

BODIAM PARISH COUNCIL**Clerk:** Lynsey Willard**Telephone:** 01580 830935**Email:** clerk@bodiamparishcouncil.org.uk

34 Levetts Lane,

Bodiam,

E. Sussex, TN32 5UL

**Minutes of the Meeting of the Parish Council held on
Monday 22 September 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, (Vice chair) Tim Porter, Graham Peters, Darren Page, Nick Gilbert**In attendance:** ESCC Cllr Paul Redstone, RDC Cllr Tony Biggs & RDC Cllr Tony Ganly

Clerk: Lynsey Willard, 1 member of the public (MoP).

184/2025 Disclosure of Interests

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

185/2025 Minutes of the Parish council Meeting 21 July 2025

The minutes which had previously been distributed were approved and signed by Cllr Stevens (Chair) as a true record.

186/2025 Matters arising

Action points from the previous meeting cleared or, on this agenda. Cllr Gilbert will continue to explore options regarding removal of the Gas Tank at 1 Blacksmiths. The new bench has been installed on the village green.

187/2025 Public Questions – No questions asked**188/2025 Councillors' meetings with outside bodies:** Cllr Peters attended the RALC meeting. The main subject discussed was the Local Government Reorganisation and how the Parishes will be engaged with in the future.**189/2025 Planning****New Application – RR/2025/1410/P – 7 The Green, Rose Cottage, Bodiam**

Proposed alterations and extension – Previous planning application RR/2024/1072/P accepted 2024 - Insufficient internal height to achieve minimum headroom requirements for the new accommodation. So new application is to add a further 200mm to ridge height.

Application Supported**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****Minutes signed as a true record.....Dated.....**

Decision Made:**R/2025/946/P - Peters Green Cottage, Peters Green Road, Bodiam**

Demolition of pre-cast concrete garage and erection of replacement garage.

Granted with conditions**190/2025 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 will be completed end September 2025.

191/2025 Rother District Council Report

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

192/2025 Asset Devolution – Levetts Lane Woods

Expression interest form for Levetts Lane woods drafted by Councillors at the meeting.

Action 1: Clerk to complete the online Expression of interest for Levetts Lane before the 30.9.25 deadline.

193/2025 Asset Register

Asset Register updated with the new bench and Clerk's printer.

194/2025 Recreation ground & Pavilion

An incident of a couple of young people camping on the recreation ground was reported this summer. They were advised that this was not allowed, and it was agreed that this doesn't appear to be an ongoing problem, so no further action was taken.

195/2025 Hawkhurst United Junior Football Club – Weekly mowing 2025 & 2026

A meeting was held with the football team at the beginning of August as they raised concerns that the grass was getting too long between cuts. It was agreed between the council, football club and contractor that the grass would be picked up for the next cut and the football club paid for this extra cost through the council. Then to maintain the conditions the football club agreed to pay for an extra cut on alternate weeks to the council. The contractor is happy to cut the grass weekly until the end of September and this would be at no extra cost to the council as the football team has contributed to the three extra cuts to the Parish Council account. The contractor will invoice the parish for all cuts. All rental fees are up to date.

196/2025 Hawkhurst United Junior Football Club – Noise concern

A resident has raised concern regarding the noise which travels up the valley from the recreation ground when the football club is playing. The club has made full use of the recreation ground and pavilion over the summer, generating an income and providing high quality exercise for 120 local young people from 5-18 years. They are due to move to their winter pitches from the beginning of October until spring.

Action 2: Clerk to respond to the resident on behalf of the council, regarding their noise concern.

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

197/2025 Fire Safety check – Engineer is scheduled to complete check this month.

198/2025 Quote for window replacement accepted

Quote accepted from Crittall Glass to replace the two broken windows on the pavilion with obscured glass. This invoice will be paid for with CIL.

Action 3: Clerk to contact Crittall Glass to arrange replacement of pavilion window.

199/2025 Environment & village Maintenance

A complaint has been raised about a dog being let out on its own on Levetts Lane. It was agreed the best action would be to put a letter through each door on Levetts Lane advising that this was not appropriate behaviour and dogs must be accompanied and their mess cleared up behind them

Action 4: Clerk to draft a note regarding dogs and deliver it to all residents on Levetts Lane.

200/2025 Trees and Footpaths

Cllr Page has received reports of a couple of the stiles in the village becoming difficult to use because of overgrown hedges.

Action 5: Cllr Page to take pictures and send the location of the stiles to the clerk so, if possible, the landowners can be contacted to cut back the hedges.

201/2025 Crime and Disorder – No reports received

202/2025 Unity Savings Accounts

The savings account holds £27,000 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.

203/2025 Receipts & Payments

a) Receipts

12.8.25	Unity Account	Hawkhurst United Junior Football club - INVOICE 4/2025	£300.00
29.8.25	Unity Account	Rother District Council – 2 nd half of Precept	£7835.00
29.8.25	Unity Savings Account	Transfer from Unity Current A/c to Unity Savings A/c	£7000.00
31.7.25	Nat West Savings	Interest	£0.01
15.9.25	Unity Account	Hawkhurst United Junior Football club - INVOICE 5/2025	£75.00
15.9.25	Unity Account	Hawkhurst United Junior Football club - INVOICE 6/2025	£75.00
15.9.25	Unity Account	Hawkhurst United Junior Football club - INVOICE 7/2025	£75.00
15.9.25	Unity Account	Hawkhurst United Junior Football club – INVOICE 1/2025 MOWING	£600.00

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B) Payments

Dated	Method.	Payee	Description	Amount
19.8.25	Unity DD	Castle Water	Pavilion Water supply	£84.31
29.8.25	Transfer	Bodiam Parish Council	Transfer from Unity Current A/c to Unity Savings A/c	£7000
30.8.25	Auto Payment Unity	Unity bank	Monthly charge for Unity bank	£6.00
*5.9.25	Unity Online	EDF	Invoice from July 2024 - 1 September 2025	£174.77
*10.9.25	Unity Online	National Trust	Pavilion Water Easement - Annual	£206.44
22.9.25	Unity Online	Lynsey Willard	Clerk Expenses August – Bench fittings	£22.13
22.9.25	Unity Online	Lynsey Willard	Clerk/RFO Salary September 2025 – inc. NALC pay increase & back payment	£561.99
22.9.25	Unity Online	Lynsey Willard	Clerk Expenses September – Printer – inc. 9 months free ink	£59.99
30.9.25	Auto Payment Unity	Unity bank	Monthly charge for Unity bank	£6.00

***Payments approved online between meetings as invoices expected and due before next meeting.**

204/2025 National Trust – Water Easement DD Mandate signed by councillors

205/2025 EDF billing and DD mandate

Problems with EDF billing as invoices have not been provided for last year. Invoice finally received for period July 2024 – September 2025. DD mandate signed for variable monthly billing moving forward.

206/2025 Monthly Finance Reports & Bank reconciliation for Year End

The Clerk/RFO presented the bank statements with the monthly financial reports and budget reports for August/September 2025, which were signed at the meeting. 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 Porter.

207/2025 Information for Councillors

Councillors were informed of the NALC pay increase for the Clerk/RFO which was backdated to April 2025. Total clerk salary will be less than budgeted for the year.

208/2025 Date of next meeting - Monday 20 October 2025, The Parish Room at 6.30pm.

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