



**MINUTES OF THE MEETING of Hadlow Down Parish Council**  
**Held in Hadlow Down Village Hall, Hadlow Down**  
**at 7pm on Tuesday 5<sup>th</sup> April 2022**

**Present:** Councillors: Michael Lunn (ML) Chair, Ben Floyd (BF), Rachel Lewis (RL), David Munday (DM), Damon Wellman (DW), Peter Weston (PW)

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

**1. PUBLIC QUESTIONS**

One member of the public (MOP) thanked the Council in supporting and getting the book exchange up and running. They asked why a major application for 26 industrial units at Five Chimneys, which would usually go to the full Planning Committee, had gone through via delegated authority without consultation with anyone, meaning there had been no opportunity to query or question it? This would have a major impact on Hadlow Down as it was on an extremely dangerous bend. Another MOP raised the issue which would be discussed further under Item 18 re Drakes Head Den and said that a caravan had been added to the site with a camouflage net over it. They asked whether Wealden DC have a compliance officer as it had been a planning condition that the wood burner and chimney should have been removed within a month of approval. Another MOP thanked PW for turning the SID around in School Lane and the PC for appealing the 'no footpath' sign on the A272. He had put forward a suggestion that there should be speed warning signs along the A272 on the approach to the village and asked whether it had been mentioned at the SLR meeting. Another MOP raised the issue of the unsightly bin storage unit at Marlowe House and recommended that the local representative be asked to take up this issue.

**2. APOLOGIES AND REASON FOR ABSENCE** were received and accepted from Cllr Blyfield.

**3. DECLARATIONS OF INTEREST** – none.

**4. STACEY ROBINS, HEAD OF PLANNING, WEALDEN DC RE s106 AGREEMENT FOR VILLAGE HALL RENEWAL OF OUTLINE PLANNING APPLICATION**

ML summarised that the PC had applied for the renewal of the outline planning permission on the Village Hall (VH) and had replicated the previous application. However, it had stalled due to a change in the rules around planning conditions and s106 agreements so Stacey Robins (SR) had kindly agreed to come along and explain the issues. SR said that there was an impasse on a specific detail in connection with recreational impact and its mitigation on the Ashdown Forest. He explained that there was a 7km distance as a starting point for assessing the affect of new developments on the Ashdown Forest as a Special Protection Area. This meant that if you were within 7km of the Ashdown Forest and there would be a net increase in dwellings there is a requirement to mitigate the impact on the Special Protection Area. At the time of the last planning application this mitigation was done via Special Planning Conditions. However, since then, the Planning Inspector had declared that the planning condition route was unlawful as Government guidance precludes conditions involving money. Therefore, Planning can no longer use Special Planning Conditions to mitigate the impact, everyone has to have mitigation and this is now only secured via an s106 agreement.

*The Chair suspended Standing Orders.*

One MOP asked whether, if the site became a social housing site built by the PC, SANGS and SAMMS would still be relevant to which SR responded that the mitigation is required on all net increases in residential development, no matter the type of housing and said that SANGS and SAMMS are approximately £6k per unit. Another MOP asked whether, if the existing VH wanted to expand to take up the extra room granted within the LDE, an s106 would have any effect, to which SR responded no, the s106 would only be triggered upon commencement of development of new residential buildings so an s106 agreement would have no implications on expansion of the existing VH within the LDE or if the old VH had to be repaired. Another MOP asked why this issue had been raised now when the new Community Centre (CC) was still potentially some time off being built. ML responded that the VH is under a lease to the Village Hall Committee (VHC) and the PC owns the land. The PC cannot dispose of the VH without a public referendum and so wanted to establish whether the PC can legally sign up to an s106 agreement which ties them into a pre-determined housing agreement in advance of a parish referendum. SR reiterated that the s106 does not bind us into anything other than at the time of actual development we have to pay SANGS and

SAMMS mitigation but there are legal fees involved in drawing up the agreement. However, Wealden DC are working on offering an alternative agreement called a Unilateral Undertaking which is a stripped back, cheaper, process; the VHC would have to sign as they have a legal interest in the land. SR thought we could sit on this application for a year or so and suggested it would make sense to wait for the Unilateral Undertaking to come into effect. He also agreed that if the PC did sign an s106 agreement and by the time any building took place the SANGS and SAMMS disappeared the PC would not be locked in to paying them if they were no longer in existence. Another MOP said that the CC still had two years to run on their planning application and explained that, due to Covid, fund raising had stalled in the last two years. SR said that legislation does allow for timings to be raised or increased if it is in the public interest. If HDCC want to do this they should write to SR for official permission. ML said that the two sites, the VH and CC, are intrinsically linked so asked whether it would make sense to get the timeline synched if an extension to the CC application is agreed. SR did not see any problem with doing this at the time of renewal.

**Action: The Clerk** would put this item onto next month's agenda for further discussion.

SR voluntarily agreed to answer the Five Chimney's 26 industrial unit planning approval query raised earlier by a MOP in public questions.

He said that Wealden had changed the Scheme of Delegation due to covid-19 so that the automatic referral onto full planning committee was adjusted and did away with the requirement to send commercial developments of any scale automatically to committee but in its place was public consultation on planning applications and the requirement to seek local ward member verification of an officers intent to delegate where there was an objection from the Parish or Town Council or where there were three letters with an opposing view from different households. He agreed that whilst the Five Chimneys site is controversial it was already in quasi commercial use and this is what the Government wants to be done with rural buildings. The MOP asked why Cllr Dixon had not put this change of procedure and this application before the PC for MOP to be able to comment on it.

*Standing Orders were re-instated.*

5. **MINUTES OF THE MEETING** held on 1<sup>st</sup> March were agreed and signed as a true record (previously circulated).
6. **OUTSTANDING ACTIONS FROM PREVIOUS MEETINGS:**
  - i. **Cllr Standley** would seek clarification on the issue of land ownership at Five Chimney's Lane. **Carry Forward**
  - ii. **Cllr Dixon** would follow up on the fact that you cannot leave a message on the Wealden DC noise disturbance out of hours complaint hotline and find out what a member of the public should do to report out of hours noise disturbance. It was noted that the out of hours number had been removed and replaced with an online form.  
**Done**
  - iii. With regard to the possibility of siting a third pole for the SID on the A272 by the Church **PW** would look into who owns the land and test out with ESCC Highways as to whether it meets the criteria for a license. PW has a meeting with the ESCC Highways Officer soon. **Carry Forward.**
  - iv. **PW** had sent a challenge to the decision by ESCC Highways that pedestrian warning signs were not considered a necessity at the location across the A272 between the 'kissing gate' and Waste Wood. This is with ESCC Highways.  
**Carry Forward**
  - v. **SB** would liaise with the Deputy Church Warden to discuss a way forward to discourage people visiting the burial ground from using the Church's bins for their rubbish, including establishing a rota for the PC to visit and clear the area at regular intervals. **Carry Forward.**
  - vi. **DW** would take forward the issue of the licensed footpath that had been severely affected by the coppice work being undertaken near Wheelers Lane. **Carry Forward**
  - vii. **Clerks report:** update passed to councillors prior to the meeting/posted on website.
    - a. The Clerk had emailed the Parish Magazine to inform them of updates to Councillors details and responsibilities.
    - b. The Clerk had responded to Cllr Mikelis to let him know that Hadlow Down PC had voted to join the Campaign re Over-development in Wealden.
    - c. The Clerk had sent the PC's response to the Consultation on response to landscapes (Glover) review for GLEAM.
    - d. The Clerk had written to the resident with boundary and drainage issues to give them formal permission to cut back their hedge in order to reveal the boundary.
    - e. The Clerk had notified all 2022/23 grant applicants of their award and had received thanks from them all and been asked to thank the Parish Council on their behalf for their continued support.
7. **PLANNING:**
  - i. **PLANNING APPLICATIONS:**
    - a. **WD/2022/0151/F – LAND ADJOINING, KEEPER'S COTTAGE, BRICK KILN LANE, HADLOW DOWN, UCKFIELD, TN22 4EJ** – new storage building.  
The PC voted unanimously 6/0 to support this application as it is in keeping in size and scale with its location.
    - b. **WD/2022/0330/LDE – ROUNDELS, DOG KENNEL LANE, HADLOW DOWN, UCKFIELD, TN22 4EL** – occupation of property in non-compliance of an agricultural occupancy condition for a period of more than 10 years.  
The PC had no comment on this.

ii. **APPROVED PLANNING APPLICATIONS:**

- a. **WD/2022/0147/LB – CLAYLANDS, THE KIT WILSON TRUST FOR ANIMAL WELFARE, STONEHURST LANE, HADLOW DOWN, TN22 4ED** – full removal of existing plain clay tile roof, full re roofing to include dormer windows with matching handmade clay tiles, the insertion of roof insulation and other associated works.
- b. **WD/2022/0233/F – ASHURST, STOCKLANDS LANE, HADLOW DOWN, TN22 4EA** – proposed 2 bay carport/garage.

iii. **APPEALS DISMISSED:**

**WD/2021/0482/PIP – THE PADDOCKS, SUMMER HILL, FIVE ASHES, MAYFIELD TN20 6JL** – residential development for a minimum of 1 residential dwelling or a maximum of 3 residential dwellings.

iv. **APPLICATIONS WITHDRAWN:**

**WD/2021/3126/F – THE OLD COTTAGE, CURTAINS HILL, HADLOW DOWN, TN22 4DU** – removal of timber gazebo, disused koi fish pond and stone paving. Erection of new studio to be used as work-from-home office with associated decking.

8. **REPORTS FROM CLLR.BOB STANDLEY, ESCC & CLLR PHIL DIXON** *Written reports had already been submitted which would accompany the minutes on the village website.*

Bob ran through his report and added that anyone who wishes to donate to support Ukraine should go through the 'Homes for Ukraine' Government website. Secondary schools will take extra numbers but this would be more difficult for primary schools. **Actions: Cllr Standley** would look into the figures in the SEND Green paper as PW thought the figure in it stated £70m which did not seem nearly enough. He would also investigate the guidance surrounding what money would be given to aid Ukraine refugees.

Cllr Dixon responded to the earlier issues surrounding the approval of the 26 units at Five Chimneys. He said that he had dealt with three different planning officers on this application and raised the concerns to limit residential development but to stop commercial use would have been very difficult and the chances of it being overturned were small. It was noted that the PC and the community would have liked to comment on this.

9. **HIGHWAYS**

- i. Speed Indicator Signs (SID) – PW had supplied the data and the SID had been turned around in School Lane.
- ii. Concerns re peak hour 'rat run' into Spring Lane – **Action: PW** would be investigating this further.
- iii. Direction sign at top of Five Chimneys Lane – **Action: Cllr Standley** would investigate what had happened to the sign and when it would be replaced.

*The Chair brought forward Item 18*

18. **CORRESPONDENCE RECEIVED –**

- i. Query re amendments to the fencing and roadway at Drakes Head Den – BF updated that he had been informed that there was work going on there and that the wood burner and chimney had not been removed and that there were a lot of other conditions on the site with regards to the protection of certain trees. The Clerk had been chasing up these issues with Wealden Enforcement. **Action: The Clerk** would send the emails to **Cllr Standley** and **Cllr Dixon** to take forward.
- ii. Complaint re rubbish being thrown onto Glebe Land from graves at burial ground – it was agreed that anti-social behaviour was an issue despite signage. An article in the Parish Magazine would be published once work at the burial ground extension area had been completed, however, it was difficult to know what else could be done to stop the problem.

10. **BURIAL GROUND:**

- i. Dealing with clearing the area owned by the PC set aside for burial ground extension – **Carry Forward**
- ii. Burial Ground fees – a small increase in some fees as per recommendations were agreed, however the fees for non-residents of Hadlow Down would be increased by £20 rather than £10.

11. **REPORTS FROM COUNCILLORS (COUNCIL MATTERS AND OUTSIDE BODIES)** *Written reports had already been submitted which would accompany the minutes on the village website.*

DW would be raising with ESCC Highways the issue of one drain cover which had been repaired for the sixth time.

12. **PARISH ASSEMBLY** – It was confirmed that Sussex Police would be attending as guest speakers and the School and Mayfield Charity were attending along with County and the Parish Council. The agenda was agreed. Posters were given out to enable public notification. DW offered to get some after-meeting refreshments and ML confirmed he would get drinks. Claims could be made post Parish Assembly under Chairman's expenses.

13. **CO-OPTION PROCEDURE** – this was agreed.

14. **HOW TO ATTRACT VOLUNTEERS TO VILLAGE COMMITTEES** – **Carry Forward**

15. **REQUEST FROM ESCC TO TAKE PART IN TRIAL TO REDUCE RURAL CUTTING SERVICES** – the PC voted unanimously 6/0 to not take part in this trial.

16. **HADLOW DOWN NEIGHBOURHOOD PLAN UPDATE** – the PC had received a request from Wealden DC to have an update on our neighbourhood plan. ML said that the parish had never produced a neighbourhood plan but had, after much consultation and work, agreed a Community Plan. The Chair had recently re-read the plan and felt that many of the issues were as relevant today as when the plan was first produced. **Action: The Clerk** would re-distribute the Community Plan for the PC to read and send it to Wealden DC.

17. **NALC REQUEST TO HEAR ABOUT ISSUES AFFECTING SMALLER PC's** – Action: The Clerk would submit 'Planning Enforcement and the issues surrounding this' an area of concern.
19. **BOUNDARY AND DRAINAGE ISSUES AT BOTTOM OF PLAYING FIELD** – The PC understood that the landowner will be cutting the overgrown hedge to help reveal the boundary. Once this is done the boundary issues need to be discussed. **Carry Forward**
20. **RISK ASSESSMENTS:**
- i. Quarterly Risk Assessment – the only issue was that the post at the kissing gate at the burial ground was wobbly. **Action: The Clerk** would report this to the Right of Way Team.
  - ii. Annual Review of Risk Assessment Sheets – the sheets were reviewed and agreed.
21. **CLERKS MATTERS:**
- i. Clerks hours for March were agreed.
22. **BANK RECONCILIATIONS** – March reconciliations (for 25<sup>th</sup> and 31<sup>st</sup>) were agreed and signed by non-bank signatory.
23. **OTHER FINANCE MATTERS:**
- i. Quarter 4 reconciliation to end March – was approved and signed.
  - ii. 2021/22 Accounts – were approved and signed.
  - iii. Assets Register – was approved and signed.
  - iv. The following payments were ratified: Friends of the Keep Archives annual subscription - £30 (UT ref: 135824168); Gatwick Area Conservation Campaign annual subscription - £10 (UT ref: 45845492); Movements to Earmarked Reserves: £225 to Pension EMR as per budget; £106 to Property Maintenance EMR; £200 to Tree Work EMR; £500 to Election Expenses EMR and £106 to IT EMR.
24. **ACCOUNTS FOR PAYMENT – ML and DM would authorise.**
- i. Samantha Weatherill - £920 salary paid by SO
  - ii. Samantha Weatherill - £417.65 salary & expenses, incl.£9.99 for HP ink & £7.49 for stationery- (UT ref: 518763029)
  - iii. Lucy McConachie for March play area inspection - £40 (UT ref: 319537234)
  - iv. ES Pension Fund - £426.70 (UT ref: 92094587)
  - v. HMRC Jan-Mar - £582.25 (UT ref: 534371116)
  - vi. Hadlow Down Village Hall for 'Together We Can' mtg which will be taken from Grant - £26.50 (UT ref: 460130288)
  - vii. Wealden DC litter bins £390 + £78 VAT paid by DD
  - viii. Simon Goacher for Payroll Services - £205.91 (UT ref: 386636700) – this had arrived after the agenda had been issued so would be ratified at the next PC meeting.
- THE FOLLOWING GRANTS TO BE PAID AFTER RECEIPT OF THE PRECEPT:**
- ix. Wealden Citizens Advice £150
  - x. Kent, Surrey & Sussex Air Ambulance £100
  - xi. Hadlow Down Village Hall £200
  - xii. Hadlow Down Parish Magazine £600
  - xiii. Hadlow Down Playing Field Committee £1,820
25. **CRIME AND DISORDER ACT 1998 Section 17** – nothing raised.
26. **DEFIBRILLATOR BATTERY** – was checked on 5<sup>th</sup> April.
27. **ITEMS TO GO ON NEXT AGENDA**
- Debrief from the 'Over-development in Wealden' meeting.
  - Vote on whether to take no further action with the Village Hall planning application.

There being no other business, the meeting closed at 8:55pm.