



**DRAFT MINUTES OF THE MEETING of Hadlow Down Parish Council
held in Hadlow Down Village Hall, Hadlow Down
at 7pm on Tuesday 1st October 2024**

Present: Councillors: Michael Lunn (ML) Chair (+WDC), Peter Weston (PW) Vice Chair, Ben Floyd (BF), Stephen Lester (SL), Damon Wellman (DW) and David Munday (DM)

In attendance: Vicki Rutt (Clerk), Cllr Bob Standley (ESCC) and 5 members of public.

ML read out a statement. The Parish Council meetings are a public meeting, but the Parish Council has to abide by Standing Orders. The Chair frequently allows Members of the public to make interventions and drops standing orders in order to the public to speak, but the chair politely requests that this is done by putting your hand up and not shouting out. The Chair will drop the Standing Orders if it is appropriate.

141. PUBLIC QUESTIONS – A resident asked to read out the following statement in regard to the planning application for a sand school. This statement is not verbatim.

"This application for a sand school, WD/2024/1975/LDP is being applied for on an 'Lawful Development Certificate'. I have sought legal advice on this matter and have found out that sand schools need full planning permission and, in any case, there is an Article 4 order which would cancel out any permitted development rights. A sand school has recently been applied for in Five Ashes which gives an example of the correct procedure followed, a full planning application. For the benefit of the newest members of the Parish Council and to enable them to understand the complexities of this site, I wish to explain some history. Pigsfoot Farm, which Cartlodge Farm was originally part of, was sold off in small picnic plots in the 1970s. East Sussex County Council thought it prudent to place a specific order to pretend to protect the area's agricultural 'The Pigsfoot Farm Article 4 Direction 1971' which states that planning consent must be duly sought. The stables and container were approved retrospectively in 2018 as WDC chose to deviate from the order. When a touring caravan was included in the final decision, without consultation, the Parish Council objected. The planning history which accompanies this application form shows a touring caravan, it does not show the large mobile home or its purpose built hardstanding which in my opinion should have had planning consent due to the Article 4. The proposed site for the sand school is not owned entirely by the applicant, as she claims. At least 62 plots are known to have been sold on this field. If applying for a full planning application, the rules state that it is necessary to advertise, in a national publication, the intent to use the land. The applicant would need to include in the address 'formerly field OS153, Pigsfoot Farm'. Part of the area chosen for the sand school is already under investigation by WDC as a close boarded fence has been erected on this article 4 land which divides off a part of the field. There is also a section 215 notice in that part of the woodland known as 'Wander Down' to remove a part derelict caravan which should have been complied with by the 9th June 2024. The caravan is still there. The applicant holds the key to the gateway, which is the only access. She claimed that the caravan was dumped by a 'third party'. On the site plan accompanying the application for 'Lawful development', the form states she has now claimed ownership of the whole woodland. Please could Cllr Lunn, as District Councillor, insist that a full application is submitted so it is open to a full consultation." ML noted this and comments considered under agenda item 146.1b. A resident stated that he left the recent Advisory Committee feeling very worried for the Parish Council and HDCC. He feels that this project needs a professional to manage it and does not feel it is possible to do in 5 years.

142. APOLOGIES AND REASONS FOR ABSENCE – Apologies were received and accepted from Cllr Hobbs.

143. DECLARATIONS OF INTEREST – DM declared a pecuniary interest in agenda item 146.1 c and d. SL declared a personal interest in agenda item 146.3.

144. MINUTES OF THE MEETING held on the 3rd September 2024 was recommended for approval and signed as a true record (previously circulated).

145. OUTSTANDING ACTIONS FROM PREVIOUS MEETINGS:

- a. Action Log 2024 - Clerk reported from the action log which is available on the village website.
- b. Clerks report - This was noted (previously circulated).

146. PLANNING APPLICATIONS

146.1. PLANNING APPLICATIONS

a. WD/2024/2043/OH for DEWLANDS HILL, ROTHERFIELD AND STONEHURST LANE, HADLOW DOWN

Install a third wire of 50 covered core conductor to an existing 12 spans of 2 wire covered core conductor. Some pole changes will be required but this will be to change pole thicknesses rather than heights.

The PC voted: All in favour and no objections.

b. WD/2024/1975/LDP for Cartlodge Farm, Stonehurst Lane, Hadlow Down, TN20 6L

Proposed sand riding arena with three bar post and rail fence.

DW stated that he is disappointed that we are in this position, we have heard from a resident who has done his due diligence but this is the role of the planning officer. Wealden should be aware of the plot and boundary issues. It seems like it is time for a legal challenge within this department as the recent service has been very poor.

The PC voted: 0 in favour, 5 against and 1 abstained. The Parish Council's objection is due to the history raised earlier in the meeting, which will be sent to WDC, the visual impact, the fact that the ownership and tenure of the land is not fully understood and that the land is subject to article 4.

c. WD/2024/7026/AD for FORD FARM VINEYARD, HASTINGFORD LANE, HADLOW DOWN, TN22 4DY

Proposed winery building - Possible demolition of a WW2 Pillbox.

*The Clerk explained that this could not be commented on as the application has been approved by WDC. The case officer has confirmed that there is no mention of the demolition of the pillbox. It was discussed and all Cllrs agreed that the Parish Council should let WDC know that the pillbox is 'at risk' and work with the resident to ensure that Historic England are aware and protect the pillbox. **Action 1.***

d. WD/2024/2037/FR for HASTINGFORD FISHERY, HASTINGFORD LANE, HADLOW DOWN, TN22 4DY

Retrospective application for the change of use of land to dog walking/training fields with associated fencing

The PC voted: 5 in favour and 1 was unable to vote due to an interest. No objections.

146.2. PLANNING APPEAL

APP/C1435/W/24/3347816 BRICK KILN FARM, BRICK KILN LANE, HADLOW DOWN, TN22 4EJ

Construction of private swimming pool. Repair and conversion of privy into pump house. (Deadline is 4th October)

The PC voted: No further comments to make.

146.3 PLANNING APPEAL DISMISSED

WD/2023/1871/PIP for THE PADDOCKS, SUMMER HILL, FIVE ASHES, MAYFIELD TN20 6JL – This was noted.

146.4 WITHDRAWN APPLICATIONS

WD/2024/0420/HS SUNSET FARM, CROSS IN HAND, HEATHFIELD TN21 0TX – This was noted.

146.5 ENFORCEMENT UPDATES

Clerk updated that WDC Enforcement have sent the following updates:

- Drakes Den – Still with the Planning Inspectorate, no update.
- Wanders Down – Direct Action approved. Will be delayed due to the passing of the officer who did the procurement for direct action. Process still being sorted and in discussion with Stacey Robins about this.
- Tinkers Park – Still awaiting Planning Permission and also requires LLFA consent.
- Cart Lodge – This went to court and the owner was found guilty of failing to reply to planning contravention notice. She received a fine, surcharge and court costs, a total of £1964. This is to be paid within 28 days, or she could be arrested. Other matters are proceeding.

147. REPORTS FROM CLLR. BOB STANDLEY, ESCC & CLLR MICHAEL LUNN, WDC - written reports had been submitted and are published on the village website.

Cllr Standley reported that the budget discussions are going to be very difficult at the end of the month. Adult social care is very expensive. He has heard a rumour that the Council tax cap could be lifted. He has been made aware of quite a lot of flooding in the local area due to the recent poor weather. DW asked if there is update about the VAT changes affecting the private schools, Cllr Standley has asked the question but no response as yet.

Cllr Lunn reported that WDC have submitted a formal response to the National Planning Policy Framework consultation which he will share with Councillors. The main focus remains concerns over housing numbers. Full council is being held in 2 weeks. WDC have put out a social media post today regarding bonfire events and car rally's, to make them more carbon friendly. Cllr Lunn has opposed this and will raise this at Full Council. He explained that communications since Cllr Millward has joined WDC has gone very quiet.

148. HIGHWAYS:

a. Receive an update from the recent meeting with local Parish Councils regarding Highway issues

ML reported that he attended a meeting led by Framfield and Blackboys Parish Council, along with many other Town and Parish Councils, to discuss two issues: streetlighting and the state of the roads. For those Councils with streetlights, they are having issues with their contract with Balfour Beatty. Highways issues are the same things that have been spoken about for years. It was agreed to form a working group, and the issue will be taken to eSALC to see what actions can be taken.

149. COMMUNITY CENTRE ADVISORY COMMITTEE – UPDATE

a. Note the minutes from the meeting held on the 24th September 2024 – The minutes were noted. ML explained that there is more information needed which will hopefully be received in the next 3 months. He explained it is not the place of the Parish Council to appoint a project manager but it could be suggested to HDCC. He stated that the project does need clear milestones, and these are being included in the 5-year project plan. There will also need to be a risk management plan. *Standing Orders dropped.* A resident asked what you mean by stopping the project. PW explained that all projects need moments in the project where the project needs to be reviewed whether it could continue. ML reassured the resident that the Parish Council support the project, and we are moving towards

the new Community Centre but there needs to be a clear delivery plan. *Standing Orders reinstated.*

b. Discuss and agree whether to publish the confidential minutes now that extant permission achieved

ML proposed that the confidential minutes should be published now that the extant permission has been achieved.

DW seconded this and all Cllrs agreed. The Clerk will publish the minutes on the website. **Action 2.**

150. CURRENT VILLAGE HALL

a. Update on recent discussions re full building survey – DW reported that following the last meeting when it was agreed that the Council would agree parameters for a building survey for the village hall, it was agreed after a lengthy discussion that it would not be in the interest of the Council to pay for an additional building survey report. The report will not inform the Council whether it will expire in 15 days or 5 years, and not our responsibility to do so. DW proposed to amend the previous resolution that Council would look at parameters for a report, this was seconded by DM and all Cllrs agreed.

151. CORRESPONDENCE RECEIVED:

a. Blocked bridleway following works – Clerk explained that both her and Cllr Lunn received calls about the barriers and signage still be in place at the bridleway, despite the recent works being completed. The Clerk liaised with the Rights of Way team at ESCC and this was eventually removed, and the bridleway was reopened.

152. REPORTS FROM COUNCILLORS (COUNCIL MATTERS AND OUTSIDE BODIES):

DM reported that Hastingford Lane has had the crumbling edge of the road repaired but the issue with the culvert remains and water continues to flow down the road which will be dangerous when the weather changes and it freezes. Clerk will report to the new steward. **Action 3.** DW reported that Drakes Head Den have undertaken further works, they have removed the green caravan, but they are now concreting a large area and cleared another large area and put hardcore down. DW will send the Clerk pictures so she can report to Enforcement. **Action 4.**

153. BURIAL GROUND:

ML reported that he has been to the burial ground extension area before the recent heavy rain and attempted to burn the two bonfires but it was not completely successful. It was likely it would require a few more attempts so will wait till it

dries out and try again early next year. DW asked if it can be confirmed what size a burial plot needs to be as he recently mapped out a plot with the Clerk as the 9' x 4' but this does not seem correct. Clerk will enquire. **Action 5.**

154. CLERKS MATTERS:

a. Clerks hours September 2024 – The hours were approved.

b. Note change to November 2024 PC meeting date – The Clerk explained that the November 2024 meeting is now being held on Tuesday 12th November, not Tuesday 5th November.

155. BANK RECONCILIATION – The bank rec for September 2024 was approved and signed by ML and DM.

156. OTHER FINANCE MATTERS:

a. Confirm receipt of £2,065 for burial of Mr Luck – This was noted.

b. Agree another Councillor to be added to the banking mandate – It was agreed that Cllr Lester would be added to the banking mandate. Clerk to obtain the relevant paperwork. **Action 6.**

157. ACCOUNTS FOR PAYMENT - ML and DM will authorise.

a. Vicki Rutt salary October 2024 by SO - £1216.02

b. Vicki Rutt mileage £34.25

c. Lucy McConachie Play area inspection September 2024 - £40

d. Miss Alys Hulland for Ben Blackford – Mole removal from burial ground - £120

e. East Sussex Pension Fund – Sept 2024 - £338.97

f. HMRC – Sept 2024 - £142.47

g. Hadlow Down Village Hall – Hall hire - £52

h. R A Waters Paddock & Field Maintenance – verges - £120

i. Vicki Rutt – Reimbursement for purchasing fireproof bag - £28.99

j. Vicki Rutt – Reimbursement for purchasing SID pole £124.98

k. Friends of The Keep – Annual subscription - £30

l. SLCC – Annual subscription - £238 [Catsfield PC will be invoiced for £119]

158. CRIME AND DISORDER ACT 1998 Section 17 – nothing raised.

159. DEFIBRILLATOR BATTERY – this had been checked on 1st October 2024. Need to order an additional pad as one expires next month. **Action 7.**

160. ITEMS TO GO ON NEXT AGENDA: Update from UKPN.

*****CONFIDENTIAL SESSION****

161. Update from Chair following Annual Appraisal meeting with Clerk and Vice Chair – This was discussed and minuted in a confidential session.

The next meeting date is Tuesday 12th November 2024 at 19:00.

The meeting closed at 20:07.