



MINUTES OF THE EXTRAORDINARY MEETING of Hadlow Down Parish Council
held in the committee room at Hadlow Down Village Hall, Hadlow Down
at 7pm on Monday 9th March 2015.

*Note – this a draft copy to be agreed and amended, if
necessary, at the next Council Meeting.*

Present: Councillors Sandra Richards (SR) (Chair), Clare Emsden (CE), Damon Wellman (DW), Julian Michaelson-Yeates (JMY), Nathan James (NJ) and the Clerk Helen Simpson-Wells.

- 343. PUBLIC QUESTIONS** – a member of the public questioned whether the HDCC (Hadlow Down Community Centre) committee business plan had now been published. Bob Lake (BL) chair of HDCC confirmed that it was now on their website.
- 344. APOLOGIES AND REASON FOR ABSENCE** – apologies received from Cllrs. Graham Terry and Michael Lunn.
- 345. DECLARATIONS OF INTEREST** – none declared.

The Chair of the Parish Council (PC) opened up agenda items 346 – 351 to the chairs of the Playing Field, Community Centre and Village Hall Committees to be involved in the discussions.

- 346. VILLAGE HALL** – Janet Tourell (JT) advised that a report had been given at the Hadlow Down Community meeting and she had nothing further to add. The Chair asked about the 2014/15 grant to the Village Hall committee and the Clerk confirmed that anything remaining would be transferred to the PC's reserves before the end of the financial year.
- 347. PLAYING FIELD** – Fiona Shafer (FS) advised that a report had been given at the Hadlow Down Community meeting and she had nothing further to add. Her main concern was regarding the Deeds of Variation.
- 348. COMMUNITY CENTRE PROJECT** – Bob Lake confirmed that they were awaiting a further quote for the architects work.

Cllr. Ken Ogden (KO)(WDC) joined the meeting.

BL thanked the PC for considering giving financial support towards the cost of the architects fees, however he is applying to My Locality for a grant to help with the funding.

- 349. SANGS AND VILLAGE HALLS and GUIDANCE FROM NATURAL ENGLAND** – the Chair updated the meeting on a report from Cllr Lunn. There is the possibility of 3 SANGS (Suitable Alternative Natural Green Spaces) sites however none have been agreed or signed yet. Natural England have confirmed that there would be no requirement for a geographical constraint on SANGS for development under 10 houses. With regard to the Ashdown Forest they would also consider developments of more than 10 houses and their lack of geographical proximity to a SANGS on a case by case basis. Once a SANGS is in place Natural England have confirmed that they would not object to small developments being brought forward that aren't geographically linked to a SANGS. There must however also be a Strategic Access Management and Monitoring Scheme (SAMMS) in place to manage visitors on the forest. The final decision would however be with WDC who are currently reviewing their policy around SANGS and whether the number of dwellings should be reduced from 10. ML has recommended that the PC send a letter of intent to WDC and copy in Cllr Newton (WDC Planning Portfolio Holder).

The Chair allowed members of the public to comment on this and the following item.

KO confirmed that this was guidance rather than law and that the SANGS didn't need to be in the same proximity as the development.

A member of the public questioned whether there were other forms of mitigation other than SANGS. KO spoke about SAMMS and the housing allocation. A discussion was held on the provision of SANGS.

The Chair confirmed that the PC would send a letter of intent to WDC and confirm that the Village Hall has been submitted as a possible site under the Strategic Housing Land Availability Assessment.

BL questioned whether the PC has considered doing a Neighbourhood Development Plan. The Chair

confirmed that they have looked into it however there is a lot of work and costs involved, also the village falls within the 7km Ashdown Forest Protection Zone, no longer has a development boundary and is in an Area of Outstanding Natural Beauty. The PC also have a community plan.

BL asked if at the PC's meeting with WDC whether the housing allocation in Hadlow Down could be discussed.

KO confirmed that if anyone gave land to be used as a SANGS they'd receive money from WDC for the number of houses that were built as a SANGS windfall. WDC have allocated funding for this.

- 350. FUTURE PLANS FOR THE VILLAGE HALL AND LAND** – the PC are planning to have a meeting with WDC, the Chair proposed that with the PCs' and the Village Hall committees' approval, that the PC have some discussions with housing associations in order to understand what options there are over the disposal of the land. It was proposed that options also be discussed with a developer.

A member of the public asked whether the PC could run the houses in order that they could go to local people. The Chair confirmed that this option wouldn't result in upfront money for the HDCC project.

Different options for the site were discussed. The PC agreed to approach a housing association as part of a fact-finding exercise. *JMY agreed to contact a housing association and also an estate agent to get an approximate value for the site.* **JMY**

Once the letter of intent has been sent to WDC the *Clerk will contact them to organize a meeting.* **Clerk**

A member of the public asked BL, through the Chair, whether if planning permission had been given for the Community Centre at the playing field and nothing could be done with the Village Hall, whether it would be boarded up. The Chair confirmed that no decision had yet been made about the hall and the PC would be consulting with the village about the site.

- 351. DEEDS OF VARIATION FOR THE PLAYING FIELD LEASE** - FS confirmed that the Sport England solicitor had written to the Playing Field Association's solicitor who hadn't then contacted the Playing Field Association. The PC's solicitor has confirmed that a Deed of Variation will be required to extend the lease and to allow a charge on the leasehold title. The Clerk stressed the importance of what area of land the charge should cover, as this could affect obtaining funding in the future. It was agreed that *BL and FS would consider what area would be included and will produce a map showing this area and send it to the Clerk.* **FS/BL**

The access has been queried with the Sport England solicitor who has confirmed that a restriction is only required over the funded land.

The Clerk confirmed the likely charge from the Solicitor and that there would also be search fees and that the Deed of Variation would need to be lodged with the Land Registry. The Land Registry have confirmed that they have backlogs however a letter can be sent requesting that the documents be expedited and giving the reasons why this was required. It was agreed by the PC to instruct their solicitor to organize the Deed of Variation. The Chair signed the Solicitors' instruction letter.

- 352. PLANNING APPLICATION:**

WD/2014/2537/F – CROUST FARM BARN, HADLOW DOWN ROAD – Change of use and conversion of redundant agricultural buildings to form a single dwelling house, along with additional new building works linking the two barns – The Parish Council support the application. (5/0)

- 353. BANK RECONCILIATION** – for February 2015 was agreed and signed.

A cheque for £660.00 paid to Mr P Anderson for the fingerpost work was signed and will be ratified at the next meeting.

The meeting closed at 8:07pm