

CATSFIELD PARISH COUNCIL

Minutes of the Meeting held on Wednesday 2nd March 2016 in Hermon Cottage

Present:			Apologies:
Cllr. John Overall (Chairman)	Cllr. David Scott	Dist. Cllr. Gary Curtis	Co. Cllr. Kathryn Field
Cllr. Chris Thomas	Cllr. Martin Holgate	Mr. Steve Derhun (for Wylands)	PCSO Daryl Holter
Cllr. Julian Goodliffe	Mrs Carol Hodgson (Clerk/RFO)	1 member of the public	

Item	Agenda Item
1.	<p>Apologies and reasons for absence. Cllr. Field was not well and PCSO Holter was not on duty</p>
2.	<p>Members to agree the minutes of the Parish Council meeting on 3rd February 2016 The minutes were amended to add an additional item under item 21. Any other business / reports – v. Cllr. Holgate requested bank statements to be produced. It was agreed quarterly statements. RESOLVED: The amended minutes were agreed and signed.</p>
3.	<p>To receive declarations of interest on agenda items. Cllr. Scott declared a personal interest in:- <ul style="list-style-type: none"> Item 20.1a – as beneficiary of the payment. Cllr. Holgate declared a personal interest in:- <ul style="list-style-type: none"> Item 7.1a – as a neighbouring landowner. Cllr. Goodliffe declared a personal interest in:- <ul style="list-style-type: none"> Item 20 – Village Hall as a Trustee and Parish Council’s representative. Item 7.1c – as a business acquaintance of the applicant. Cllr. Overall declared a personal interest in:- <ul style="list-style-type: none"> Item 7.1f – as a neighbouring landowner. </p>
4.	<p>Public participation session re matters on the Agenda at the Chairman's discretion. Cllr. Overall agreed to adjourn the meeting at item 7.1a to allow Mr. Parker and Mr. Derhun to speak.</p>
5.	<p>To receive any external reports. Cllr. Curtis reported that Rother DC had agreed to increase the Council Tax for 2016/17 just below 2%. The broken Village Hall / Recycling sign outside the White Hart Pub was being dealt with. The amount of waste sent to recycling was improving year on year. Rother DC continued to run the Community Grant Scheme with £10,000 allocated this year for celebrations of the 950th Anniversary of the 1066. Cllr. Curtis confirmed the windows had been cleaned at Pavilion. In relation to Twisly Oak Farm the Enforcement Team at Rother DC would be visiting the site to investigate the issues raised. Parish Council commented that not all enforcement referrals were being dealt with in the same way. Cllr. Curtis confirmed that members of the public were now able to speak at planning meetings.</p>
6.	<p>Matters arising</p> <p>a. To receive an update on Parish Council’s website. A training session had been arranged for The Clerk with Mr. Seabright on administering the new website. A demo of the website would be sent to Councillors for review prior to going live.</p> <p>b. To receive any applications for the casual vacancy on Parish Council. Following the 'Notice of Vacancy' there had been no requests received by the Returning Officer at Rother DC to fill the recent vacancy. The Parish Council was therefore required to fill the vacancy by co-option. RESOLVED: To advertise the two casual vacancies in the Catsfield Village Voice and in the next Newsletter.</p> <p>c. To discuss the Annual Parish Assembly on 13th April 2016 Members reviewed and agreed the 2016 Agenda. Groups and societies would be invited to give a brief speech during the evening and share their news with the rest of the Community. PCSO Daryl Holter had already advised that he would not be able to attend and had been asked for Sussex Police to send a representative. RESOLVED: Parish Council will write to the Chief Constable of Sussex Police to advise how discontented Councillors with the lack of Police / PCSO presence in Catsfield and at Parish Council meetings.</p>
7. 7.1	<p>Planning</p> <p>To consider response to planning applications.</p> <p>a. RR/2016/162/P- Wylands International Angling Centre, Powdermill Lane. TN33 0SU Outline: New angling centre and relocation of 4 No. static caravans. Applicant: Mr A Williams Cllrs. Scott and Holgate + The Clerk had met on site with Mr. Steve Derhun – the applicant’s</p>

agent to review the planning proposal. Items 7.1a and b were reviewed together. Cllr. Scott reported.

The meeting was adjourned at 20:05 to allow members of the public to speak.

The following comments were made by the attending member of the public:-

- Concerns that the removal of the buildings and returning this land back to green field will not happen and Rother DC will not enforce it.
- A resident in Powdermill Lane is concerned on the visual impact of the new Angling Centre on neighbouring properties.
- The 2 current houses proposed for replacement have not been 'untied' from the business.
- The 2 new proposed dwellings are too high in the valley and very prominent to public view and cannot be landscaped. An appeal for a single dwelling was dismissed in 1990 as it was in the AONB.
- There is no real detail for the proposed buildings.
- As the owners of Wylands had previously written to Rother DC planning confirming that the facilities were totally adequate and needed no alteration, why was there now a need to change this?
- There is no provision for storage to accommodate tractors and angling equipment relating to the business etc.
- Are there any other proposed planning applications?
- A planning application for a single storey facilities building was dismissed at appeal on the size and scale of the development. This planning application is for a 2-storey building. Trees will have to be removed which will make the building highly visible from the north and south.
- The 13 rooms and 4 lodges equates to the existing accommodation on site but the 9 touring caravans are illegal and there is still an outstanding application to consider them.
- At a previous public enquiry of Wylands it was stated that the accommodation was desperately small but the new proposed rooms are even smaller.
- The application is incomplete and does not show the overall masterplan.
- Much of the application conflicts with past applications and decisions.

It was noted that the planning application had been split into two separate applications. The 2 proposed dwellings were not tied to the business and could be sold separately. The agent clarified that the houses were enabling and not part of the business.

RESOLVED: Parish Council question why there are two separate planning proposals (RR/2015/3117/P and RR/2016/162/P) and ask that they are considered as one application. Though the two planning proposals hold the prospect of being an acceptable future plan, there is insufficient detail to determine the overall impact on the environment in terms of character and appearance within the High Weald AONB. With a pending change in ownership of Wylands, Parish Council would like to establish if this is 'The Plan' for Wylands or is there a bigger masterplan proposed? It is noted that historically there has been a requirement for storage (to accommodate tractors and angling equipment pertinent to the business etc.) which is not included in either application. There is currently an undecided planning proposal - 'RR/2015/1641/P - Continued use of the site for storage and siting of 9 touring caravans & tents for recreational purposes', which needs to be considered with these 2 current applications. Parish Council would welcome the removal of the 9 touring caravans and the demolition of other buildings, which would go towards tidying-up the site. We note that the capacity for the new accommodation appears to be based on the existing provision which includes the 9 touring caravans that do not have legal standing. Should planning permission be granted, Parish Council ask that stringent safeguards are implemented to ensure conditions are adhered to. There should also be a requirement for the removal of the 9 touring caravans and buildings prior to commencement of the development.

- b. [RR/2015/3117/P](#) - Wylands International Angling Centre, Powdermill Lane. TN33 0SU
Outline: Erection of 2 detached dwellings including demolition of existing cottages, offices, outbuildings and barns.

Applicant: Mr A Williams

Items 7.1a and b were reviewed together. Comments above.

- c. [RR/2016/184/P](#) - Warrens Yard, Horns Corner. TN33 9DU
Application for approval of reserved matters following outline approval of RR/2012/1528/P for the construction of six private houses.

Applicant: FGS Group - Mr Nigel Kellett

Cllr. Scott reported.

	<p>RESOLVED: Parish Council has the following concerns:- The proposed layout of plots 1 and 5 is cramped. The general design of the dwellings is 'urbanised' and not in keeping with the rural surroundings. The layout of the gardens is not adequate. There is insufficient parking provision - visitor parking needs to be taken into consideration.</p> <p>d. RR/2016/412/P - 45 Skinners Lane, Catsfield TN33 9DN Side and rear single storey extensions, insertion of first floor window, new dormer and pitch to existing dormer at rear (alternative proposal to RR/2015/2754/P). Applicant: Mr & Mrs S Nicholls Cllr. Holgate reported. RESOLVED: Parish Council has no objections to this planning proposal.</p> <p>e. RR/2016/90/P - Cherry Tree, Church Road. TN33 9DP Conversion of existing loft space into habitable rooms including both front and rear flat roof dormer additions. Demolition of existing single storey detached garage and erection of new single storey detached garage with associated driveway. Applicant: Mr G & Mrs M Ball RESOLVED: Parish Council has no objections to this planning proposal.</p> <p>f. RR/2016/506/PN - Lyndon, Skinners Lane. TN33 9DN Single storey extension with hipped valley roof which would extend beyond the rear wall of the original house by 5.3 metres, for which the maximum height would be 3.9 metres, and for which the height of the eaves would be 2.45 metres. Applicant: Ms V Lansley RESOLVED: Parish Council is concerned there will be a loss of light to the west side neighbouring property.</p> <p>7.2 To receive advice of decisions on previous applications.</p> <p>a. RR/2015/2815/P - South Lodge, Potmans Lane. TN33 9BH Replace existing stable building with holiday let unit that may also be used as ancillary accommodation by family members/friends of occupiers of South Lodge. Outcome : Approved Conditional (Decision Notice) Noted</p> <p>b. RR/2015/3032/P - The Old Hunt Stables, Catsfield Road. TN33 9DU Proposed timber framed garages with storage area over, to serve two dwellings. Outcome: Approved Conditional (Decision Notice) Noted</p> <p>c. RR/2015/3031/P - Broomham Cottage, The Green. TN33 9DL Erection of detached ancillary building. Outcome: Approved Conditional (Decision Notice) Noted</p> <p>d. RR/2016/123/FN - South Wood, Catsfield Erection of clear span Romney Hut type structure. Outcome: Planning Required (Decision Notice) Noted</p> <p>7.3 To receive the outcome of appeals on decisions of previous applications. RR/2015/142/P - Catsfield Road - Land to East of, Catsfield TN33 9BB Installation of solar farm and associated infrastructure (with a potential capacity of 5 mega watts of electricity at its peak). Outcome: Appeal dismissed. (Decision Notice). Noted.</p> <p>7.4 To receive advice on current enforcement orders</p> <ul style="list-style-type: none"> • ENF/37/16/CAT - The Old Hunt Stables Complaint: New Building South-West of Main Building Status: New complaint received <p>7.5 Community Benefit Offer from Lightsource Renewable Energy Ltd. re: St Francis Farm Solar Farm Dev.</p> <p>a. To discuss any proposals or updates for the disbursement of the Community Benefit. Cllr. Goodliffe will discuss Parish Council's proposal with the Village Hall Committee.</p>	
8.	<p>Neighbourhood Planning</p> <p>a. To receive an update on Local Planning and Site Allocations project with Rother DC. Mr. Roger Comerford - Principal Planning Officer at Rother DC - had sent through proposed</p>	

	<p>dates for a meeting.</p> <p>RESOLVED: To arrange a meeting Mr. Roger Comerford - Principal Planning Officer at Rother DC – on Tuesday 29th March 2016 at 10.30am in the Village Hall.</p> <p>b. To receive an update on the Catsfield ‘Local Action Plan’ (Re: The Catsfield Parish Survey). There were no further updates to report.</p>	
9.	<p>Newsletter</p> <p>a. To receive the latest newsletter A draft of the latest newsletter was circulated to Members for review and comment.</p>	
10.	<p>Emergency Plan</p> <p>a. To receive any further updates. Cllr. Goodliffe had no further updates to report.</p>	JG
11.	<p>Highway Matters</p> <p>a. To receive an update on the traffic calming measures project outside Catsfield CEP School. Cllr. Scott reported that the next round of funding for the Community Match Fund was due to open in June. ESCC would be sending out the new grant application forms shortly. Parish Council can apply for 50% of the design and construction costs of the project only. Mr. Jonathan Elms - Deputy Head at Catsfield School - confirmed that the PTA had already raised £1,000 of their target of £3,000. The overall cost of the project was estimated to be in the region of £17,000 but this was subject to a final confirmation by ESCC. The recent Consultation carried out by Parish Council had been accepted by ESCC and the next stage was to complete the grant application forms.</p> <p>b. To receive an update on the traffic calming proposals on The Green. Cllr. Scott was waiting to hear back from Mr. Brian Banks - Team Manager Road Safety at ESCC.</p> <p>c. To receive any other reports. There no further reports received.</p>	DS DS
12.	<p>Community Speed Watch</p> <p>a. To receive any updates on appointing a coordinator. RESOLVED: To promote the vacancy for a new Speed Watch Coordinator at the 2016 Annual Parish Assembly.</p> <p>b. To receive any reports. There were no further reports received.</p>	
13.	<p>Playing Field and Pavilion</p> <p>a. To receive an update on the car parking improvements at the playing field entrance area. Cllr. Scott had not heard back from Arrowhead Landscape to clarify and revise their initial quotation for work. Cllr. Thomas offered to chase Arrowhead Landscape for a response. RESOLVED: To accept and deliver directly to Geewood Construction Ltd an acceptance of their quote with a revision that ‘Type 3’ rather than 100mm and Terram is laid under the compacted hardcore’. Cllr. Goodliffe retired from the meeting.</p> <p>b. To receive an update on a header board for the new notice board. The header boards had now been received. Cllr. Thomas will arrange to put them in place.</p> <p>c. To receive an update on installing a rainwater gutter system on the playing field storage shed There were no further updates to report.</p> <p>d. To receive any other reports. There were no further reports received.</p>	CT JG
14.	<p>Playground Sub-Committee</p> <p>a. To receive the latest Recreation Ground Inspection. Cllr. Holgate reported on his routine check of the Recreation Ground which included clearing up some rubbish. He had only come across one siting of dog poo. The roundabout had completely seized-up and the rota glider was also seizing-up. Parish Council was waiting to hear back from Jamie Parkinson at Playdale Ltd regarding issues on the play equipment and the safety surfacing.</p>	CT/MH
15.	<p>Hedgerows and verges</p> <p>a. To receive any reports Cllr. Thomas had no updates to report.</p>	CT
16.	<p>Open Spaces</p> <p>a. To receive any reports. Cllr. Scott advised repainting of the Catsfield road sign from the top of Church Lane was near completion.</p>	DS

