Sandra Richards (SR)(Chair), Damon Wellman (DW), Julian Michaelson-Yeates (JMY) and Cllr. Bob Standley (BS)(ESCC). The Clerk Helen Johnson was in attendance. Apologies had been received from Cllr. Toby Illingworth (WDC).

263. PUBLIC QUESTIONS – the Chair explained the process for the public session. Members of the public commented on planning application WD/2017/2597/F and on the state of the highways.

Cllr. Lunn (ML) joined the meeting at 7:05pm during the public questions.

264. APOLOGIES AND REASON FOR ABSENCE – apologies had been received from Cllrs Turner, Bonnick and Singh, these were noted.

265. DECLARATIONS OF INTEREST – no declarations of interest were made.

266. MINUTES OF THE MEETINGS held on 5th & 22nd December 2017 were agreed and signed as true records (previously circulated).

268. PLANNING:

i. PLANNING APPLICATIONS:

- a. **WD/2017/2597/F – BURNT HOUSE FARM BARN, BRICK KILN LANE, TN22 4EJ** – Demolition of existing buildings and the erection of three detached dwellings with associated vehicle access, parking and soft landscaping – The Parish Council objects to this application for the following reasons:
- The proposed dwellings have a footprint of 555m² which exceeds the 450m² maximum limitation set down in the Class Q and the Permitted Development Flexible Approach Guidance February 2016.
 - It is the view of the Parish Council that the stable barn is not redundant as claimed. The stable barn is stated as being disused since 01/02/17 and there are no horses on site. However the applicant is proposing to return 2 horses to the site if the planning application is successful and that these will be housed in temporary field shelters (Highways Report Appendix D page 12). The Parish Council feels that the removal of the horses from site only for them to return once approval has been gained is intended to side-step the redundancy test for buildings less than 10 years old. The stricter scrutiny set down in the Flexible Approach Guidance is intended to protect against such instances where redundancy is being arranged.
 - The trip data for the stable barn is high with attendance of more than one national or regional event or other gallop trips being made every day (10 per week). Reference is made to owners' trips in the plural. In the view of the Parish Council, the trip data does not represent private usage which was a condition of the stable barn's approval in 2013. The trip data for the stable barn is being submitted as if the stable barn were to be fully redundant. However, the return of the horses would generate trips and these are not reflected in the trip analysis.
 - The Highways report states that for simplicity, the trip data for the B2c units is based on TRICS data. The TRICS sample used is not representative of the B2c Goldsmith units, which by comparison are very rurally located with poor access and few amenities. The TRICS sample sites (Appendix E Page 15) is based on 6 sites many of which are well located on industrial estates in large towns such as Maidenhead and Peterborough or the curtilage of Bromsgrove and Lincoln. The only truly rural site in the TRICS sample is a large garage which is direct facing on a major A road with 26 employees. The trip analysis does pro-rata these businesses down to reflect the 2 mechanics working out of the B2c unit in the application,

but the Parish Council suggest that the size and operation of the TRICS sample businesses are of a different order of scale to the one in the application.

- The Parish Council object to the scale of this application in an AONB. The massing and density of the proposed 3 large houses and their garages fronting Brick Kiln Lane, which is a small rural lane of 3m width, is not typical of the area. Furthermore, the total of 34 skylights is likely to impact the dark skies as well as the ridge line of the AONB. It is the view of the Council that this application goes against policy EN27 and is an over development of the site.

There are 27 letters on the Wealden website both objecting to or supporting this application. It should be noted that a significant proportion of the letters supporting this application are from people residing a substantial distance from the application site, not at all connected to or representative of local residents. (0/4)

273. HIGHWAYS AND FOOTPATHS:

- i. Correspondence regarding access to footpath 27c – resident agreed to send copy of affidavit and deeds to the Parish Council prior to the next meeting when the matter will be discussed.

267. MATTERS ARISING (from previous meetings):

- i. Assets of Community Value – Cllr Lunn advised that he had spoken to the owner of Wilderness Wood, the Parish Council (PC) agreed to submit an application for *Wilderness Wood to be an Asset of Community Value*.
Cllr. Standley declared an interest in Assets of Community Value in his role as a WDC Councillor.
Cllr. Lunn will speak to the trustees of Tinkers Park.
Clerk
ML
- ii. Local Plan - Ashdown Forest nitrogen levels – Cllr Lunn (WDC) advised that some information has been received from Natural England and that they have more data regarding the emissions.
- iii. Cost of Traffic Regulation Order – Cllr Lunn confirmed that the cost of a Traffic Regulation Order is £5000 - £10,000. A key factor to the cost is the amount of objections that are received. *Cllr. Standley offered to obtain more information in order to break down the cost*
BS
SR
- iv. Circular Walk leaflet – to update on discussion with landowner – c/f
- v. Drain cover at junction of Five Chimneys Lane – no response from ESCC.
- vi. Positioning of picnic tables – Cllr Michaelson-Yeates has informed the Playing Field Committee that 2 picnic tables are being purchased and has asked them to consider where they would like them installed.
- vii. Public meeting regarding Community Centre – the Chair of the Committee has responded to the member of the public however no date has yet been set for the meeting.
- viii. Correspondence regarding extending layby – *Clerk to respond to resident.*
Clerk
- ix. Website - *to provide proposal – c/f*
JS/SR
- x. The Clerks Report was sent to Councillors with the agenda updating them on her action points, this included:
 - a. Land at playing field to be cleared in January;
 - b. Further information awaited from Chair of Village Hall Committee before letter of complaint can be sent to Southern Water;
 - c. Flytip was reported;
 - d. Response was received from Wealden Police regarding the parking of vehicles in Wilderness Lane;
 - e. Response was sent to WDC confirming that the PC agree to the proposed diversions for footpaths 38 & 39C;
 - f. Letter of thanks sent to resident.

268. PLANNING:

i. PLANNING APPLICATIONS:

- b. WD/2017/2935/F – COMFREY COTTAGE, CRIERS LANE, TN20 6LG – Proposed first floor addition above existing ground floor extension previously approved, to provide additional bedroom and ensuite bathroom – The Parish Council support the application, they feel that it doesn't impact on any neighbouring properties. (4/0)

ii. APPROVED PLANNING APPLICATIONS:

- a. WD/2017/1703/F – 4 Grange Cottages, Main Road – Two storey side extension to the existing house.
- b. WD/2017/2582/FR – Vale Farm, Dog Kennel Lane – Retrospective application for the construction of a wall to replace an old timber, close boarded fence

iii. PLANNING MATTERS:

- a. Correspondence regarding Old Cart Lodge – a number of residents have contacted the PC regarding developments at the site. Planning enforcement have been informed.

Cllr. Lunn left the meeting from 7:59 – 8pm

- b. TPOs in Wilderness Lane – a Councillor had visited the site and advised the meeting that some felling of trees has been undertaken. The matter has been reported to WDC who are applying for an Article 4 application under the Town and Country Planning Act.

269. REPORTS FROM CLLR. BOB STANDLEY, ESCC & CLLR. MICHAEL LUNN WDC – Cllr. Standley advised that they are working on the budget, they are looking at saving £21m next year followed by a further £40m. Due to demand there has been an overspend in Childrens' Services. The local government settlement is allowing ESCC to charge an extra 1% in the next financial year, although a decision still needs to be made by the Council on this. He advised that Adult social care needs to be addressed by central Government. A Councillor asked Cllr Standley if, due to the mild winter, whether savings would be made on salt and grit spreading. A Councillor raised about the quality of ESCC Highways' work. Cllr. Lunn (WDC) advised of the proposals regarding parking and that further questions are being asked before the report is presented to cabinet. He confirmed that it is hoped that the Local Plan will be issued soon. He has received a number of complaints regarding waste collections and asked that residents contact him if collections aren't made. It was highlighted that the dates for collections on the WDC website hadn't been consistent.

270. BANK RECONCILIATION: – dated 22nd December 2017 was agreed and signed, including by a non-signatory as part of the quarterly controls.

271. OTHER FINANCE MATTERS :

- i. The following payments that were paid prior to this meeting were ratified: Playdale for toy tractor for £1837.20 and Wealden District Council £462.00 of which £432 for dog and litter bin emptying and £30 for parish conference.
- ii. Quarterly financial report was signed and approved.
- iii. Assets Register was approved and signed.
- iv. The budget of £31,455 and precept of £31,135 was approved and signed.
- v. Sussex Lund fund – Cllr. Michaelson-Yeates agreed to speak to resident regarding the remaining funds, the Clerk confirmed that the matter needed to be resolved and that it was likely that these would need to be returned to Sussex Giving.
- vi. The Clerk confirmed that PKF Littlejohn LLP would be undertaking the 2017/18 external audit.
- vii. A discussion was held on the quotes for works to fingerposts and the PC agreed which contractor to appoint.

272. REPORTS FROM COUNCILLORS (COUNCIL MATTERS AND OUTSIDE BODIES)

- i. Cllr Lunn advised that he had been contacted by a resident regarding the noise from a diesel train at Tinkers Park, he visited the site and it was confirmed that the diesel train was required following maintenance work on the steam train. The trustees are aware to try and avoid early starts, especially on Sundays.
- ii. Cllr Michaelson-Yeates advised that he had been contacted by a resident regarding bollards outside a property. It had been confirmed that a person installing bollards without a license would be liable for any damage to other people's vehicles by the bollards.
- iii. Cllr Richards updated the meeting on the Wealden Parish Conference.

273. HIGHWAYS AND FOOTPATHS:

- ii. Pavements and encroaching verges – Cllr Michaelson-Yeates agreed to view whilst undertaking the litterpick. The Chair allowed a member of the public to comment that residents could clear back overgrown verges outside their property.
- iii. Loan of Speed Indicator Device – the Clerk advised that Wealden Police have a SID (speed indicator device) that is available for use. She also informed the meeting that the police have new cameras that can identify mobile phone usage and whether the driver is wearing a seatbelt. The Chair allowed a member of the public to ask about SIDs. It was agreed for the *Clerk to identify exactly what is available, what training is available and where measurements can be taken in the village.* **Clerk**
- iv. Correspondence had been received from a resident regarding ice on Pounsley Hill and they had requested that the PC provide a grit container. The Clerk advised the meeting that she had contacted ESCC Highways who had arranged for the gullies to be cleared, were going to write to the owner of the ditch to request that it be maintained and were arranging for the road to be swept. A discussion was held on whether the PC should supply a grit bin, the Clerk confirmed that as the PC no longer have the General Power of Competence they could only pay for one through the Local Government Act 1972 s.137. This matter has previously been discussed by the PC and they agreed, due to the concerns previously raised, not to supply a grit bin.
- v. A number of concerns have been raised regarding the quality of Highways work. Cllr Standley advised that he doesn't receive complaints from other areas and that he does pass on any comments he receives regarding work in Hadlow Down. A Councillor suggested that ESCC have an independent

quality control inspector. *Cllr. Standley agreed to speak to the Chair of the Scrutiny Committee to request that the issues being raised be investigated.*

BS

- vi. SLR meeting – the Chair allowed a member of the public to comment on the state of Stocklands Lane. A discussion was held on the items to appear on the agenda for the SLR meeting. The PC requested if a more senior staff member from Highways would be able to attend the meeting, BS will investigate.

274. COUNCILLORS ROLES AND RESPONSIBILITIES – c/f

275. HEALTH AND WELLBEING – c/f

276. NEW COMMUNITY CENTRE AND VILLAGE HALL– the Chair confirmed that the outline planning application for the Village Hall had been submitted to WDC. It was proposed and agreed (3/1) for the PC to pay £2307.50 of the architect’s fee. It was noted that the Parish Council were disappointed in the delay in the submission of the planning application.

277. PARISH ASSEMBLY – c/f, in the meantime Councillors to consider options for a speaker. ALL

278. PUBLIC PHONE BOX – it was agreed to adopt the public phone box and the contract was signed by the Chair and 1 other Councillor and witnessed by the Clerk. Usage of the phone box to be considered at the next meeting.

279. RISK ASSESSMENTS – Cllr. Michaelson-Yeates agreed to undertake the quarterly risk assessments.

280. BURIAL GROUND PILLAR – the Clerk advised that one of the pillars had been hit, 2 Councillors agreed for her to get it checked to ensure that it was safe. A resident has written to the PC to request that the pillar be removed. The PC agreed for the *Clerk to get quotes for the removal of either one or both of the pillars.*

Clerk

281. CLERK’S MATTERS:

- i. The Clerks hours were agreed and signed.

282. CORRESPONDENCE RECEIVED:

- i. A copy of the Report of the Wealden Parish Remuneration Panel on Town and Parish Councillor Allowances for 2018/19 had been sent to Councillors prior to the meeting and a notice had been placed on the noticeboards. The PC noted the contents of the report.

283. ACCOUNTS FOR PAYMENT: the following payments were agreed and cheques were signed:

- i. Helen Johnson. Salary £908.95 includes £4.50 mileage and £21.84 expenses, £750 already paid by standing order, therefore cheque raised for £158.95.
- ii. East Sussex Pension Fund £268.31 pension.
- iii. Mrs L. McConachie £40.00 play equipment inspection.
- iv. BT Payphones £1 adoption of telephone box
- v. SLCC Enterprises Ltd £36.00 webinar training
- vi. The Society of Local Council Clerks £147.00 subscription.
- vii. HM Revenue and Customs £299.60 tax and national insurance.
- viii. The Clean Machine Direct Ltd £99.07 litter pickers
- ix. Hadlow Down Village Hall £100 hire of hall

284. DEFIBRILLATOR BATTERY – the Clerk confirmed that the battery had been checked.

268. PLANNING:

i. PLANNING APPLICATIONS:

- a. **WD/2017/2597/F – BURNT HOUSE FARM BARN, BRICK KILN LANE, TN22 4EJ** – Demolition of existing buildings and the erection of three detached dwellings with associated vehicle access, parking and soft landscaping. The PC asked Cllr Lunn (WDC) to call in the application to the WDC Planning Committee North if it has been recommended for approval by the officer.

285. ITEMS TO GO ON NEXT AGENDA – no further items raised.

The meeting closed at 9:10pm