

FLETCHING PARISH COUNCIL

Clerk: Gabriella Paterson-Griggs

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5th June 2024

FLETCHING PARISH COUNCIL MEETING - Monday 10th June 2024

To Members of the Fletching Parish Council: You are summoned to attend a meeting of Fletching Parish Council on Monday 10th June 2024, 6.30pm at the West End, Fletching Church.

Signed: *Gabriella Paterson-Griggs*, Clerk and RFO

Public Questions

The first ten minutes, before the start of the meeting, are available for public participation. Members of the public may ask questions or make representations, in respect of the business on the agenda. They may only speak at other points during the meeting, at the Chairman's discretion, if they have knowledge or information that will aid the discussion.

This meeting may be audio recorded for the purpose of minute taking

AGENDA

1. APOLOGIES

Apologies for absence as reported at the meeting.

2. DECLARATIONS OF INTEREST

To receive Declarations of Interest in respect of items on the agenda, as required by the Members' Code of Conduct.

3. MINUTES

To resolve that the minutes of the meetings held on 13th May 2024 as circulated on the agenda are confirmed as a correct record and signed by the Chairman.

4. MATTERS ARISING

Update on any matters arising from the last meeting not covered elsewhere on the agenda. To note any action taken or agree further action to be taken.

5. REPORT FROM COUNTY COUNCILLOR

To receive a report from the County Councillor Roy Galley.

6. REPORT FROM DISTRICT COUNCILLOR

To receive a report from District Councillor Christina Coleman.

7. WORKING GROUPS / EXTERNAL GROUPS

To receive reports/updates from the Working Groups and External Bodies:

- i. Neighbourhood Plan Working Group – Councillor Hannay
- ii. Fletching Recreation Ground Committee – Clerk

8. CORRESPONDENCE RECEIVED

To note any correspondence received since the last meeting and agreed any actions arising.

9. FINANCE AND ASSETS

- i. To approve the invoices and payments for June 2024 and note the Council's current financial position and bank reconciliation.
- ii. CIL Funds – replacement litter bins - update

10. ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURN (AGAR)

- i. To receive the report from the internal auditor, Mulberry Local Authority Services
- ii. To approve and sign the AGAR Section 1 Annual Governance Statement
- iii. To approve and sign the AGAR Section 2 Accounting Statements

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11. POLICIES

To review and approve the following policies:

- i. Data Retention Policy
- ii. Freedom of Information Policy and Scheme
- iii. Pay Policy
- iv. Planning Protocol

12. BURIAL GROUND

To approve any requests or permits for the Burial Ground.

- i. To consider parishioner/non-parishioner status of prospective burial plot purchase
- ii. Application for purchase of burial plot and interment

PLANNING AND LICENSING

13. ENFORCEMENT – PLANNING AND DRAINAGE

To discuss any issues/updates raised related to suspected breaches of planning or other regulations.

- i. Flitteridge Farm, Daleham Lane – update
- ii. Lay-by opposite Piltdown Service Station - update

14. PLANNING APPLICATIONS - RECEIVED

To agree comments to be submitted to Wealden District Council for the following applications:

i. **WD/2023/2741/F The Old Archery, North Hall Lane, Piltdown TN22 3SA**

Proposed extension works to the existing dwelling house including remodelling of front elevation with small corner extension, attached garage and works to first floor accommodation including new roof structure. Amended Plans and Description (Comments to be submitted by 12 June 2024)

ii. **WD/2023/2989/F Piltdown Poultry, Fairhazel, Piltdown TN22 3YE**

Conversion of existing barn into a single dwelling. (Comments to be submitted by 11 June 2024)

iii. **WD/2024/1041/LB The Griffin, High Street, Fletching TN22 3SS**

Internal refurbishment works to listed building and curtilage listed buildings. (Comments to be submitted by 11 June 2024)

iv. **WD/2024/1232/F Vaughans, North Hall Lane, Fletching TN22 3TJ**

Demolition of single storey sunroom and erection of a two storey extension to south eastern elevation. (Comments to be submitted by 24 June 2024)

To note the comments submitted to Wealden District Council, as agreed by the Planning Working Group, since the last meeting:

v. **WD/2024/0929/FA North Hall Shooting Club, North Hall Lane, Fletching TN22 3SA**

Variation of condition 2 of WD/2005/2619/FR to enable clubhouse to also be used for Northall CPC meetings, training courses, first aid training and occasionally for local community and charity events. (Comments submitted on 29 May 2024)

15. PLANNING APPLICATION – APPEAL

To consider whether any representation be made to the Planning Inspectorate in respect of the refusal of the following application:

i. **WD/2023/3137/PIP Little Barkham Farm, Goldbridge Road, Piltdown TN22 3XL**

Erection of detached three-bedroom single storey dwelling with car port and associated works. (Planning Inspectorate Ref: APP/C1435/W/24/3340301) (Representations to be made by 14 June 2024).

The Parish Council previously objected to the application.

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16. PLANNING APPLICATIONS - DECISIONS

To note the planning application decisions from Wealden District Council received since the last meeting(s):

Applications Approved

ii. **WD/2023/2653/F Fletching Garage, Bell Lane, Splaynes Green, Fletching TN22 3TN**

A partial demolition of the existing garage building and converting it to a 4 bedroom house and erection of 2 x 4 bedroomed houses with associated car parking, amenity space and landscaping. (APPROVED, subject to a legal agreement, at Planning Committee North on 23 May 2024)

Response to Parish Council

The Council's Conservation Officer supports the principle of the development and acknowledges that the proposal provides an opportunity to enhance the former forge building and general character of the Conservation Area. Amended plans have been submitted to address the concerns raised by the Conservation Officer.

The sustainability of the site / area was assessed during the approved housing application on the adjoining site. There have been no significant changes in the Council's five year housing land supply position and no material changes in planning policy since this decision was made. The adjoining site was considered to be sustainable and acceptable for housing development, on balance, which is a material planning considered when determining the current application.

The design and scale are considered to be acceptable and the plot pattern and garden sizes are consistent with the adjoining site. In addition, the gardens meet and exceed minimum standards.

Drainage can be controlled by condition. The application site is located in flood zone 1 and is therefore not susceptible to flooding. It is understood that some of the surface water flooding issues relate to the construction works on the adjoining site and highways ditch running along the western boundary of the site.

Specific drainage details could be secured by conditions to prevent surface water runoff onto the public highway.

iii. **WD/2023/3115/F Wilmshurst, Bell Lane, Fletching TN22 3YB**

Part single, part two-storey front extension, new canopy to proposed new entrance, material face-lift to existing office with terrace above. A glazed link addition linking the main dwelling to existing barn and a single side extension to barn with material alterations with change of use of barn to form part dwelling. An outdoor swimming pool addition with associated hard landscaping and external works. (APPROVED 10 May 2024)

iv. **WD/2024/0075/F Barkham Farm, Goldbridge Road, Piltdown TN22 3XL**

Proposed vehicular access and driveway to serve dwelling and adjoining agricultural land with existing access remodelled to provide access for pedestrian/cyclists only. (APPROVED 31 May 2024)

Applications Refused

i. **WD/2023/2627/MAJ Wilderlands Farm, Bell Lane, Fletching TN22 3YB**

Proposed change of use of land for mixed agricultural/educational purposes with temporary rural workers' dwelling, agricultural building and ancillary development, and part retrospective application for wildlife pond. (REFUSED 28 May 2024)

Applications Withdrawn – none since the last meeting

17. FLETCHING BONFIRE SOCIETY SUMMER FETE

To consider whether the Parish Council should have a stall at the Summer Fete on 20 July 2024.

18. ITEMS FOR THE PARISH MAGAZINE

To agree any items to be included in future editions of the Parish Magazine

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19. AGENDA ITEMS FOR FUTURE MEETINGS

To discuss and note any future agenda items

20. TIME AND DATE OF THE NEXT MEETING

To agree the time and dates of the next meetings of the Parish Council