



MINUTES OF THE MEETING of Hadlow Down Parish Council
held in Hadlow Down Village Hall, Hadlow Down
at 7pm on Tuesday 2nd July 2019.

Present: Councillors Julian Michaelson-Yeates (JMY) Acting Chair, Peter Weston (PW), Ben Floyd (BF), Rachel Lewis (RL), Michael Lunn (ML), Sally Blyfield (SB)

Clerk: Rosie Barnes

Two members of the public

99. PUBLIC QUESTIONS - One member of the public raised an issue with an unfinished stretch of road outside Wildnerness Lane. *PW said he would follow this up with Highways.* **PW**

100. APOLOGIES AND REASONS FOR ABSENCE – received from Cllrs Richards, County Cllr Standley and District Cllr Dixon. Apologies were noted.

101. DECLARATIONS OF INTEREST – PW declared a personal interest in 104 (b) and a pecuniary interest in item 104 (d).

102. MINUTES OF THE MEETING held on 4th June 2019 were agreed and signed as a true record (previously circulated).

103. MATTERS ARISING (from previous meetings):

i. The Clerk confirmed that correspondence with ESCC about the new entrance on A272 had been forwarded to Cllr Dixon. Completed.

ii. It was confirmed that Cllr Richards had submitted an article to Parish News about recycling. Completed.

iii. It was thought that Cllr Richards had been liaising with the organisers of the village fair about insurance, etc but, in her absence, this was not confirmed.

iv. Cllr Lewis said she would bring a set of proposed questions for the housing needs survey to the next meeting. **RL**

v. The Clerk confirmed that Cllr Richards had undertaken an assessment of the fingerposts. Completed.

vi. Cllr Floyd said he had sent the original copies of the proposed signage to the Streetscene Team at Wealden District Council. Although it was considered unlikely, he said the Council was checking whether the Parish Council could obtain its own PSPO. Notwithstanding this, Cllr Floyd noted that the Parish Council could use Wealden's PSPO for dog fouling.

vii. The Clerk confirmed that copies of signage had been forwarded to Cllr Floyd. Completed.

viii. Cllr Floyd said he had spoken with Tinkers Park about a possible contribution to the new play equipment and they agreed to consider it at one of their interim meetings.

ix. Cllr Floyd said he had examined the kissing gate at the burial ground and found it to be in good order. He noted a couple of slats had come loose and said he would fix these. **BF**

x. The Clerk confirmed that she had contacted ESCC about replacing the bus timetable and awaited a response.

xi. Clerk's Report – The Clerk's Report was sent to councillors with the agenda prior to the meeting updating them on her action points.

104. PLANNING:

i. PLANNING APPLICATIONS:

Cllr Michaelson-Yeates suggested the Council consider items i (a) and (c) first, after which Cllr Weston would leave the meeting because of his declared interests in items i (b) and (d).

a. **WD/2019/1183/LB and 1113/F – COLES HALL, HEATHFIELD ROAD, FIVE ASHES, TN20 6JJ** – Single-storey rear extension to provide enlarged kitchen and dining room and internal alterations to relocate ground floor W/C.

The Parish Council supported this application, noting that this is a revised scheme, much reduced in scale and more in line with previous comments from the Conservation Officer (6/0).

(c) **WD/2019/1121/F – MOONS MILL, TINKERS LANE, HADLOW DOWN, TN22 4ET** – The addition of a detached pool house separate and adjacent to the main house.

Cllr Michaelson-Yeates said he had visited the site in order to clarify the information presented on the drawings with respect to the curtilage and the relationship to the neighbouring property. Key concerns were raised about the proposal, including the close proximity of the new building to the neighbour to the north, the potential impact of constant noise from the plant room and intermittent noise from the pool and the siting, scale and mass of the proposed building, particularly in this AONB location. On these grounds, the Parish Council objected to the scheme (0/6).

Cllr Weston left the meeting room at 7.40pm.

(b) **WD/2019/1093/F – THE OLD COACH HOUSE, MAIN ROAD, HADLOW DOWN, TN22 4ES** – Proposed extension and alterations to dwelling, conversion of outbuilding to home office and proposed new garage building.

It was noted that the outbuilding shown on the block plan appeared to be a relatively recent addition within the site's curtilage and it was considered it would need planning permission. It was also noted that the proposals would see an additional 50% plus increase in the size of the existing building, excluding the proposed home office and exactly a 50% increase in the size of the garage. Cllr Floyd noted that, through the scheme, a relatively small and reasonably priced house would be lost in the Parish, despite the need locally for such housing. After some discussion, it was agreed that the Parish Council would object to the proposed development (0/5) on the grounds that the scale of the development could not reasonably be considered an 'extension' to the host building, in part because of unnecessary duplication in the use of space. Thus, the proposed is regarded as over-development of the site with its scale and mass being harmful to the characteristics of the surrounding AONB.

(d) **WD/2019/1141/F – 3 SOUTH BEACON, MAIN ROAD, HADLOW DOWN, TN22 4ES** – Construction of a single-storey rear extension. Cllr Michealson-Yeates said he had visited the site, in particular to ascertain what impact, if any, there would be on the adjacent window to No. 2. He noted that much of this window was in fact obscured by planting and a shed. There was some discussion about the accuracy of the plans in terms of the boundary and where the fence line lies. It was agreed to support the application in principle, (5/0) subject to the plans being checked for accuracy and a condition being imposed on any consent given that materials must match the existing and samples approved prior to development commencing.

Cllr Weston returned to the meeting room at 8.05pm.

ii. ENFORCEMENT MATTERS:

a. To note an Enforcement Notice at **Wilderness Woods, Wilderness Lane, Hadlow Down** for unauthorised erection of an outbuilding.

It was noted that the wording on this agenda item should be amended to 'land adjacent to Wilderness Woods...'. For clarification, Cllr Lunn said that if Enforcement needed to take further action to remove the outbuilding, it would likely seek Committee support (in terms of costs) prior to doing so.

b. To note an appeal at **Little England Farm, Main Road, Hadlow Down** against an Enforcement Notice in respect of unauthorised engineering works.

The history of this site was discussed and it was noted that Wealden District Council had not readily responded to concerns raised by the Parish Council about the activities on this site over the years. In addition, despite requests, Wealden District Council had not passed its full report about this site to the Parish Council. *It was agreed the Clerk would write to Cllr Dixon asking him to ensure this report was made available.* The ground in the Enforcement Notice on which the appeal is based was discussed and it was agreed that if more time were given for the appellant to comply, the works may never happen, and certainly not if winter arrived. It was thus agreed (6/0) that *the Clerk write to the Inspectorate, objecting to the appeal and asking that this ground be upheld.*

Clerk

(One member of the public left the meeting)

105. REPORTS FROM CLLR. BOB STANDLEY, ESCC & CLLR. PHIL DIXON WDC

In the absence of Cllrs Standley and Dixon, no reports were given.

106. BANK RECONCILIATION: – The Clerk updated the Council with two minor amendments on the bank reconciliation (dated June 2019) previously circulated. It was subsequently **approved** and signed by the Acting Chair and Cllr Lunn.

107. REVIEW OF QUARTERLY FIGURES

The figures were reviewed and **approved**.

108. OTHER FINANCE MATTERS :

i. To ratify payments of £234.30 to Europlants Ltd for grounds maintenance and £84 to SSALC Ltd that were paid prior to the meeting. These payments were **approved**.

109. TO APPROVE THE ASSEST REGISTER

Cllr Michaelson-Yeates noted that the location of the litter picking equipment needed to be added to the Register. Noting this, the Asset Register was **approved**. **Clerk**

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

Cllr Weston updated councillors about the recent Southern Water and South East Water event noting that there was an obvious level of commitment from both organisations to work more closely together. There was general discussion around the need for suitable contingency plans for agricultural and livestock operations during water outages.

Cllr Lunn noted the recent success of the planning application for the new community centre. He noted that there were amendments to two of the planning conditions imposed: firstly, that the application was given a 5-year limit, not 3, to allow time for fund raising and, secondly, that the imposition of s106 was removed and replaced with a standard condition. All councillors joined Cllr Lunn in expressing their gratitude to Bob Lake and the Community Centre Committee, and past and present councillors and volunteers, for dedicating a huge amount of time and effort to working on this project. It was unanimously agreed that the Council wanted to formally extend this thanks and congratulations to Mr Lake and the Committee and it was agreed that a letter would be appropriate, as well as an insert in Parish News. **Clerk/SR**

Referring to police and safety matters, Cllr Lunn noted that there had been a series of shed break-ins and minor thefts and he urged people to be mindful of leaving outbuildings open and unattended during the warmer months. One member of the public said that the Church had recently been broken into. She also noted that various road signs in the Parish and the sign at Cross-in-Hand / A272 were either turned around or obscured by planting. It was agreed to raise these issues at the next SLR and *the Clerk said she would contact Highways about this* in the meantime. Cllr Lunn asked the *Clerk to provide contact details for the new Inspector for Wealden*. **Clerk**

Cllr Blyfield said she had been contacted by the landlord of The New Inn about a dead ash tree in the Inn's forecourt. She said the Tree Warden had confirmed that there was a TPO on this tree and an application thus needed to be made for any proposed works to it.

Cllr Lewis confirmed she had completed the risk assessment of the Village Hall and informed councillors of a meeting on the 8th July for the Hall's various user groups.

(One member of the public left the meeting)

Cllr Michaelson-Yeates confirmed that he would paint the bus shelter with preservative when the schools broke up for the summer. **JMY**

111. PLAYING FIELD:

i. Play area – update

Cllr Floyd said that the Community Payback Liaison Manager was due to meet with the Chair of the Playing Field Committee to discuss allocating teams for clearing the ditches. *It was agreed that the quotation for the new play equipment should be forward to the Committee for information and Cllr Floyd agreed to retrieve the bear seat*. **Clerk/BF**

The Clerk said that during her recent site visit to the playground, it was noted that the area around the picnic tables to the left-hand side of the entranceway needed cutting back. *The Clerk was advised to review the detail of the contract with Europlants*. **Clerk**

112. CLERK'S MATTERS:

i. Additional hours for outgoing Clerk to be agreed and signed.

The Clerk said she had received paperwork from payroll services that the additional hours would be payable in August.

ii. Additional hours for current Clerk to be agreed and signed.

As at item i. above.

113. ACCOUNTS FOR PAYMENT:

i. Staff – Salary/mileage and expenses: to be confirmed.

The Clerk confirmed the amount as £511.73. Approved.

ii. Miss H. Johnson – Salary/mileage and expenses: to be confirmed.

The Clerk confirmed the amount as £196.35. Approved.

iii. Miss E. Richards - £59.94 for one year email hosting.

Approved.

iv. Wealden District - £450.00 for litter and dog bin emptying (1 Apr – 30 Jun 19). Inv: 70050785.

The Clerk queried whether this was usually paid by cheque or Direct Debit. *Clerk to check with H.Johnson.*

Clerk

v. East Sussex Pension Fund - £113.41 for pension contributions (Jun 19).

Approved.

vi. HMRC - £418.87 for tax and NI.

Approved.

vii. Viking - £61.16 for office stationery. Inv: 848452.

Approved.

114. CRIME & DISORDER ACT 1998 Section 17 - to consider effects (if any) arising from items on the agenda.

None.

115. DEFIBRILLATOR BATTERY – to confirm checked.

The Clerk confirmed the battery was in good working order.

116. ITEMS TO GO ON NEXT AGENDA

- Possibility of changing the colour on the Hadlow Down signs;
- Website;
- Questions for Housing Needs Survey;
- If consulted by the time of the next meeting, to consider the variation to the access arrangements at Bluebell Farm; and
- The Circular Walk and related documents.

There being no other business, the meeting closed at 9pm.