

BODIAM PARISH COUNCIL

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34 Levetts Lane,
 Bodiam,
 E. Sussex, TN32 5UL

**Minutes of the Meeting of the Parish Council held on
 Monday 21 July 2025 at 6.30p.m. in Bodiam Parish Room Garden**

Please note these are draft minutes until formally approved at the next Parish Council Meeting.

Present: For Bodiam Parish Council: Councillors: - (Chair) Cllr Linda Stevens, Graham Peters, Darren Page, Nick Gilbert

In attendance: ESCC Cllr Paul Redstone & RDC Cllr Tony Ganly
 Clerk: Lynsey Willard, 1 member of the public (MoP).

165/2025 Apologies/Non-Attendance

(Vice chair) Tim Porter (Personal) & RDC Cllr Tony Biggs (RDC meeting)

166/2025 Disclosure of Interests

Cllr Peters declared a personal interest as a Trustee of the Parker & Ashcombe Trust.

167/2025 Minutes of the Parish council Meeting 16 June 2025

The minutes which had previously been distributed were approved and signed by the Cllr Page as a true record as the Cllr Stevens (Chair) was not at the previous meeting.

168/2025 Matters arising

Action points from the previous meeting cleared or, on this agenda. It is not possible to cut extra keys due to the parish rooms also being used as a playgroup. One set to be supplied to the Clerk.

169/2025 Public Questions – Member of the public raised concerns about the roadside hedges on the left from Levetts Lane to Dukes Field. This has been noted by the owners.

170/2025 Councillors' meetings with outside bodies: No outside meetings have been attended since the previous meeting.

171/2025 Planning

New Application - R/2025/946/P - Peters Green Cottage, Peters Green Road, Bodiam
 Demolition of pre-cast concrete garage and erection of replacement garage.
Comments submitted regarding dark skies and AONB

Decision Made:

RR/2025/907/P - 23 Levetts Lane, Bodiam Proposed construction of additional rear dormer.
Decision – Approved with conditions

Minutes signed as a true record.....Dated.....

Awaiting a decision:**RR/2024/1573/P New House Farm, New House Lane, Bodiam**

Was: Change of use from agriculture to vineyard tasting room, wine production, storage and ancillary cafe with associated works and mixed use of three mobile homes for agricultural workers and holiday lets.

Now: Change of use of agricultural buildings to storage and a shop unit selling wine produced from the site with associated works. Mixed use of three mobile homes for agricultural workers and holiday lets

Remains undecided

172/2025 Enforcement**ENF/339/20/BOD 1 Blacksmith's Field, Bodiam, TN32 5UR**

Placement Of Gas Fuel Tank in Dangerous Location Near Highway, And Potential Ground Contamination. **No Further Action – Immune from Enforcement due to a 4-year time limit imposed by Section 171B of the Town and Country Planning Act 1990**

Councillors expressed their frustration and have asked that Rother request screening of the tank. An email is to be sent to the planning team to request further information about the legal details. It was agreed this action should be considered first before an FOI request, Cllr Gilbert asked for it to be noted that he felt an FOI should be the next step.

Action 1: Clerk to contact the Enforcement team for further information about the legal details on ENF/339/20/BOD and why it was withdrawn.

173/2025 East Sussex County Council report

Councillors have received the previously circulated report from ESCC, and the full report can be read on the Bodiam Website. Cllr Redstone provided an update that the Queensway Gateway should be completed 31 August 25. The closure of Battle Hill for six weeks has been delayed until 1 September 2025. A MoP has raised a question with Cllr Redstone about parking in Blacksmiths. There seems to be no restrictions and if there was there should be a sign displayed to show this. Cllrs questioned why the road from the Curlew through to Hurst Green has only been patched up and not top dressed like other local roads. It was explained that top dressing extends the life of the road, but this road was not suitable for top dressing.

174/2025 Rother District Council Report

Councillors have received the previously circulated report from RDC, and the full report can be read on the Bodiam Website.

175/2025 Asset Devolution

There are no obvious assets in Bodiam which the Parish Council feel they could sensibly have transferred from Rother ownership to Bodiam Parish Council. However, councillors agreed they should enquire about the woods in Levetts Lane.

Action 2: Clerk to contact Rother District about asset devolution of the woods opposite Levetts Lane

176/2025 Recreation ground & Pavilion

The invoice has been received for quarter one from the ground maintenance team. Due to the poor condition of the recreation ground when they first took it on, they completed regular cuts and used one of the sessions to dethatch the old grass cuttings and another was spent rolling the field. Eight of the 17 budgeted cuts have been charged for this first quarter to improve the field. Due to growing conditions, the grass should not need to be cut so often for the rest of the year.

Hawkhurst United Junior Football Club have paid their rental invoice for the next 4 weeks (21.7.25 - 10.8.25). They have put in several requests for the rough section behind the 11-a-side goal to be cut back, to be able to put a sign on the end of the pavilion and for the broken window on the side of the pavilion to be replaced.

Action 3: Clerk to arrange a meeting between the councillors and Hawkhurst United Junior Football Club organiser to discuss pavilion and recreation ground.

Action 4: Clerk to get quote for the rough area behind the 11-a-side goal to be cut back from the grounds contractor and share with Councillors.

Action 5: Clerk to seek quotes for the broken window to be replaced on the end of the pavilion.

177/2025 Environment & village Maintenance - Village Green Benches

It was raised at June's meeting that the circular bench on the green has been damaged due to its age and the millennium memorial bench is rotten. Clerk sought seven quotes for different types of benches from four different companies. It was agreed that the Classic Commercial Teak Wood Bench 3 Seat from a local firm, Wealden Benches, was the most fitting option. This company have recently supplied a new bench in the Castle grounds and came recommended. It was decided not to replace the bench around the tree due to the high cost. The cost of the new bench will be taken from CIL money.

Action 6: Clerk to order the Classic Commercial Teak Wood Bench 3 Seat from Wealden Benches and arrange payment of £595 by bank transfer

Action 7: Cllr Page will remove and dispose of the old benches from the village green.

178/2025 Trees and Footpaths

The person riding their horse down the footpath from the school to the village green has promised this will not happen again and they realize the danger this could have put walkers in. Cllr Gilbert raised a concern about how narrow the footpath from Peters Green, up through the field to Sternbergs is, due to the overgrowing crops. This should be rectified very soon once the harvest is done.

179/2025 Crime and Disorder

Fire engines and the animal rescue unit were called out to Silverdale this month. No crime reported.

180/2025 Unity Savings Accounts

The savings account has been opened and £20,000 transferred from the current account to maximise interest earned. Money will be transferred back into the current account by the RFO, as it is needed to make payments.

Minutes signed as a true record.....Dated.....

181/2025 Receipts & Payments**a) Receipts**

18.7.25	Unity Account	HMRC VAT refund for 24/25	£833.95
21.7.25	Unity Account	Hawkhurst United Junior Football club - INVOICE 3/2025	£300.00

b) Payments

Dated	Method.	Payee	Description	Amount
1.7.25	Transfer	Bodiam Parish Council	Transfer from Unity Current A/c to Unity Savings A/c	£20,000
18.7.25	Unity DD	Castle Water	Pavilion Water supply	£14.59
21.7.25	Unity Online	Keith Robertson	Internal Audit	£158.40
21.7.25	Unity Online	Lynsey Willard	Clerk/RFO Salary July 2025	£484.15
22.7.25	Unity Online	HMRC	Clerk/RFO PAYE & Employer NI Months 4, 5 & 6	£362.96
21.7.25	Unity Online	Orchard Landscape Ltd	Ground maintenance 1st Qtr.	£1548.00
21.7.25	Unity Online	Rother Association of Local Councils	RALC membership for 2025-26	£26.00
25.7.25	Unity Online	Wealden Benches	Classic Commercial Teak Wood Bench 3 Seat	£595.00
30.7.25	Auto Payment Unity	Unity bank	Monthly charge for Unity bank	£6.00
*18.8.25	Unity Online	Lynsey Willard	Clerk/RFO Salary July 2025	£387.32

***Delayed payment set up for Clerk/RFO salary to pay 18.8.25 due to no meeting in August**

182/2025 Monthly Finance Reports & Bank reconciliation for Year End

The Clerk/RFO presented the bank statements with the monthly financial reports and budget reports for July 2025, which were signed by Cllr Page. All financial documents and invoices are circulated to Councilors for inspection before the meeting. A copy of payments for authorising on the Unity bank was supplied to Cllrs Stevens and Peters.

183/2025 Date of next meeting - Monday 22 September 2025, The Parish Room at 6.30pm

Minutes signed as a true record.....Dated.....