CATSFIELD PARISH COUNCIL

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

Present: Cllr. John Overall (Chairman) Cllr. Chris Thomas Cllr. Julian Goodliffe		Cllr. David Scott Mrs Carol Hodgson (Clerk/RFO) County Cllr. Kathryn Field	District Cllr. Gary Curtis 11 Members of the Public	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 2 nd September 2015 The minutes were agreed and signed.					
3.	To receive declarations of interest on agenda items.					
	Cllr. Thomas declared a personal interest in:-					
	• Item 8.1d - Planning application for Glebelands, Potmans Lane as a neighbour to the property.					
	Cllr. Goodliffe declared a personal interest in:-					
	 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:-					
	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					
_		when these items were reached to	o allow them to speak.			
5.						
	I	d reported that ESCC had started		_		
	 on a joint venture with West Sussex CC and Surrey CC. The 'Devolution Prospectus' aims to tak 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 was currently monitoring the issues reported through to him by Catsfield residents. Much of the 					
	I	e to staffing issues with the contral al staff that were unfamiliar with t				
	_	of complaints. A new round of the				
	_			не наи оренеи		
6.	and was accepting applications from now until the beginning of January 2016. Matters arising					
U.		date on Parish Council's website.				
	· ·	e is nearly ready to launch. The Cl	erk would be meeting with David	d Seahright – who		
		website – to go through the admi				
	I	of themselves and a brief write-u	·		ALL	
	_ :	ponse to the consultation on the			7 122	
		cal Government Boundary Commi	· · · · · · · · · · · · · · · · · · ·			
		riewing the electoral divisions for	·			
		tricts. The LGBCE has announced				
	· · · · · · · · · · · · · · · · · · ·	s to be 38 councillors (across 20 v				
		uncillors, which is an increase of 1				
		n people and groups across East S	• •			
	produce a new pattern of wards to accommodate 38 councillors. Cllrs. Field and Curtis advised					
	I	roposed changes to their particula				
		ED: Parish Council has no commen				
	c. To consider appl	ications received for the casual va	cancy on Parish Council.			
	The position had	been re-advertised but no furthe	er applications had been received	d to date.		
7.	Neighbourhood Planning					
	a. To receive an update on Local Planning and Site Allocations project with Rother DC					
	There were no fu	urther updates to report.				

 $\textbf{b.} \quad \text{To receive the results of the Catsfield Parish Survey and Vision Statement}$

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.

ALL

8. Planning

8.1 To consider response to planning applications.

a. <u>RR/2015/1418/P</u> - Skinners 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 Skinners Lane

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.

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 Skinners 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 Skinners 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.

Mr. Dorling has previously submitted 2 planning applications for the Skinners 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 Skinners 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 Skinners 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.

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.

Residents present from Skinners 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.

Cllr. Overall read out from RDC's SHLAA, '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). 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.

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.

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.

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

- ➤ 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.
- 8.2 To receive advice of decisions on previous applications.
 - 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. (<u>Decision Notice</u>)

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 (<u>Decision Notice</u>)

Noted.

- 8.3 To receive advice on current enforcement orders.
 - 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.

- 8.4 Community Benefit Offer from Lightsource Renewable Energy Ltd. re: St Francis Farm Solar Farm Dev.
 - 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.

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.

9. Finance

9.1 To approve and sign the following cheques:

a. Rother District Council Village Hall Rates – 6th 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

> RESOLVED: All payments were agreed and the cheques were signed.

- 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:
 - a. JS Fire Protection Ltd Annual Maintenance of Pavilion Fire Extinguishers £54.00

RESOLVED: The decision to make payment to JS Fire Protection Ltd was ratified

9.3 To receive the monthly statement of accounts to <u>30-Sep-15</u>

Received and noted.

9.4 To receive the external audit report for the year ended <u>31-Mar-2015</u>

The external auditor PKF Littlejohn LLP reported:-

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	'On the basis of our review of the annual return, in our opinion the information in the annual return is in				
	accordance with proper practices and no matters have come to our attention giving cause for concern that				
	relevant legislation requirements have not been met'.				
	The External Auditor's comments were noted.				
10.	Newsletter				
		To review the latest newsletter			
		e Newsletter was close to completion. A consultation survey for the proposed traffic calming			
		easures outside Catsfield CEP School will be sent with the Newsletter.			
11.	Emergency Plan				
	a.	To receive any further updates.			
		Cllr. Goodliffe had no further updates to report.	JG		
12.	Highwa	y Matters			
	a. To receive an update on traffic calming measures outside Catsfield CEP School.				
		Cllr. Scott reported that he will be drawing-up a survey to consult on the proposed traffic calming			
		measures to be sent out with the Newsletter.	DS		
	b.	To receive an update on the traffic Speed Survey on The Green.			
		Cllr. Scott reported on his meeting in Catsfield with ESCC members Brian Banks – Team Manager,			
		Road Safety and Helen Pain - Senior Traffic and Safety Officer.			
		In connection with the results from the traffic Speed Survey they looked at possible traffic calming			
		measures on The Green. It was highlighted that the zebra crossing needs more emphasis as it is not			
		apparent enough on the long straight stretch of road. This could be done by bulking up the white			
		lines on the road and repainting the existing ones. The bulb was changed on the Belisha beacon as it			
		was not working. Consideration could be given to installing the new LED Belisha beacons. Andy			
		Swanson – our area Highways Steward had cleared the hedge around the beacon. Introducing			
		traffic calming outside the Village Shop was not considered viable. Parish Council can erect signs			
		around the Village Shop area asking people not to park on the pavement as it is dangerous and			
		illegal. Andy Swanson had also cleared areas of hedge at the top of Church Lane and the footpath			
		from opposite Catsfield School up to St Laurence Church. There were several areas of over grown			
		hedges and verges identified that Parish Council would follow-up on.	DS		
	_	To receive any other reports.	D3		
	C.	There were no further reports received.			
13.	Commi	Community Speed Watch			
15.		a. To receive any reports.			
	a.	Cllr. Tottman was not available for comment.	RT		
14.	Playing	Field and Pavilion	111		
14.		To receive an update on the car parking improvements at the playing field entrance area.			
	a.				
		Cllr. Scott had invited quotes for the car parking improvement works. Only one contractor had			
		responded. Geewoods Construction Co Ltd had quoted £3,600 + VAT.			
		Parish Council had agreed a budget of £5,542 + VAT in March 2015 which included fencing. On			
		applying for planning permission to carry out the work, an alteration was made on the materials to			
		be used which had increased the original cost by £900 + VAT.			
		> RESOLVED: Parish Council agreed to increase the earmarked budget by £900 to £6,642 and to	DC		
		accept the quote from Geewoods Construction Co Ltd at £3,600 + VAT	DS		
	b.	To receive an update on a header board for the new notice board.	5.7		
		Cllr. Tottman was not available for comment.	RT		
	c.	To receive a quote for installing a rainwater gutter system on the playing field storage shed.			
		Cllr. Goodliffe would chase a response from Terry Jenner.	JG		
	d.	To receive any updates on the dog fouling problem at the playing field.			
		Cllr. Thomas noted that the 'Dog Poo Patrol' was proving effective.			
	e.	To receive any other reports.			
		There were no other reports received.			
15.		ound Sub-Committee			
	a.	To receive an update on risk assessments.			
		Cllrs. Thomas and Holgate had carried out a risk assessment in September. Cllr. Thomas reported:			
		The entry gate to the play area needs a small spring to assist self-closing. The 'No Horses'			
		noticeboard needs washing / cleaning. Cllr. Thomas relocated the large waste bin to a more			
		prominent place. A sign saying 'Litter' needs to go on the bin as it looks very commercial and may			
		·			

not be obvious it is for general use. The Outdoor gym was in good repair. The adjacent bench has a plank missing. The Cricket net frame is falling apart and needs repairing. Cllr Thomas will check this with Mike Davey. The 'Junior Football' posts are corroded. Another bench has a piece missing. The Basketball Post is in a poor state and needs repainting. The Dog Bin needs painting. The brackets on the bottom of the Climbing frame are corroded and have no paint on. CT/MH 16. Hedgerows and verges a. To receive any reports Cllr. Thomas reported that in general the hedgerows and verges in the rural areas were being cut. CT/RT 17. **Open Spaces** a. To receive any reports. Cllr. Scott reported that he has the Catsfield road sign from Church Road to paint. DS 18. **History Centre a.** To receive any reports. There were no reports received. 19. Village Hall Car Park a. To receive an update on registering the Car Park lease with Land Registry. The lease had now been registered with an amended Title Plan with Land Registry. b. To receive an update on the external lighting requirements in the Village Hall Car Park. Cllr. Goodliffe would progress with obtaining quotes for the work now that the Lease had been officially been registered. JG c. To receive an update on the following items: i. Signage ii. Rules and regulations iii. Risk Assessment Cllr. Goodliffe had no further updates to report JG d. To receive an update on the repair work required to the perimeter fencing in the Car Park. Cllr. Goodliffe would chase a response from Littlewood Fencing. JG 20. Village Hall JG a. To receive any reports from meetings. Cllr. Goodliffe was unable to attend the last Village Hall meeting and had no updates to report. 22. Any other business / reports Renewal request for CPRE Annual Subscription Use of the Pavilion and changing the key. Meeting with Hue Merriman - Friday 9th October @ 11.30 in Hermon Cottage Rother DC Public Realm Working Group Cllr Scott raised further concerns on the appalling service for domestic recycling. Potmans Lane, parts of Church Road and The Stream were all suffering. Catsfield Horticultural Society AGM on 14th October at 7.30pm in the Village Hall. 23. **Future Agenda Items** a. Info: SECAMB Defibrillator for Pavilion. b. Info: Steel Framed Apex building suitable for indoor community activities on the playing field. c. Info: To receive an update on interim ground maintenance work in the Village to include the Millennium seat at The Stream and the Diamond Jubilee Garden. d. Info: To receive an update on finishing the Children's Play Area project. e. Info: To receive any updates on Community Energy Projects. – Invite Mr. Watson to attend in September f. Info: To discuss communicating with Social Media – September meeting g. Info: To receive an update on the Clerks pension arrangements – waiting information

Chairman	Date
Chairman	Date