

FAIRLIGHT PARISH COUNCIL

Minutes of the Meeting held at Fairlight Village Hall on Tuesday 26th April 2016 at 7.15pm.

Present: Councillors Revd. V. Gibbs (Chair), J. Annetts, M. Jones, A. King, S. Leadbetter, A. Mier and D. Thatcher.
Also present: Dist Cllr R. Bird, Parish Clerk J. Edmunds and 15 members of the public.

- 16052 Apologies for Absence:** Cllrs Mrs C. Gallagher, D. Greenup, County Cllr C. Maynard, Dist. Cllr C. Saint
- 16053 Agenda additions:** None.
- 16054 Code of Conduct and Disclosure of Interests:** None
- 16055 To Approve the Minutes of the Meeting held 22nd March 2016.**
The minutes having been distributed prior to the meeting and made available to the Public at the meeting, were approved and signed by the Chair as a correct record.
- 16056 Matters arising from the Minutes not otherwise on the Agenda:** None
- 16057 Financial Matters**
(a) End of the financial year 2015/16 report
The Clerk had previously sent a copy of his report to Cllrs prior to the meeting and gave a précis in order that the public could be aware of the figures for the year. A copy of the report is attached to these minutes as an appendix.
- (b) Authorise the replacement/repair of the Notice Board at Knowle Road/Waites Lane**
The Clerk advised that at the last meeting it was reported that the noticeboard near the bus stop by Knowle Road needed replacing and that a quote had been received in the sum of £500. The work has been carried out but the cost needed ratifying as it had been done under the Land Management delegated authorisation. Members all agreed the final figure of £480. **Resolved**
- (c) Update on the application for Borrowing Approval from DCLG re Phase 3 of the Cliffs project**
The Clerk confirmed that the application had been sent and was hoping to let Members know if it had been approved but a reply is still awaited from DCLG who still had several days left in the timescale of 15 working days.
- 16058 Queen`s 90th Birthday**
Cllr Mrs Annetts reported that the Road closure application would be sent to Rother by the Clerk following the meeting and that the grants committee at Rother had not yet sat to decide on the application which had been made.
The Chair advised that the Beacon had been lit on 21st April and a reasonable sized crowd had been present. Cllr Leadbetter suggested that the Clerk send a letter of thanks to Peter Norris for lighting the Beacon.
- 16059 Highways Monthly report**
The Highways Report had been circulated by Cllr. Revd. Gibbs prior to the Meeting and made available to the Public at the Meeting. The Report is attached as an appendix to these Minutes.
- 16060 Planning**
The Planning Committee`s report and notes from their meetings for the last month had been circulated prior to the meeting and made available to the Public at the meeting.
The Reports were noted and are attached as appendices to these Minutes.
Cllr Leadbetter gave a précis on the recent decisions made by Rother planners.
Cllr Leadbetter also advised that the Neighbourhood Plan is on track and moving forward. The Call for Sites which was made earlier this year is in the process of being reviewed to see if any are appropriate and a reply from Rother regarding previous sites is awaited. There was a consultation in February when concerns over some nominated sites and areas of concern such as development near the cliffs was raised.
- 16061 Land Management:**
(a) Monthly Report
Cllr King reported the following:-
(1) The notice board by Knowle Road bus stop has been replaced as previously mentioned.
(2) The sign to go in Channel Way to re-route walkers from the Saxon Way has been received but not yet erected.

(b) Update on the wood, and request for money to purchase "Stump removal" liquid

CLr Thatcher gave an update on the work being carried out by Dan Gould to the part of Knowle Wood owned by the Parish Council. He has cut back a lot of holly and brambles together with 2 dead trees. He will remove and stack the wood near to the Playground before fully removing this wood. He would like to burn the holly as he cuts it and it was agreed this could be done as long as advance notice was given to residents and necessary safety precautions taken. There is a need to remove some tree stumps and CLr Thatcher requires some `stump liquid` to stop further growth on these stumps. It was agreed this could be purchased using the Land Management delegated budget as it was only about £20.

(c) Discuss the issues regarding the compressors re the Cliffs

The Chair advised about the problems which had occurred with the compressors and that WJ Groundwater who maintained the pumps had visited recently but found that spare parts were required although only 1 bore hole is believed to be causing a problem at present despite only 1 of the compressors working properly. It is believed that the repairs will be undertaken at the next service but it is unclear how soon that will be. It was suggested that a refund of some of the electricity costs could be claimed and The Clerk suggested that this would need to be claimed by Rother who are primarily responsible for that contract. Dist CLr Bird will make enquiries.

(d) Woodland Way Twitten

The Clerk advised that a holding letter had been received from WHSS who are the land owner`s solicitors and they are taking instruction before responding further.

16062 County and District Councillors Reports:

County CLr Maynard was absent due to being at Brede`s meeting and therefore a County report could not be delivered.

Dist CLr Bird advised that Graham Macpherson (Icklesham) had told him that Fairlight had not been doing as much as others with Speedwatch and that only 2 people were now trained. Dist CLr Bird also advised that the Community Grant which Rother makes available was to continue and was available for organisations to apply for. It is for new projects. Rother have also made £10k available for the 950th Battle of Hastings Anniversary celebrations, which again can be applied for.

16063 Approval and Payment of Accounts

The Clerk tabled a list of payments to be made at this meeting.

Approved as follows:-

Cheque No.	Payee	Gross £	VAT (Reclaimable)
1779	East Sussex ALC Ltd	538.80	
1780	D Richards	556.49	
1781	AB Fire & Security	49.39	8.23
1782	Mrs V King	xxxxxx	
1783	J Edmunds (Sal & Expenses)	xxxxxx	
1784	HMRC	xxxxxx	
1785	Miss T Robertson	xxxxxx	
1786	Fairlight Village Hall (Room Hire)	104.00	
1787	Rother District Council (Dog bins)	1102.40	183.73
1788	Rother District Council (road close)	100.00	
1789	Mopps	1500.00	
1790	Fairlight Village Hall	1000.00	
1791	Activate	300.00	
1792	Fairlight Playgroup	450.00	
1793	Pett Level Rescue Boat	250.00	
1794	St Andrews Church	1800.00	
1795	Sussex Air Ambulance	50.00	
1796	Rother Rural Trust	100.00	
1797	Fairlight Open Gardens	50.00	
1798	Victim Support	50.00	
1799	Fairfest	250.00	
1800	A Mier (expenses)	19.20	2.40
1801	Revd V. Gibbs (expenses)	26.98	
1802	J Annetts (expenses)	14.99	2.50
1803	G Smith (notice board)	488.00	

Cheque(s) numbered1779, 1780 signed in advance of meeting due to urgency

16064 Information and/or Future Agenda Items

- **Correspondence**

Correspondence Received:-

A Stewart
C Rayner x 2
M Lemon
P Capps – thank you
PCC St Andrews re Church Fun week
PCC St Andrews re Christian Aid week
S James (re potholes)
Various Neighbourhood Plan correspondence
Various SALC
Wealden (RDC) x 2 re TPO`s
Weekly Rural News
Weekly Police updates
WHSS re Twitten

Correspondence Sent:

A Stewart
C Rayner x 2
Highland Maintenance Ltd
M Lemon
Mrs Tanner
Planning Applicants x2
SALC – Loan borrowing appn
Wykeham Hurford

- Cllr Mier advised that a poster is being produced to advertise the Parish Assembly which will be on 13th May
- Cllr Jones referred back to the Agenda item 9(c) and asked if the contract for the pumps was a maintenance or service contract. Dist Cllr Bird advised a maintenance contract.

16065 Date of next meeting – Tuesday 24th May 2016, 7.15pm at Fairlight.
The formal part of the meeting closed at 7.55 pm

Open Forum

- Michael Hall (resident) advised that he had been in touch with Graham Macpherson over the Speedwatch and it was agreed the speed traps would start again in May. The Police computer had also been down which restricted the speedwatch. Some of those previously trained (11) no longer appear to want to do it although Geoff Smith (resident) said he was trained but had not been asked for over a year. A discussion about sites and speed limit reductions then took place and it was decided to approach County Cllr Maynard about a possible speed limit reduction in parts of the Village and elsewhere in the County.
- Mr Rayner (resident) asked why the Coastal Community Grant had not been advertised by Rother as it became available from 1st April and £3m was available. Any requests have to be in by the end of the summer. Dist Cllr Bird offered to find out more and report back, although he felt that information would be on Rother`s website.
- Mr Beck reported a damaged road sign in Shepherds Way by Channel Way. Cllr Mier advised it needed to be reported to Rother on their website.

There being no further business, The Chairman thanked everyone for their participation and closed this part of the Meeting at 8.03 pm.

(Cllr Revd V. Gibbs Chair)

Dated -----

APPENDICES

1. Highways Report

Only a couple of the serious potholes which I had reported several times have been repaired. These are the one outside the village hall and the one adjacent to Fantails in Rosemary Lane. Potholes in The Broadway, Rosemary Lane, Peter James Lane, Battery Hill, Gorsethorpe Way, and other potholes that have been reported at least four times have not been touched. The pothole situation in this area is a disgrace.

A resident (Mr James) has also reported some of these potholes to East Sussex Highways and I urge other residents to do likewise as this will help to get things done.

Cllr. Revd Val Gibbs. Highways Officer. Fairlight Parish Council.
Council.

2. Planning Report

Planning Report for Fairlight Parish Council Meeting Tuesday 26th April 2016

1) Planning Applications

Planning report week 11

RR/2016/675/P

Windover, Sea Road, Fairlight TN35 4DR

Demolition of existing garage/workshop and erection of ancillary living accommodation.

Parish Council comments:

- 1) It should be a condition that, as at present, surface water be discharged into the main drainage system as soakaways are unsuitable, and a threat to cliff stability in this area.
- 2) Due to the narrow access through Cliff Way and Sea Road, it should be a condition of any consent that a compound be created within the curtilage of Windover, with construction traffic and materials to be contained within it at all times during construction.
- 3) It should be a legally binding requirement of any consent that the ancillary accommodation be used only for residential accommodation in association with the existing dwelling, and not be used, or sold, as a separate dwelling.
- 4) The materials to be used in the construction must be agreed with the Planning Authority.
- 5) Any comments made by neighbours should be taken into account.

Planning report week 12

RR/2016/768/P

11 The Close, Fairlight, TN35 4AQ

Proposed extensions to ground floor and roof raised with addition of front and rear dormers to create first floor level.

Parish Council comments:

- 1) The plans submitted do not include a street view and it is not possible to judge the overall impact on height of the dwelling.
- 2) Given that the dwellings to either side have been allowed to add an additional storey it is difficult to argue that this would be dominant or overbearing. However, the overall roof height should not be allowed to exceed the roof height of 10 or 12 The Close.
- 3) Surface water drainage arrangements are not stated but Planners need to be satisfied that they are appropriate for this location due to cliff erosion problems in Fairlight down hill from this location.
- 4) Any comments made by neighbours should be taken into account.

Planning report week 13

Nothing for Fairlight

Planning report week 14

RR/2016/794/FN

Warren Estate Land - Field in, New Road, Fairlight TN35 4AN

Prior Notification for erection of agricultural farm building for storage of farming equipment and tractor.

Parish Council comments:

- 1) Fairlight Parish Council is unsure of the criteria which would be applied to determine whether a planning application is required.

- 2) The building may not be visible from nearby properties and roads, but would be visible from Hastings Country Park and footpaths running near the Warren Estate.

Planning report week 15

RR/2016/989/P

Draycott, Primrose Hill, Fairlight, TN35 4AH

Proposed loft extension including roof extension and dormer window.

Parish Council comments: Not yet considered.

RR/2016/1044/T

Cherry Garden Farm Cottage, Peter James Lane, Fairlight, TN35 4DN

Proposed work to trees.

Parish Council comments: Not yet considered

2) Planning Decisions

RR/2016/360/P

Maidstone, Briar Close, Fairlight TN35 4DP

Proposed single storey side extension with decking to form family room.

Decision: Approved

RR/2016/272/P

Skyscape - Land at rear, Channel Way, (fronting Shepherds Way), Fairlight TN35 4BP

New dwelling.

Decision: Refused on the following grounds (my summary).

- It would be cramped, dominant and overbearing to the detriment of neighbouring properties.
- It would be large for the site and out of scale with nearby properties.
- It would lack amenity space.

RR/2016/380/P

83 Battery Hill, April Cottage, Fairlight TN35 4AL

Erection of new three/four bedroom.

Decision: Approved subject to certain matters being further approved

RR/2016/386/P

The Old Vicarage, Peter James Lane, Fairlight TN35 4AH

Two storey rear extension to existing property and minor internal alterations.

Decision: Approved

RR/2016/410/P

Moon Cottage, Friars Hill, Fairlight TN35 4HJ

Repair Old Chapel out-building to create a single storey dwelling.

Decision: Refused on the grounds that the application does not fit the strict criteria for building new homes in the countryside. The change of the large garden to residential use would erode the AONB.

RR/2016/566/P

Alborada, Farley Way, Fairlight, TN35 4AS

Extension at first floor to form attic bedrooms.

Decision: Refused on the grounds that by reason of its mass it would be dominant and overbearing.

RR/2010/247/P

Cheriton, Clinton Way, Fairlight

Construction of dwelling and garage

Decision: Approved subject to landscaping, surface water drainage, a construction management plan, materials, protection of trees and a condition against business use.

This was the determination of a 2010 application which had been held in abeyance.

Stephen Leadbetter

Planning Committee Chairman

18th April 2016

3. Neighbourhood Plan

Fairlight Neighbourhood Plan Meeting 21st March 2016

Present: **Councillors:** S. Leadbetter (SL) , A. Mier (AM) , Revd V. Gibbs (VG) , Mrs C. Gallagher (CG), Mrs J. Annetts (JA).

AiRS consultant: Faustina Bayo (FB)
Rother Principal Planning Officer – Policy and Strategy: Norman Kwan (NK)

1. The notes of the previous meeting of 28th January were reviewed and it was agreed that there were no matters requiring attention not covered by the agenda.

Update of Project Plan

2. The project plan is broadly on course but with some slippage. AiRS will amend some of the target dates on the master plan where required. **FB**

Call for Sites

3. NK explained that it would be wise to get the Sustainability Appraisal and Strategic Environmental Assessment underway as soon as possible as the organisations involved would take about 6 weeks to comment. There are standard templates Rother use for this on their website. NK will send the documents to AiRS (FB) and SL. **NK**
4. SL advised that three sites had been proposed for consideration for development under the Neighbourhood Plan.
 - A site in Lower Waites Lane – Initially proposed as an additional 2 to 3 bedroom bungalow but then suggested as demolition of an existing property and the construction of 6 new dwellings.
 - 17.5 acres of land between Hill Road and the Warren Estate.
 - A field in Peter James Lane – Exact details to be confirmed. **SL**
5. All need to be assessed using the guidance provided by AiRS and using the same criteria. The Steering Group must avoid pre-conceptions and judge each sites on its merits against the criteria.
6. Decisions can be open to challenge and it is essential that evidence can be provided at inspection to show that the process was correctly followed.
7. Apparent constraints can sometimes be overcome and the appropriate agencies can be approached to help assess suitability. NK stated that Rother could help by supplying information relating to the evidence base.
8. The Wakehams Farm (East Field) site also needs to be reassessed.
9. SL asked whether the Market Garden site should be assessed as it was included as a housing site in the 2006 Local Plan. NK will advise. **NK**
10. It was agreed that a visit to each site by the Steering Group should be arranged and that SL would contact other members to agree a date. **SL**
11. It is essential to consider the overall community benefit of each site.

Green Space designation

12. A discussion took place about the areas around Fairlight marked on a map. It was pointed out that the guidance suggested that small areas of land used by the community were favoured, although a right of access was not a requirement. Large tracts of land were not generally considered.
13. It was agreed that the land opposite the end of Waites Lane, currently being considered by the owner for putting in trust as a protected area may be the most suitable area as it would suit everyone's purposes.
14. There are no green spaces within the built up area of the village other than play space between the village hall and St Peter's. Designating this area might hinder any future attempt to relocate community facilities and redevelop this area.
15. AM pointed out that Fairlight Parish as a whole needs to be considered, not just land adjacent to the development boundary.
16. All agreed that this topic needed further consideration.

Themes Emerging from the Consultation

17. SL had produced a paper suggesting themed groups and how topics might fit in. These were:
 - Development

- Infrastructure
 - Transport and Traffic
 - Services, Employment Opportunities and Business and Community Needs
18. NK pointed out the need to separate land planning issues, which could be subject to specific planning policies, and matters such as health, education and traffic. These are not suitable for being dealt with by policies within a Neighbourhood Plan, although including aspirations was reasonable.
19. FB suggested that alternative groupings might be
- Environment and countryside
 - Local economy and employment
 - Protection of community assets.
- NK offered to give advice outside the meeting and said that Rother had access to a large database of information and evidence which could be made available.
20. FB suggested that reviewing policies in the Rother Local Plan and identifying what is missing that Fairlight needs would be useful.

People who could assist

21. SL produced the list previously circulated to which there had been no response.
22. It was suggested that each theme group should be led by two members of the core group.
23. FB said that it was essential that people with a personal or prejudicial interest should be kept away from groups where their own interest may override the general interest.
24. VG suggested that David Shortman should be asked to help.

End of Grant Report

25. SL confirmed that AiRS had now produced documents which allowed the report to be submitted.

Any Other Business

26. It was agreed that we would meet again in about 2 months.
Meeting closed at 4.20pm

Stephen Leadbetter
Fairlight PC Planning Committee Chairman – 22nd March 2016

NB – This document is a summary of the issues discussed at the meeting and does not purport to be a full minute.

4. Financial Report 2015/16

This year the Parish Council has received a total Income of £51439.47

Of this, some £44998.60 has been spent which will result in £6440.87 being added to reserves which will now total £44760.88 after the remaining few un-presented cheques (£252.02) have been debited to the Bank Account. The reserves are still well within the External Auditor's acceptance of up to twice the Precept and £10k is committed to the Cliffs.

VAT claim made in April was £4001.

I am pleased to advise that all the budget lines have been within budget apart from others which is about £157 over spent. The main areas of spend were, Salaries, £8227, Other maintenance £6308 (which included things like grit bins, litter bins, fingerposts), grass cutting £1751, subscriptions £1257, Grants £6204, cliff protection £3605, Insurance £1078, Neighbourhood Plan £6982. The grass cutting contract has been renegotiated for another three years. The Insurance Contract runs until 2018.

The finances remain healthy for 2016/17. There will of course be an expected large spend for Neighbourhood Planning and the Cliffs project.

There is a move towards electronic banking and I think this is something which the new Council should consider at The Annual meeting.