

CATSFIELD PARISH COUNCIL

Minutes of the Meeting held on Wednesday 7th October 2015 in Hermon Cottage

Present: Cllr. John Overall (Chairman) Cllr. David Scott District Cllr. Gary Curtis Cllr. Chris Thomas Mrs Carol Hodgson (Clerk/RFO) 11 Members of the Public Cllr. Julian Goodliffe County Cllr. Kathryn Field		Apologies: Cllr. Martin Holgate Cllr. Rachel Tottman PCSO Daryl Holter
No.	Agenda Item	Action
1.	Apologies and reasons for absence. Cllr. Holgate was on annual leave. PCSO Holter was not on duty. Cllr. Tottman was unable to attend.	
2.	Members to agree the minutes of the Parish Council meeting on <u>2nd September 2015</u> The minutes were agreed and signed.	
3.	To receive declarations of interest on agenda items. Cllr. Thomas declared a personal interest in:- <ul style="list-style-type: none"> Item 8.1d - Planning application for Glebelands, Potmans Lane as a neighbour to the property. 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 8.1a – Planning application for Skinners Lane - Land at, Catsfield as a resident in Skinners Lane Cllr. Overall declared a personal interest in:- <ul style="list-style-type: none"> Item 8.1a – Planning application for Skinners Lane - Land at, Catsfield as a resident in Skinners Lane 	
4.	Public participation session re matters on the Agenda at the Chairman's discretion. There were 11 members of the public present in relation to planning applications: 8.1a Skinners Lane and 8.1e Land North of Sidley between A269 and the Bexhill Hastings Link Road, Bexhill. The Chairman agreed to adjourn the meeting when these items were reached to allow them to speak.	
5.	To receive any external reports. <ul style="list-style-type: none"> Cllr. Kathryn Field reported that ESCC had started the budget cycle for 2016/17. ESCC are working on a joint venture with West Sussex CC and Surrey CC. The ‘Devolution Prospectus’ aims to take greater control over roads and rail network and provide confidence in housing delivery. Cllr. Gary Curtis reported that the couple of issues regarding waste collection had settled down. He was currently monitoring the issues reported through to him by Catsfield residents. Much of the problem was due to staffing issues with the contractor Kier, which was for them to resolve. Kier had been using casual staff that were unfamiliar with the routes or locality. Recycling had received the largest number of complaints. A new round of the Rother Community Grant scheme had opened and was accepting applications from now until the beginning of January 2016. 	
6.	Matters arising <ol style="list-style-type: none"> To receive an update on Parish Council’s website. The new website is nearly ready to launch. The Clerk would be meeting with David Seabright – who kindly hosts the website – to go through the administration process. Members were asked to send through a photo of themselves and a brief write-up for inclusion on the new website. To consider a response to the consultation on the Electoral Review of <u>East Sussex County</u> and <u>Rother District</u> by the Local Government Boundary Commission—details on www.lgbce.org.uk The LGBCE is reviewing the electoral divisions for ESCC and ward boundaries for each of the county’s five districts. The LGBCE has announced the proposed number of Councillors for Rother District Council is to be 38 councillors (across 20 wards) meaning no change. For ESCC the LGBCE is proposing 50 councillors, which is an increase of 1. The purpose of the Consultation is to obtain information from people and groups across East Sussex (for ESCC) and Rother (for RDC) to help it to produce a new pattern of wards to accommodate 38 councillors. Cllrs. Field and Curtis advised there were no proposed changes to their particular wards. <ul style="list-style-type: none"> ➤ RESOLVED: Parish Council has no comments to submit. To consider applications received for the casual vacancy on Parish Council. The position had been re-advertised but no further applications had been received to date. 	ALL
7.	Neighbourhood Planning <ol style="list-style-type: none"> To receive an update on Local Planning and Site Allocations project with Rother DC There were no further updates to report. 	

	<p>b. To receive the results of the Catsfield Parish Survey and Vision Statement The outcome of item 5 on the survey ‘What type of housing do you think is needed in the Parish?’ had been broken down into a statistical analysis as requested by Members. This would be reviewed at the next meeting.</p>	ALL
<p>8. Planning 8.1</p>	<p>To consider response to planning applications.</p> <p>a. RR/2015/1418/P - Skidders Lane - Land at, Catsfield TN33 9DN Outline: Development of twelve private dwellings incorporating four affordable housing units. Applicant: Mr C & Mrs R Dorling The Cannons Skidders Lane</p> <p>Cllr. Overall gave an overview of Rother DC’s Core Strategy which is the key planning policy document for the Rother area. It sets the overall vision and objectives for development in the district up to 2028.</p> <p>About 7-8 years ago Rother DC invited landowners to put forward suitable land for housing development. From the responses received a ‘Strategic Housing Land Availability Assessment’ was prepared for Rother DC which reviewed the suitability of each site for development. The sites were graded green, amber and red. Catsfield at that time had no green sites and only one amber site – the land to the rear of White Hart Pub. All the other sites were red – not developable, which included the Skidders Lane site. The Government came down hard on RDC as they had not met the District target. This resulted in RDC revisiting these sites and in 2013 the land to the rear of the White Hart Pub was regraded to green and the site in Skidders Lane was regraded to amber. Cllr Overall attended the meetings held by Rother DC during the Core Strategy consultation to object to the proposed 47 dwellings Catsfield would have to accommodate. This figure has now unfortunately been set.</p> <p>Mr. Dorling has previously submitted 2 planning applications for the Skidders Lane site which were refused by RDC and on both occasions Mr Dorling went to appeal but both appeals were dismissed. Cllr. Thomas reported on his site visit. From online comments he reported that Skidders Lane residents felt it will affect their quality of life. Some are in favour and say Catsfield needs some development for families. There were concerns aired regarding the drainage system in Skidders Lane and traffic movements. Others felt a developer would be able to address these issues. Cllr. Overall reminded those present that this planning application is for ‘Outline’ permission. The meeting was adjourned at 7:50pm to allow members of the public to speak.</p> <p>The applicants architect explained that the development fits on the frontage and mirrors what has happened on the opposite side of the lane. There have been few solid objections to the application and this is a reasonably suitable site to take development.</p> <p>Residents present from Skidders Lane commented: The houses are to be built on the hill and will look down on existing houses. A representative for the applicant responded that the houses will be hidden by hedges but the second storey will probably be seen. The parking provision is two per dwelling. Will visitors be able to park at the houses? The applicants architect responded, no they would have to park on the road. This is creating a dangerous road and will change the ambience. It is not quite the right place. This is a lane used by walkers, horses, cyclists and rural pursuits.</p> <p>Cllr. Overall read out from RDC’s SHLAA, ‘<i>Total residential units: Estimated up to 12 from frontage development. SHLAA Conclusions: Suitable and developable subject to more detailed investigations, including of some key factors (amber site).</i>’ Cllr. Overall asked why the four affordable houses had been allocated as every other of a pair of semi’s? The applicants architect explained this is based on a scheme called ‘Pepper potting’. The four affordable houses are allocated either side of 4 sets of semi-detached houses. The Architect had spoken with Amicus Horizon who had given guidance on affordable housing. Details of the affordable housing will be left to the professionals.</p> <p>Cllr. Scott asked how the Community Infrastructure (CIL) levy works with affordable housing. The clients Architect advised that it is subject to a grant from a housing authority to pay the CIL. The applicant advised that the Village has got to have more houses and someone needs to decide where they should go. She was personally against the large scale development of 35 houses going behind the pub. There are developers who are interested in this site.</p>	

The applicants Architect advised that previously there had been barriers to building in Catsfield due to the lack of a mains gas supply. This has now changed as 'Renewable energy' is at the forefront and mains gas is not so important. The meeting reconvened at 8:10pm.

Cllr. Overall asked Members for their comments:

Cllr. Goodliffe reported that the people he had spoken to in Skinners Lane struggled with the number of dwellings to be built and the amenity lose. Rother DC has suggested 12 dwellings in the current SHLAA. Highways had previously indicated they were comfortable with 10 dwellings.

Cllr. Scott felt it was a bit premature to be submitting a planning application as the site allocations had not been officially allocated. The approval by Wealden DC of the Ingrams Farm site in Ninfield for development had set a precedence on land usage.

Cllr Curtis advised that George Osborne had this week opened up brown field sites for development Rother DC Planning Committee do look at the comments made and take on board local concerns.

Cllr. Thomas felt Parish Council should object to the scale of the application.

Cllr. Overall reported that he lives in Skinners Lane and would not particularly want to see a big housing development but it was a sensible location compared to other sites put forward.

- **RESOLVED: Parish Council objects to the proposed plan for 12 dwellings but is amenable to a less dense development that will be more in keeping with the surrounding neighbourhood.**

b. [RR/2015/2058/P](#) - Hophouse Farm, Catsfield Stream, Catsfield TN33 9BB

Temporary stationing of a twin-unit mobile home with built porch addition (Part Retrospective)

Applicant: Mr & Mrs J Parker C/o Agents

Cllr. Thomas reported.

- **RESOLVED: Parish Council has no objections.**

c. [RR/2015/2137/P](#) - Redcoat Farm, Catsfield Road, Catsfield TN33 9DV

Variation of conditions 2 and 3 of planning permission RR/2014/120/P (new dwelling) to allow clay tile hanging to first floor.

Applicant: Mr S Crowley Redcoat Farm Catsfield Road

Cllr. Thomas reported.

- **RESOLVED: Parish Council has no objections.**

d. [RR/2015/2309/P](#) - Glebelands, Potmans Lane

Erection of stable building/barn, together with permeable turning area for vehicle. Setting back of existing access gate.

Applicant : Mr & Mrs G Morris c/o Agent

Cllr. Thomas reported.

- **RESOLVED: Parish Council has no objections.**

e. [RR/2015/2260/P](#) - Land North of Sidley between A269 and the Bexhill Hastings Link Road, Bexhill North Bexhill Access Road - Comprising roundabout junction with the A269 (Ninfield Road) and two direction 2.4km single carriageway road with shared footway/cycleway connecting to the newly constructed roundabout on the Bexhill Hastings Link Road and including stopping-up of Watermill Lane to South and provision of roundabout to provide access to Watermill Lane North, stopping-up of Buckholt Lane to South and provision of roundabout to provide access to allocated employment land and Buckholt Lane North, accesses to adjacent farm land and associated utility, landscape and drainage works.

Applicant : Sea Change Sussex Innovation Centre Highfield Drive St Leonards on Sea

Cllr Overall advised that the proposed scheme is not in Catsfield but does effect residents of Watermill Lane.

The meeting was adjourned at 8:22pm to allow members of the public to speak.

Residents present from Watermill Lane commented:

This new access road is being put onto us as a secret round. We object to Watermill Lane being closed off as it will increase the traffic through the Village. This will be increased by the large scale housing proposed around the Freezeland Lane area.

The original plans to take the traffic away from Sidley included a bridge which has now been replaced with a roundabout at Watermill Lane. This will encourage traffic to use Watermill Lane to access Battle and it will become another 'Rat Run'.

The traffic that currently uses Watermill Lane has no consideration. Rother DC agreed to the raising of a curb outside a residents house, which is now trashed by lorries and vans running up over it.

To the east of Watermill Lane there is a proposed large scale development which will generate a lot more traffic.

	<p>Cllr. Scott explained that ESCC's theory behind the Bexhill to Hastings link road included a reduction in traffic by 50% through Catsfield but this proposed additional road with a new roundabout along Watermill Lane will bring it all back. The meeting reconvened at 8:40pm</p> <ul style="list-style-type: none"> ➤ RESOLVED: Parish Council is very concerned with the proposed installation of a roundabout along Watermill Lane. This will only serve to increase the volume of traffic using this already busy and poorly maintained country lane for those vehicles travelling north to Battle and beyond. PC note that the original scheme included a bridge to "cross over Watermill Lane to avoid any increase in local traffic", which is a better option. This statement (made by SeaChange at their exhibition in June 2015) is also an acknowledgement that it is considered there will be an increase in local traffic along Watermill Lane if access is given from the North Bexhill Access Road. <p>8.2 To receive advice of decisions on previous applications.</p> <ul style="list-style-type: none"> a. RR/2015/2218/FN - South Wood, Catsfield Building for the dry and secure storage of agricultural tractors and trailers, for storing firewood, and to provide a workshop facility for repairs and maintenance of equipment. Applicant : Duncans Wood Ltd. Mrs C Duncan-Brown Cherry Cottage Marshlands Lane Heathfield Outcome: Planning permission is required. (Decision Notice) Noted b. RR/2015/1139/P - Popes Acre, Potmans Lane Retrospective planning application for triple garage on land outside curtilage of the dwelling house. Outcome: Approved Conditional (Decision Notice) Noted. c. RR/2015/1141/P - Popes Acre, Potmans Lane. Retrospective planning application for a conservatory attached to the dwelling. Outcome: Approved conditional (Decision Notice) Noted. <p>8.3 To receive advice on current enforcement orders.</p> <ul style="list-style-type: none"> a. ENF/74/15/CAT - Land At Hop Barn, Catsfield Timber Building For Use As A Dwelling Current Status: Letter sent to Complainant 18/08/15. 3 month letter to comply. A planning application has been submitted. <p>8.4 Community Benefit Offer from Lightsource Renewable Energy Ltd. re: St Francis Farm Solar Farm Dev.</p> <ul style="list-style-type: none"> a. To receive detailed proposals for the disbursement of the Community Benefit. Cllr. Thomas proposed a previous idea currently on hold of putting up a Steel Framed Apex building suitable for indoor community activities on the playing field. The playing field is protected with 'Fields in Trust' as a public playing field and recreation ground for the benefit of the inhabitants of Catsfield and thereabouts. <ul style="list-style-type: none"> ➤ RESOLVED: To ask 'Fields in Trust' if it is permitted under the terms of the agreement to protect the playing field and recreation ground, to put up a steel barn structure. 																						
<p>9. Finance</p> <p>9.1</p>	<p>To approve and sign the following cheques:</p> <table border="0"> <tr> <td>a. Rother District Council</td> <td>Village Hall Rates – 6th payment</td> <td>£ 50.00</td> </tr> <tr> <td>b. John O'Conner</td> <td>Grounds Maintenance September 2015</td> <td>£328.00</td> </tr> <tr> <td>c. Mr. B Clifford</td> <td>Strimming of St Laurence Church Cemetery</td> <td>£290.00</td> </tr> <tr> <td>d. Carol Hodgson</td> <td>Salary – September 2015</td> <td>£363.55</td> </tr> <tr> <td></td> <td>HMRC – PAYE Q2</td> <td>£ 15.00</td> </tr> <tr> <td></td> <td>Petty Cash Top-up</td> <td>£121.59£500.14</td> </tr> </table> <ul style="list-style-type: none"> ➤ RESOLVED: All payments were agreed and the cheques were signed. <p>9.2 To ratify a decision made at the 2nd September meeting which had not been included on the agenda. To authorise the following cheque for payment to meet supplier terms:-</p> <table border="0"> <tr> <td>a. JS Fire Protection Ltd</td> <td>Annual Maintenance of Pavilion Fire Extinguishers</td> <td>£54.00</td> </tr> </table> <ul style="list-style-type: none"> ➤ RESOLVED: The decision to make payment to JS Fire Protection Ltd was ratified <p>9.3 To receive the monthly statement of accounts to 30-Sep-15 Received and noted.</p> <p>9.4 To receive the external audit report for the year ended 31-Mar-2015 The external auditor PKF Littlejohn LLP reported:-</p>	a. Rother District Council	Village Hall Rates – 6 th payment	£ 50.00	b. John O'Conner	Grounds Maintenance September 2015	£328.00	c. Mr. B Clifford	Strimming of St Laurence Church Cemetery	£290.00	d. Carol Hodgson	Salary – September 2015	£363.55		HMRC – PAYE Q2	£ 15.00		Petty Cash Top-up	£121.59£500.14	a. JS Fire Protection Ltd	Annual Maintenance of Pavilion Fire Extinguishers	£54.00	
a. Rother District Council	Village Hall Rates – 6 th payment	£ 50.00																					
b. John O'Conner	Grounds Maintenance September 2015	£328.00																					
c. Mr. B Clifford	Strimming of St Laurence Church Cemetery	£290.00																					
d. Carol Hodgson	Salary – September 2015	£363.55																					
	HMRC – PAYE Q2	£ 15.00																					
	Petty Cash Top-up	£121.59£500.14																					
a. JS Fire Protection Ltd	Annual Maintenance of Pavilion Fire Extinguishers	£54.00																					

