

# FRANT PARISH COUNCIL

## THE MINUTES OF A MEETING OF FRANT PARISH COUNCIL HELD AT FRANT MEMORIAL HALL ON WEDNESDAY 19<sup>TH</sup> SEPTEMBER 2018 AT 7.30PM

**Present:** Cllr Rutherford – Chairman  
Cllrs Mrs Wallis, Mrs Howell, Mrs Park, Macdonald-Brown, Crookshank, Rowland

Mrs R. Karim – Clerk  
Mrs J. Steadman – Frant Open Spaces Group  
Mr D. Huskisson – Frant Open Spaces Group (FOSG)  
Mr. J. Black – Kember Loudon Williams

### 1. To receive apologies

Apologies were received from County Cllr Standley, County Cllr Whetstone and Cllr Stevens. Apologies were accepted.

Cllr Rutherford informed the Council that he had received Cllr Mrs Best's written resignation. On behalf of the Council, he expressed his gratitude to Cllr Best for her long and dedicated service to the Parish and wished her well in her future endeavours.

### 2. To receive declarations of interests on items on the Agenda and changes to the Register of Interests

None.

### 3. To approve the Minutes of the meeting on 18<sup>th</sup> July 2018 as a true and accurate record

The Minutes were approved as a true and accurate record and duly signed.

### 4. To determine matters arising from the previous Minutes for updating and noting

4.1 Cllr Rutherford to meet with Mr McGregor-Gould to identify a location for the circular bench. Carried forward. **Action: WR**

4.2 Cllr Rutherford said he had would forward the risk assessments of the assets in Frant ward to the Clerk. **Action: WR**

4.3 Cllr Rutherford said he had liaised with the Cricket Club about the frequency of grass cuts. Completed.

4.4 The Clerk said she was looking at options for securing the litter bin outside the corner shop but that the style of bin would be determined in part by the new waste collection company. Carried forward. **Action: Clerk**

4.5 Cllr Rutherford asked councillors whether they had been able to install their new email addresses. Most said they had not been able to. Cllr Park offered to liaise with Mr Murray about this and look into alternatives. **Action: DP**

4.6 The Clerk said she had chased Highways about fixing the lamp on the A267. Completed. Cllr Rowland said a lamp near the Nevill Crest and Gun PH needed fixing and he agreed to obtain the number of the lamp and forward this to the Clerk. **Action: MR**

4.7 Cllr Rutherford confirmed he had circulated the list of SHELAA sites to councillors. Completed.

4.8 The Clerk confirmed she had informed Highways about areas of overgrown vegetation which were obscuring visibility. Completed.

4.9 Cllr Rutherford said he had carried out some research and discovered that Frant had erected a beacon on the green to commemorate the end of WWI in 1918. It was agreed to do the same this Remembrance Sunday, to mark the 100 years since the end of the war. It was agreed that the Clerk would approach the Parochial Church Council and Frant Primary School about the proposal and Cllr Rutherford would do likewise with The George. **Action: Clerk/WR**

Cllr Rutherford noted that the new open space in Eridge would be unveiled to mark the occasion, an historical exhibition would be held in Eridge Village Hall and the Parish News was producing a special Remembrance Day edition.

## **5. Public forum**

Mrs Steadman reiterated her request that representations be made through the Draft Local Plan consultation about ensuring access remains across the Glebe Field in Frant, should any future development take place here. Cllr Rutherford said that this SHELAA site was not a component of the Draft Local Plan and thus the consultation process was not the appropriate avenue for making representations. He agreed that this was an important issue and the Parish Council would write to Wealden DC at the time of any future application for development on the site. Cllr Howell asked the Chair if he agreed to her writing to Wealden DC about this matter, as both Chair of Planning Committee North and as a District Councillor – Cllr Rutherford agreed. Mrs Steadman said she had written to the Diocese about this; she suggested that FOSG could pay for a temporary stile for walkers, if necessary. **Action: JH**

Mr Huskisson noted that the recent tree application for works to some trees on the green had been approved, with a small amendment requested by the Tree Officer for less clearance on the pines. It was resolved that Mr Huskisson and Mrs Steadman would instruct Treework to now carry out the works and ask them to produce one invoice for FOSG and one for the Parish Council. Mrs Steadman said she intended to post a narrative in the corner shop window explaining the works to the trees; she agreed to forward this to the Clerk for posting on the website.

**Action: JS/DH**

Lastly, Mrs Steadman noted that several more tiles had been loosened on the roof of the Victoria Well because of footballs being kicked at it. She said some residents were aware of who was doing this and they would be talked to about it.

At this point, Cllr Rutherford noted that Kember Loudon Williams were attending the meeting to talk in the public forum. He thus decided to bring forward item 9 on the agenda and return to the public forum when the consultants arrived.

## **9. Green Spaces**

### **9.1 To consider two quotes for addressing the erosion around the green in Frant**

The Clerk noted that three quotes had been sought, but only two had been received. These were discussed and it was noted that both consultancies were highly experienced and appeared to understand the issues. It was also noted that the second quote was more expensive but was more comprehensive. It was considered that a further conversation should be had with the consultancy who provided the second quote in order to clarify some points. Mr Huskisson agreed to do this.

**Action: DH**

### **9.2 To discuss the issue of parking on the green in Frant**

Cllr Howell said she was aware of an increasing numbers of cars and vans parking on the green in Frant over the last few months. There was a general discussion around this and it was agreed that this practice had to stop and the Clerk was instructed to write to the residents near the green about this.

**Action: Clerk**

*(Mr Black arrived at 8pm)*

At this point in the meeting, Cllr Rutherford acknowledged that Mr Black had arrived and returned to item 5, the public forum.

Mr Black said he would be providing some detail about an upcoming proposal for a dwelling on Bunny Lane and also giving an update on progress at the development at Fern Close

Turning to the proposal first, Mr Black tabled drawings concerning the conversion of the Canadian Laundry on Bunny Lane to a single dwelling. He noted that the building benefitted from an extant Lawful Development Certificate as a builders' yard and store. He said that an engineer's report confirmed the building was capable of conversion using the existing structure. Cllr Howell noted that the 'flexible approach' to similar applications was no longer being used by Wealden DC and the proposal may not therefore be viewed as favourably as it might once have been. Mr Black noted the new Local Plan was a draft and still subject to an Examination in Public. He confirmed that the existing access would be used and that traffic and transport consultants had confirmed there would be an overall reduction in car journeys to and from the site as a result of the proposed development.

With regard to the Fern Close development, Mr Black explained that, in November 2017, Natural England gave instructions via a licence to address the presence of dormice across the site. Mr Black referred to a schedule of works that were being carried out in accordance with that licence. Cllr Rutherford enquired as to when the development would commence and Mr Black responded that as soon as the terms of the licence had been met and contractors were in place, work would then start as soon as possible.

## **6. To receive reports of County and District Councillors**

### **County**

In his absence, Cllr Rutherford read a report from Cllr Standley, which highlighted the following:

- Contrary to recent press reports and in spite of various challenges, County would be producing a balanced budget;
- Cllr Standley is still in talks about keeping the household recycling centre in Wadhurst open. One suggestion is to levy charges on individuals who wish to deposit waste;
- Ofsted has judged the County's Children's Services as 'excellent' – the County is thus only one of six out of 150 other authorities to achieve this; and
- At his Lead Member meeting, Cllr Standley resolved not to close the Music Service's Instrumental Service.

Comments made via email from Cllr Whetstone prior to the meeting were noted, concerning persistent budgetary pressures on the County over time and an acknowledgement of the 'excellent' Ofsted rating as being well deserved by Children's Services.

*(Mr Black left the meeting at 8.20pm)*

### **District**

Cllr Howell identified the following news items at the District level:

- *Edeal* (Eastbourne & District Enterprise Agency Ltd.) is working with Wealden DC and holding a series of free business start-up workshops in Heathfield, Uckfield and Crowborough;
- Wealden DC's capital grant scheme has been increased to £15 000, providing extra help to community buildings in need;
- Street Learning provides a programme of free courses, including in IT, cooking and keeping children safe online;
- Wealden DC is asking Government for an additional £28.7 million through its Housing Revenue Account, in order that it can deliver an additional 214 council houses; and
- Between 22<sup>nd</sup> September and 7<sup>th</sup> October, markets throughout the district will be decorated with bunting and posters, as part of the British Food Fortnight.

Cllr Rutherford noted that electric blanket testing would be available between 2-4pm on 9<sup>th</sup> October at Crowborough Fire Station. Cllr Howell said the Citizens Advice Bureau and others would be represented on the day as well.

**7. To discuss the trusteeship of Frant Memorial Hall**

Cllr Park explained that there had been a significant number of trustee resignations at the Memorial Hall; as such, there are currently only two trustees left, which is not sustainable in the long term. Cllr Park said she had accepted an invitation to attend a meeting to discuss this situation. She also noted that if these last two remaining trustees were to step down, The Charity Commission could intervene. It was agreed that this would not be a satisfactory position for the Hall or the local community. Cllr Crookshank considered that the Hall should be independent of the Parish Council and that its trustees should not also serve as parish councillors. He offered to speak directly with the current trustees to facilitate discussions.

Cllr Rutherford noted that experience in other parishes showed that younger members of the community were keen to be involved but did not necessarily want the legal responsibility implicit in the role of trustee. It was agreed that, if necessary or desirable, the existing trustees should approach the Parish Council directly to take over the governance of the Hall.

*(Mrs Steadman and Mr Huskisson left the meeting at 8.50pm)*

**8. To discuss legal matters relating to the new green in Eridge and proposed agreement with the Cricket Club**

Cllr Rutherford said that Cllr Best had met with the Eridge Estate and marked out an area behind the car park to Holy Trinity Church in Eridge, roughly 30 metres x 50 metres. Cllr Rutherford noted that the Parish Council had previously resolved to pay reasonable legal fees, the professional fee of the land agent and an amount to the local farmer for loss of crop.

With regard to the proposed agreement with the Cricket Club, Cllr Rutherford said this should be akin to the type of brief agreement the Parish Council currently has with the Allotment Society. Cllr Rutherford said he would continue to liaise with Cllr Stevens about this.

**Action: WR**

**10. Finance**

**10.1 To approve the accounts payable**

The accounts below were approved.

Payee	Item	Cheque No.	Amount
N.McGregor-Gould	Bus shelter clean: Jul, Aug, Sept 18	3113	£115.00
Daisy's Kitchen	Supply of food for Annual Meeting Inv no. 013	3114	£93.00
Glasdon	Supply of dog bin for BYG Inv no. 758386	3115	370.09
		<b>TOTAL</b>	<b>£578.09</b>

In discussing the new dog bin for Bells Yew Green, Cllr Howell noted that the litter bins on Frant green were frequently over-flowing. It was suggested that whether or not these bins should be replaced could be revisited when Kier complete their contract.

**11. Safety in the Parish (MR)**

Cllr Rowland said that the problem of scams was still prevalent. He also noted that British Transport had been dealing with anti-social behaviour at the railway station in Uckfield and that Project Edward, providing anti-speeding patrols, would soon be underway.

Cllr Rowland informed the Council that Mr Derek Barlow, the founding trustee and first chairman of Wealdlink, had sadly passed away.

## **12. Communications (DP)**

Cllr Howell said that through the Overview and Scrutiny Committee, she was aware that the Citizens Advice Bureau was becoming increasingly concerned about being able to communicate effectively with rural communities and was open to suggestions. Cllr Park agreed to carry out some research into this. **Action: DP**

## **13. Highways and Lighting (AMB)**

Cllr Macdonald-Brown said there had been a number of collisions including the following:

- a lorry left the road at junction of Bayham Rd and Bartley Mill Rd;
- a vehicle went through a hedge at the junction of Ivy Lane and Bayham Rd (the very point where the Parish Council would like the village entry gate moved to );
- a vehicle left the road just north of the BYG railway bridge ( inside the 30mph zone); and
- a vehicle left the road on the last bend of Bunny Lane, heading west.

Cllr Park expressed her concern about the recent letter from Highways which suggested there is no need to install HGV warning signs on Benhall Mill Lane and Dundale Road, which is at odds with the experience of users of these roads. Cllr Howell said she was meeting with Highways in October to discuss how they consult on and make representations about planning applications. Cllr Rutherford said this was a county-wide frustration. Cllr Crookshank suggested the situation at Kippings Cross was a case in point, whereby insufficient consideration had been given to highways matters at the time of the planning application nearby, resulting in serious problems on the road network there, post-development.

## **14. Planning (GB)**

### **14.1 To discuss the Draft Local Plan**

It was agreed that a number of representations should be made by the deadline of 8<sup>th</sup> October about the Draft Local Plan. These include: properly defining what is meant by infrastructure and what this means when considering future developments, giving the AONB and other designations, such SSSIs, their due weight and consideration, protecting the boundary of the Parish, not as an arbitrary line on a map but as a community, and the provision of Broadband. Cllr Rutherford asked councillors to continue to consider the Draft Local Plan and to come to the meeting on 1<sup>st</sup> October with further thoughts.

**Action: All**

### **14.2 To consider licence and planning applications received and make recommendations**

#### **WD/2018/1785/F – Unit A, Brewery Business Centre, Bells Yew Green, TN3 9BD**

Application for change of use to a private tattoo studio from current use of a B1 office.

Councillors raised no objection to the proposed change of use.

#### **WD/2018/1726/FA – Murree, Church Lane, Frant, TN3 9DX**

Variation of condition no. 4 of WD/2016/2692/F – change of gates.

Councillors raised concerns about the justification for the proposed gates and considered that, by virtue of their siting, height and design they would be harmful to the character and appearance of the surrounding Conservation Area. The councillors **resolved** to object to the application on these grounds.

**WD/2018/1850/F – The Gatehouse, The Green, Frant, TN3 9DN**  
Proposed loft conversion.

Councillors expressed concern at the proposal, considering that there was an over-provision in the number of rooflights and that those which would face the green, in particular, would be harmful to the character and appearance of the surrounding Conservation Area within which The Gatehouse is located. It was **resolved** to object on these grounds.

**15. Horizon Scanning**

Cllr Wallis raised two issues. Firstly, she noted that Mr McGregor-Gould had offered to give his labour to re-seed the bund along the boundary to the green in Bells Yew Green, if the Parish Council would pay for the seeds. The councillors agreed to this in principle and expressed their gratitude to Mr McGregor-Gould; however, they asked that more information be given about what sort of planting he proposed to undertake.

Secondly, Cllr Wallis noted that a company in Bells Yew Green had bought a defibrillator and wished to donate it to the community. Cllr Macdonald-Brown considered that outside the village hall or outside Lambs Larder would both be suitable, but it was agreed that outside the village hall would be the best location. Cllr Wallis agreed to investigate this option further.

**Action: SW**

Cllr Crookshank asked the Clerk to chase Treework to undertake the works to the trees at the village hall in Bells Yew Green.

**Action: Clerk**

**16. Chairman's announcements & correspondence for noting**

None.

**17. Urgent issues at the discretion of the Chairman for noting or inclusion on a future agenda**

None.

There being no other business, the meeting ended at 9.45pm