



**MINUTES OF THE MEETING of Hadlow Down Parish Council
held virtually, via Zoom video conferencing app,
at 7pm on Tuesday 6th October 2020**

Present: Councillors: Julian Michaelson-Yeates (JMY) Chair, Sally Blyfield (SB), 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.

142. PUBLIC QUESTIONS

The Chair split "public questions" into issues relating to planning issue 147 i.a. and non-planning issues.

A member of the public outlined their objections concerning the number of extra trips that would be generated by the proposed 21 business units which would be entering and exiting the A272 onto a very dangerous corner.

Another member of the public commented that it was a dangerous section of road, they were concerned about the potential for noise and didn't think the application appropriate for an AONB.

The Chair re-instated Standing orders.

143. APOLOGIES AND REASON FOR ABSENCE: None

144. DECLARATIONS OF INTEREST – JMY declared a pecuniary interest on ML's behalf in item 147 i.a. ML would join the meeting after that item.

The Chair brought forward item 147

147. PLANNING:

i. PLANNING APPLICATIONS:

a. WD/2020/1605/MAJ – FIVE CHIMNEYS, THE TOLL, HADLOW DOWN, TN22 4DU – partial demolition and conversion of poultry sheds into 21 no. business units and 4 no. dwelling houses, provision of extension to farm road and parking spaces.

The PC voted unanimously to object to this application. The principal points for this were: the current traffic volumes generated by Five Chimneys Eggs are considerably lower than the 100 daily trips/movements; the proposed 250 trips/movements for the 21 business units are likely to be exceeded leading to a significant impact on the local road network; the road between The Toll and Five Chimneys Lane is already dangerous with fatal and severe accidents recorded over recent years; the impact of the traffic on the local road network caused by the 21 business units is not sustainable and cannot be mitigated by other transport methods; the location and scale of the 21 business units with the resulting traffic is inappropriate in rural site within the High Weald AONB.

ML joined the meeting.

The Chair suspended Standing Orders so that non-planning based public questions could be raised.

142. PUBLIC QUESTIONS CONTINUED:

A member of the public voiced concerns that there were several vans and trucks parked outside Marlowe House on a very dangerous junction. ML responded that he had met with the local PCSO who said she had issued some parking tickets to people who had parked on the pavement on the junction of School Lane and who was aware of the dangers of this road and is monitoring it whenever she is on shift. Cllr Standley reiterated that, whilst ESCC do care about this issue, responsibility for it rests with the police and they are still working on it. **Action: JMY** will visit the site manager for Marlowe House to discuss this issue.

The Chair brought forward items 148 and 149

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

Reports from both councillors had previously been circulated and would be attached to the minutes and added to the website. Cllr Standley added that he was still pursuing the issuing of enforcing the County Clean lorries to use the designated route; the PC confirmed their understanding was that a planning condition for Skull Wood Landfill Site was that a designated route be used by the leachate lorries. He also confirmed that ESCC are doing a survey of trees in the area. He had also queried Wealden DCs policy re yellow lines and will continue to pursue this. **Action: JMY** would write a letter cc'd to BT to encourage them to bring pressure on ESCC re the several incidents that have ended with the telephone pole being displaced.

Cllr Dixon had followed up a couple of planning applications, Little England Farm, which was ongoing, and, Field Gate Access opposite Civers (the owner has been asked by Enforcement to not to use the entrance in the meantime).

149. HIGHWAYS:

- i. Speed Indicator Signs (SID) – this proposal is still being worked on in reference to the poles and whether planning permission is needed for them.
- ii. Footpath 29b – contractor quotes had been received that met the specification approved by ESCC necessary to obtain their financial contribution (25% of costs incl. VAT up to a maximum of £400). The PC discussed whether it would be sufficient to proceed with a lesser repair, simply filling in the eroded path with compacted type 1. This lesser repair would be cheaper, but it wouldn't be eligible for a ESCC contribution. The PC voted to commission the job as per ESCC specification and agreed to Contractor C. **Action: The clerk** would let the contractors know the outcome.

ii. APPROVED PLANNING APPLICATIONS:

- a. **WD/2020/0430/F – SPOODS FARM, TINKERS LANE, HADLOW DOWN, TN22 4ET** – construction of an outdoor riding arena (manege).
- b. **WD/2020/1344/F – HOPE FARM, BRICK KILN LANE, HADLOW DOWN, TN22 4EH** – infill of existing courtyard to provide two-storey residential extension.
- c. **WD/2020/1192/F – THE STABLES, 3 DOG KENNEL LANE, HADLOW DOWN, TN22 4EL** – installation of new window.
- d. **WD/2020/1337/F – THE STABLES, 3 DOG KENNEL LANE, HADLOW DOWN, TN22 4EL** – single storey side extension.

iii. WITHDRAWN PLANNING APPLICATIONS:

- a. **WD/2020/7027/ADP – LITTLE BROADREED FARM, DOG KENNEL LANE, HADLOW DOWN, TN22 4EL** – portal framed building.

145. MINUTES OF THE MEETINGS held on 1st September were agreed and would be signed as a true record (previously circulated).

146. OUTSTANDING ACTIONS FROM PREVIOUS MEETINGS:

- i. **DM** would give an update on proposals for the Emergency Plan Co-ordination. *Draft plan had been circulated and any comments should be sent back to DM. To revisit at November meeting.*
- ii. Once ESCC had agreed the specification for Footpath 29b **The Clerk** would get three quotes for the work. *This would be discussed under Item 149 iii. Done.*
- iii. **SB** would investigate what would be required and issues with regard to the creation of a cycle path. **Carry Forward**
- iv. **SB and JMY** would put an approach together re the creation of a cycle path. **Carry Forward**
- v. **Cllr Standley** would look into the PC's request for double yellow lines at the top of Wilderness Lane. **Done**
- vi. **The Clerk** would email Peter Smyth about putting an article re SID in the Parish Magazine. **Done**
- vii. **PW** would draft an article re SID for Parish Magazine. **Done**
- viii. **JMY** would investigate the closure of the twwiten at Footpath 29b. *They had been doing some paving slab work but this had been finished. Done*
- ix. **JMY** would talk to Nick Allen about further accessibility work required for the website. *The website is partially compliant but there is some more to be done. Carry Forward*
- x. **DM** would speak to South East Water public relations re water issue feedback. **Carry Forward**
- xi. **JMY** would write a leaflet about dog fouling and drop it to residents in Wilderness Lane. **Done**
- xii. **JMY** would ask **SB** to look into rules around tree felling. **Done**
- xiii. **SB** to investigate rules around tree felling and also review the TPOs. *If trees are on residential land and don't have a TPO there is not much that can be done. Carry Forward*
Action: BF to find out who owns tree/land at the bottom corner of Hut Lane as it has a TPO on it.
- xiv. **The Clerk** would let **SB** and village hall know that main hall not required for meetings until after January. **Done**
- xv. **The Clerk** would let burial ground path repair contractors know that we wish to revisit this in March. **Done**
- xvi. **JMY** and **SB** would review the burial ground regulations. *To be discussed under item 155i Done*
- xvii. **JMY** will write a specification for new matting beneath tree swing and pass to **The Clerk** to get quotes for work. **JMY** to forward specification and suggested suppliers.
- xviii. **JMY/BF** would establish whether the matting under the multiplay is appropriate for a drop of 1.7m. *It is compliant. Done*
- xix. **The Clerk** will talk to Sovereign re fixing on swing hammock. **Action: JMY** would look at suppliers and get quotes for replacement swing hammock. **Carry Forward.**

xx. Clerks report:

- a. Wealden Enforcement have notified us that the owners of Hadlow Farm Cottage who erected a fence (ref: C/2020/0471) have been asked to submit a retrospective planning application.
- b. Oakways in Wheelers Lane (ref: C/2019/0471)- caravan/shepherds hut being used for residential purposes – have been asked to submit a retrospective planning application.
- c. The Clerk has chased outstanding Enforcement Issue WD/2015/0877 – Field Gate and improved access onto A272 and has been told that Enforcement has been in touch with the owner of the land and set out the requirements of the condition to be complied with. The owner has been given to the end of September to set out their timeframe for the works and if this is not forthcoming Enforcement will be proceeding with a Breach of Condition notice. The clerk has responded to query whether, due to the comments from Highways, that the owners will be told that they cannot use the access until the work has been done – Enforcement responded that the owner has been told this and that the tree trunk should now be back in place across the access and he will be checking this later in the week.
- d. The Clerk has been notified that the hedges outside Hellfire that were overhanging the pavement have been cut.

150. BANK RECONCILIATIONS: - September's reconciliation was agreed and would be signed by a non-signatory councillor asap after the October Precept & Finance meeting as part of quarterly controls.

151. OTHER FINANCE MATTERS

- i. Website – Carry Forward
- ii. Agree the appointment of Internal and External Auditors – the PC agreed to the appointment of Mulberry & Co for the internal audit and PKF Littlejohn LLP for the external audit.
- iii. PC contribution towards Playing Field grass cutting – the proposal was that the PC replace the current annual grant process and move to a standardised approach for calculating a contribution that is financially equivalent to what the PC might incur to keep the field in a condition suitable for general recreational/utility use but not to sports playing standard. The PC agreed this approach based on 14 cuts a year which is equivalent to a grant of £1,820 to the PFC as a contribution towards grass cutting.
- iv. Office 365 for PC laptop – **Action: The clerk** will put the issue of the purchase of a new pc laptop with Office 365 onto the agenda for discussion at the Precept and Finance meeting.
- v. The following payments were ratified: £30 +VAT to SSALC for Clerk training “Budget Planning & Precept”; £350 to SLCC for CiLCA fee for Clerk qualification.

152. REPORTS FROM COUNCILLORS (COUNCIL MATTERS AND OUTSIDE BODIES) – a written report from councillors had previously been circulated and would be included with the minutes/added to the website. It was agreed that in future, brief updates from each councillor would be emailed to the Clerk by the weekend before each meeting for her to collate and circulate beforehand. **ML** had held further discussions about the circular route and the permissible routes (which involved a private land owner so a new bit of route may need to be found) and a further update should be available in November. **SB** said that the VH were struggling to get committee members and they were down to herself and the secretary as the only trustees. **SB** would be advertising in the magazine.

153. URBAN VERGE CUTTING 2021 – the PC voted to remain with ESCC’s option 1 which was for two free cuts within the village centre and that the PC will continue to contract out for the other areas around the parish.

154. COMPLAINTS PROCEDURE – PC agreed to adopt this providing we replace references to “should” with “will”.

155. BURIAL GROUND

- i. Burial ground – approval of bench regulations – the PC voted to adopt the new regulations. **Action: The Clerk** would forward the new regulations to the Gale family for them to decide whether to proceed with the purchase of a bench.

156. PLAYING FIELD:

- i. Bonfire Night – there will not be a bonfire on the playing field.
- ii. Low risk tree work – rescheduled for mid-October due to poor weather.

157. COMMUNITY PAYBACK: waiting for them to come back re dates to do risk assessment.

158. RISK ASSESSMENTS

- i. Play area tunnels collapse – the work had been done but there are two large bits of concrete left which are buried, when we know how we will be using this area, the contractor has offered to remove them.
- ii. Quarterly Risk Assessment (RA) – **JMY** had cleared the drain in Hut Lane/Standen Mews **Action: the clerk** would update the RA to reflect this. **Action: JMY** would speak to residents of Lawton about cutting their hedge in order to improve visibility when crossing the road by the bus shelter.
- iii. Fingerposts – ESCC have assessed the “Curtains Hill” fingerpost replacement and upheld their decision to replace it with a metallic reflective directional sign in order to meet relevant Highway standards. However, in response to our query about whether this might be contrary to Wealden’s adopted High Weald ANOB Management Plan, ESCC have agreed to put this on hold until the outcome from a report which will be going to the Lead Member on conservation later this year. **Action: The Clerk** would forward all the relevant emails to Cllr Standley.

159. CLERKS MATTERS:

- i. Clerks hours for September – were agreed.

160. ACCOUNTS FOR PAYMENT – DM and JMY would authorise the following payments.

- i. Samantha Weatherill - £920 salary paid by SO
- ii. Samantha Weatherill - £73.75 salary & expenses, includes £14.39 for Zoom (UT ref: 235811343)
- iii. Samantha Weatherill - £35 for Bitdefender anti-virus for laptop (UT ref: 821371716)
- iv. Lucy McConachie for September play area inspection - £40 (UT ref: 96687037)
- v. ES Pension Fund - £293.06 (UT ref:2460163)
- vi. HMRC for PAYE July-Sep £150.12 (UT ref: 660267221)
- vii. SSALC for planning training for BF and DM 25th Sep £60+VAT (UT ref: 738324782)
- viii. Paul James for play area tunnel work £810 (UT ref: 166752707)
- ix. Viking for stationery £39.02+VAT (UT ref: 555371125)
- x. UT Bank quarterly charges £18 to be paid by DD on 30th Sep
- xi. Wealden DC £375+VAT for litter and dog bins to be paid by DD on 15th Oct

161. CRIME AND DISORDER ACT 1998 Section 17 – nothing raised.

162. DEFIBRILLATOR BATTERY – this was checked on 30th September.

163. ITEMS TO GO ON NEXT AGENDA

- i. Laptop and Outlook 365 proposal

There being no other business, the meeting closed at 21:01 pm