



MINUTES OF THE MEETING of Hadlow Down Parish Council  
held virtually, via Zoom video conferencing app,  
at 7pm on Tuesday 1<sup>st</sup> September 2020

**Present:** Councillors: Julian Michaelson-Yeates (JMY) Chair, Ben Floyd (BF), Rachel Lewis (RL), Michael Lunn (ML), David Munday (DM), Peter Weston (PW)

**In attendance:** Cllr Phil Dixon (WDC), Cllr Bob Standley (ESCC), Samantha Weatherill (Clerk) and members of the public.

**121. PUBLIC QUESTIONS**

*The Chair split "public questions" into issues not related to planning items on the agenda and planning items on the agenda that members of the public would be speaking about.*

A member of the public reported that the caravan and outhouse at Oakways is still there and is still occupied.

**Action:** JMY will look into this. They also wanted to let the council know that, with regard to Wilderness Lane damage due to parking, he had attended a meeting in 2017 with Cllr Standley and ESCC Highways at which it was stated that there would be substantial damage in the lane if the parking issue was not addressed which would cost ESCC money but still nothing has been done. The issue would be discussed under Item 128 i.

**122. APOLOGIES AND REASON FOR ABSENCE:** - Received and accepted from Cllr Blyfield.

**123. DECLARATIONS OF INTEREST** – JMY declared a pecuniary interest in Item 126 i. c "New Farm House". BF declared a personal interest in Item 134 iii "Burial Ground Bench".

*The Chair brought forward Item 126.*

**126. PLANNING:**

**i. PLANNING APPLICATIONS:**

**a. WD/2020/1360/FR – PASSALLS FARM, WILDERNESS LANE, HADLOW DOWN, TN22 4HB** – retention of existing bell tent glamping pitch (retrospective) and the change of use of land for the installation of four further identical pitches for seasonal holiday occupation.

The owners of Hadlow Hideaways spoke in support of their application to open an eco-glamping site in Hadlow Down, including restrictions on the number of bookings and type so it would be for luxury family camping to limit noise, no electricity and parking for a maximum of five cars.

*PW joined the meeting.*

A member of the public felt that this application, if successful, would exacerbate the noise problems already being experienced as a result of camping at Wilderness Wood, which despite very strict planning conditions still caused noise problems and that many residents live in an AONB because they like tranquillity which will be lost.

Another member of public added that the noise generated from Wilderness Wood is unbelievable through the summer months.

*Standing Orders were reinstated and applications would be reviewed on the evidence relating to the application alone.*

The PC voted: 3 against; 2 in favour; 1 abstained. The PC object to the application as the addition of 20 permanent year-round hard structures in a field in the AONB is inconsistent with it being a low impact development and contrary to Wealden's High Weald AONB Management Plan. Wealden's stored policy TM7 from the Local Plan 1998 states that development of camping facilities in the AONB should be limited to lightweight tents only and the PC's view is that whilst the tents are lightweight, the infrastructure associated with the pitches fall outside of this definition as they are permanent year-round additions to the landscape. The field stands at the head of a valley and will be fully visible when looking north. Also, there are already camping facilities within the local vicinity.

**b. WD/2020/1365/F – LOUDWELL FARM, TINKERS LANE, HADLOW DOWN, TN22 4ET** – the proposal is for a hard surfaced tennis court for private use, with surrounding fence and associated landscaping.

The PC voted unanimously 6/0 in support of the application, provided that a condition was added that prevents the use of all forms of lighting in support of the policy to preserve dark skies.

*JMY left the meeting.*

**c. WD/2020/1490/F – NEW FARM HOUSE, STOCKLANDS LANE, HADLOW DOWN, TN22 4EA** – remove conservatory and replace with single storey extension on same footprint; new, reduced line of extension, re extant proposal WD/2001/2569/F for shower room.

The PC voted unanimously 5/0 to support this application because it has no impact and is within the existing permissions.

*JMY re-joined the meeting.*

**ii. APPROVED PLANNING APPLICATIONS:**

**a. WD/2020/1359/PO – MILL VIEW FARM, MAIN ROAD, HADLOW DOWN, TN22 4HS** - Discharge of S106 agreement dated 29<sup>th</sup> September 2006 attached to application WD/2004/1573/JF (conversion of existing outbuilding to ancillary accommodation). The decision has been made to revoke the section 106 obligation.

**iii. APPEAL DECISION:**

**a. WD/2017/1171/F – BARN AT HUGGETTS FARM, STONEHURST LANE, FIVE ASHES, MAYFIELD, TN20 6LL** – change of use from redundant farm building to create one single-storey, split level residence for the current owners – APPEAL ALLOWED.

**124. MINUTES OF THE MEETINGS** held on 4<sup>th</sup> August were agreed and would be signed as a true record.

**125. OUTSTANDING ACTIONS FROM PREVIOUS MEETINGS:**

- i. **The Clerk** would ask the PFC to go ahead with the low risk tree work. *Work due to be done on 15/9.*
- ii. **PW** would put together a fully costed proposal with all associated costs for SID. *To be discussed under Item 128 ii.*
- iii. **RL & DM** would meet to discuss the Emergency Plan Co-ordination. *Have met and some actions with DM which will be done for October. Carry Forward*
- iv. **The Clerk** would get three contractors to scope the work required to repair the burial ground perimeter path. *To be discussed under Item 134 ii.*
- v. Once ESCC had agreed the specification for Footpath 29b **The Clerk** would get three quotes for the work. *Waiting for ESCC to approve specification, once received will be going out to tender.*
- vi. **BF** would put together a proposal for the burial ground bench being requested. *To be discussed under Item 134 iii.*
- vii. **SB** would investigate what would be required and issues with regard to the creation of a cycle path. *Carry Forward*
- viii. **SB and JMY** would put an approach together re the creation of a cycle path. *Carry Forward*
- ix. **JMY** would re-circulate the 9<sup>th</sup> July SLR meeting minutes to the PC. *Done*
- x. **The Clerk** would circulate the Community Plan to the PC. *Done*
- xi. **The Clerk** would send BF and JMY draft Covid-19 risk assessment and signs for the play area to re-open. *Done*
- xii. **BF and JMY** would conduct a Covid-19 risk assessment of the play area. *Done*
- xiii. **BF and JMY** would look at the actions from the ROSPA report and agree what needs to be done to incl. drawing up a spec for replacing matting and other remedial work. *To be discussed under item 136 ii.*
- xiv. **The Clerk** would arrange for DM to replace ML as a bank signatory. *Done*
- xvi. Clerks report:

a. Income received - £3.61 annual rent from South Eastern Power networks for annual rent of Playing Field.

b. The Clerk has been contacted by a couple of parishioners with regard to hedges being removed and a new fence erected at Hadlow House Farm Cottage. Planning has been contacted about this and we await a response.

c. The clerk has chased Wealden Enforcement re what is happening with regard to the field entrance opposite Civers, ref: WD/2015/0877; we await a response.

**127. REPORTS FROM CLLR. BOB STANDLEY, ESCC & CLLR PHIL DIXON –**

Cllr Standley - ESCC were slowly getting back to normal. The number of covid cases in East Sussex is still below the national average but in line with government guidelines they had set up a local outbreak team to plan for such an event. An additional £59m had been spent on covid related issues, mainly on adult social care and they had received only £52m back from the government but they were hoping this would increase. Schools were due to go back within the next week and they are campaigning to get parents to send children back in. Exam results across the district varied and there were discussions being held about pushing exams back.

Cllr Dixon – his report would be circulated with the minutes and published on the website. He added that he was aware that there had been a water problem and it was acknowledged that South East Water had been very slow to react. JMY said that this had now happened 3 times within the last 18 months. ML said that a vulnerable resident who needed to apply for several benefits had found the Wealden DC website was not user friendly so he asked Cllr Dixon to investigate whether the access and links to forms could be improved.

Cllr Standley confirmed that he had got ESCC Highways to look at the patch of road at the top of Wilderness Lane and the engineer had said that the patching met their standards.

**128. HIGHWAYS:**

- i. Damage caused by dangerous parking at entrance to Wilderness Lane – In the last six weeks alone there had been two incidents where HGV lorries had knocked down a telegraph pole and an electricity cable as a result of trying to manoeuvre around a parked van. ESCC say there is room and no danger being posed but clearly this is not the case. JMY had requested that double yellow lines be put at the entrance to Wilderness Lane as this was a matter of safety. **Action: Cllr Standley** will take this up with Highways ESCC.
- ii. Speed Indicator Signs (SID) – PW summarised: made no sense to have two sites on the A272 as they were so close together; base plus fixed pole would be heavy when transferring between sites but it would mean that you don't have a barren post with nothing on it for some of the time which he felt might be preferable; solar battery whilst being eco-friendly made the SID much heavier and difficult to move and may lose some functionality in winter but non-solar batteries would have to be recharged every two to four weeks. Although we are waiting for some of the quotes for costs to come in, it looked like the total cost would be approx. £5k. If the PC does get a SID it would be a regular task for one or more of the councillors to move it (it would have to be moved every four to six weeks),

charge the battery and summarise the data. Evidence showed that they have most impact on speed reduction in the one to two weeks after being moved between locations. It would be important to communicate with the community to let them know what is being proposed and that the cost for this would be met by the income from the Community Infrastructure Levy (CIL) fund which was to be used specifically for the purpose of infrastructure projects. **Actions: The Clerk** would email Peter Smyth about whether we would be able to put an article in the Parish Magazine. **PW** will draft an article.

- iii. Footpath 29b – JMY had met with the ESCC Footpath warden who had agreed to fund up to 25% of the cost of the repair and also to put in a couple of footpath closure signs which normally cost £175. We are waiting for ESCC to confirm they are happy with the specification before the Clerk sends for quotes for the work. **Action: JMY** will investigate reports that the twitten had been closed, with closed sign erected, for a whole week.

**129. BANK RECONCILIATIONS:** - August's reconciliation was agreed and would be signed asap.

**130. OTHER FINANCE MATTERS**

- i. Website – JMY had done an accessibility review of the HD village website and we are broadly compliant. **Actions: JMY** will speak to Nick Allen about getting a reader so that the minutes can be read. He will do another assessment for mobile and will post an accessibility statement on the site plus arrange for a combined privacy and cookie policy added to the website.
- ii. The following payments were ratified: £64 to Hadlow Down Village Hall for hall hire January to March; £200 + VAT to PKF Littlejohn LLP for External Audit; SLCC for CiLCA qualification support £250+VAT; SLCC for Virtual National Conference £25+VAT; BT for telephone & broadband £130.05 +VAT

**131. REPORTS FROM COUNCILLORS (COUNCIL MATTERS AND OUTSIDE BODIES)**

ML – had made progress on the circular walk by making contact with Mark to re-invigorate the project and would be discussing the issue of permissive agreement from a private land owner who had agreed to it in the past but nothing had been formalised. His aim is to get the route agreed, present it to the PC, move to get a map designed through ESCC maps and print off a limited supply for villagers to use. He also reported that there had been an increased number of crime incidents within the village so people needed to be vigilant.

PW – had reported numerous potholes including the one near Wilderness Wood and also a few drain blockages including Tinkers Lane and the one at the top of School Lane.

RL – the Village Hall had done a consultation with potential users and was looking to re-open in September; they had put in some PPE and the TN22 club were also buying spray for the furniture; plastic chairs will replace the upholstered ones. Community Centre – JMY and RL met with three groups recently.

DM – there had been a major water issue on 12<sup>th</sup> August and supplies of bottled water didn't arrive until the afternoon and the delivery lorry had difficulties getting to the Village Hall, although the one way system worked well once it was set up. **Action: DM** will get in touch with South East Water public relations to provide observations and feedback re lack of timely action and poor communication.

DM had attended the Parish Panel meeting and reported that Wealden DC will no longer write to neighbours about planning applications. Waste and dumping issues were now with the Waste Disposal Team not Enforcement; under white paper proposals for changes to planning the official housing requirement for Wealden was slightly down and turning shops into housing is now much easier under the new proposals.

BF – tree work is due to be done by PFC on 15<sup>th</sup> September, weather permitting.

JMY – had been contacted by a parishioner about the removal of hedge and new fence at Hadlow Down Farm Cottage in Dog Kennel Lane. The Clerk has been in contact with Enforcement about this.

**132. CORRESPONDENCE RECEIVED**

- i. Dog Fouling – JMY reported that we have been contacted by a parishioner about a particular problem in Wilderness Lane with dog fouling. The Clerk has put an article on the website. **Actions: JMY** will write a leaflet and drop them to the residents in Wilderness Lane.
- ii. Tree felling on land alongside footpath 29b – three oak trees have been felled. They do not have TPOs on them. **Action: JMY** will ask **SB** to look into the rules around large, mature trees and the licenses required and what advice we should be giving to parishioners about when they can and cannot cut down a tree and also to review the TPOs.

**133. PC MEETINGS IN 2021**

- i. Dates – were agreed and would be published on the website.
- ii. Continuation of virtual meetings – was agreed as, whilst we could guarantee the safety in terms of social distancing of the PC members, if there were a large number of members of the public this might be a problem. The PC would continue to meet via Zoom until and including January when the matter would be reviewed in light of any new government advice. **Action: The Clerk** will let **SB** know that we will not need the main hall.

**134. BURIAL GROUND**

- i. Burial ground maintenance and regulations – would be reviewed with regard to the life of any new benches and the spelling error in paragraph five would be corrected.
- ii. Burial ground path repair – quotes had been received from four contractors. However, three of them had said that we should have started this a month ago due to the weed killing which was required. **Action: The Clerk** would let the contractors know that we would be deferring the decision and would be asking them to review their quote in February for a decision at the March meeting in order for time to do the weed killing.

*BF left the meeting.*

- iii. Bench – The PC voted 4/0 in favour with 1 abstaining that in principle the PC support this application, however approval would not be given until a review of the burial ground regulations to include the life of any new benches

and insurance etc. was undertaken. The Gale family would need to review the revised regulations before deciding if they wished to proceed. **Action: JMY** will review burial ground regulations with **SB**.

*BF re-joined the meeting.*

**135. PLAYING FIELD:**

- i. Play area re-opening – Covid-19 signs were up and being monitored as part of weekly play area inspections.

**136. RISK ASSESSMENTS**

- i. Play area tunnels collapse – the Clerk would update the PC when the work commenced.
- ii. ROSPA play area inspection – **Actions: JMY** will write a specification for new matting beneath the tree swing which **The Clerk** will get sent out once the ditch has been dug by PFC; **JMY/BF** will establish whether the matting under the multiplay is appropriate for a drop of 1.7m; **The Clerk** will talk to Sovereign who supplied and installed the play equipment about the fixing on the swing hammock as we think it is a manufacturing problem.

**137. CLERKS MATTERS:**

- i. Clerks hours for August – were agreed. NALC had agreed a 2.75% pay increase backdated to 1<sup>st</sup> April plus one extra day's leave for those with less than five years' service.
- ii. Clerks training hours for CILCA qualification – the PC voted unanimously to allow the clerk to use the budgeted 96 hours towards the time taken to study for the CiLCA qualification as and when required.

**138. ACCOUNTS FOR PAYMENT (DM would co-authorise payments with JMY for these)**

- i. Samantha Weatherill - £920 salary paid by SO
- ii. Samantha Weatherill - £48.34 salary & expenses, includes £14.39 for Zoom (UT ref:903303324)
- iii. Lucy McConachie for August play area inspection - £40 (UT ref:709898763)
- iv. ES Pension Fund - £284.57 (UT ref: 505245335)
- v. SSALC for planning training for BF and DM 25<sup>th</sup> Sep £60 – invoice not yet received.

**139. CRIME AND DISORDER ACT 1998 Section 17** – nothing raised.

**140. DEFIBRILLATOR BATTERY** – this was checked on 26<sup>th</sup> August.

**141. ITEMS TO GO ON NEXT AGENDA**

- i. Community Payback (The clerk will chase this up)
- ii. Bonfire Night

**There being no other business, the meeting closed at 9:25pm**