

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 20 October 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, 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).

208/2025 Apologies Cllr Darren Page – Travel delays

209/2025 Disclosure of Interests

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

210/2025 Minutes of the Parish council Meeting 22 September 2025

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

211/2025 Matters arising

Action points from the previous meeting cleared or, on this agenda.

212/2025 Public Questions – Resident raised the issue of noise with the football club.
See **222/2025**.

213/2025 Councillors' meetings with outside bodies: Cllr Peters attended the Parish Conference. The main subject discussed was the Rother District Council budget and Local Government Reorganisation. Cllr Gilberts attended the ESALC meeting, Asset Devolution was discussed.

214/2025 Planning

Awaiting a decision:

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

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.....

215/2025 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 said stakeholders are being sought to review the Community Risk Management Plan.

216/2025 Rother District Council Report

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

217/2025 Blacksmiths Gas Tank

A Building inspector has agreed that the gas tank is not compliant under building regulations. This matter has been passed on to the Health & Safety Executive to consider.

218/2025 Asset Devolution – Levetts Lane Woods

Confirmation received that the expression interest form for Levetts Lane woods has been received by Rother District Council.

219/2025 Recreation ground & Pavilion

Utilities have been turned off in the pavilion as the football team has packed up for the winter. Bodiam Primary School has asked to use the pavilion facilities for an event with the children. Councillors agreed the school would have to do their own risk assessment in advance as the recreation ground may not be suitable at this time of year.

220/2025 Mowing Contract for 2026/27

Orchard Landscapes have provided a quote for 2026/27 with a 3% rise on 2025 prices. All agreed that we should continue with this company.

221/2025 Hawkhurst United Junior Football Club – Weekly mowing 2026

It was agreed that for the budget in January, the rental fees and extra mowing costs should be reviewed for 2026.

222/2025 Hawkhurst United Junior Football Club – Noise concern

A resident previously raised concern regarding the noise which travels up the valley from the recreation ground when the football club is playing. A further email was received from the resident just before the council meeting. The football club have finished playing for the season so Councillors agreed with the resident that they would investigate the points raised and provide a response for the next meeting in November.

Action 1: Cllrs to review follow up email regarding the football team usage of the recreation ground and agree as response for the next meeting.

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

223/2025 Pavilion Window Replacement – Windowpanes have been ordered to replace the broken window. CIL will be used to pay for the windows.

224/2025 Old Goal Posts – It was considered whether the old goal posts should be removed or left in place.

Action 2: Cllr Stevens and Porter to have a look at the goal posts.

225/2025 Fire Safety check – The engineer serviced the fire extinguishers last month but identified several improvements that needed to be made to ensure the Pavilion met current British Safety standards. As the pavilion is being used again it was agreed that these updates needed to be made, and CIL would be used to pay the invoice.

226/2025 Environment & village Maintenance

The hedges around the war memorial have been cut back, the old wreaths need removing from the memorial before Remembrance Sunday.

Bodiam Primary School shared a Community Match Initiative for a School layby. Councillors said they were supportive of the school pursuing this project but are not in a position to provide funding.

Action 3: Clerk to share the latest CIL application email with the school to see if they could make an application for funding.

227/2025 Trees and Footpaths

Cllr Page has walked the reported overgrown footpaths and snipped back any problem areas. No other problems were reported.

228/2025 Crime and Disorder – Report from PCSO shared with councillors.

229/2025 Unity Savings Accounts

The savings account balance is £24127.66, and £127.66 interest earned. £3000 was transferred back into the current account by the RFO, as it is needed to make payments.

230/2025 Receipts & Payments

a) Receipts

29.9.25	Unity Account	Hawkhurst United Junior Football club - INVOICE 8/2025	£75.00
30.9.25	Unity Savings Account	Interest received	£127.66
30.9.25	Nat West Savings	Interest	£0.01
10.10.25	Unity Account	Transfer from Unity Savings A/c to Unity Current A/c	£2000.00
12.10.25	Unity Account	Transfer from Unity Savings A/c to Unity Current A/c	£1000.00

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

B) Payments

Dated	Method.	Payee	Description	Amount
30.9.25	Auto Payment Unity	Unity bank	Monthly charge for Unity bank	£6.00
*13.10.25	Unity Online	EDF	Invoice for September 2025	£42.66
*15.10.25	Unity DD	EDF	Invoice for September 2025	£42.66
20.10.25	Unity Online	LW Safety Ltd T/A Direct Fire Protection	Annual Fire Extinguisher Service	£89.39
20.10.25	Unity Online	Lynsey Willard	Clerk/RFO Salary October 2025	£399.80
20.10.25	Unity Online	Orchard Landscape Ltd	Ground maintenance July - October 2025	£2187.60
20.10.25	Unity Online	Lynsey Willard	Clerk Expenses – Wreath and stamps	£26.96
21.10.25	Unity DD	Castle Water	Pavilion Water supply	£19.15
22.10.25	Unity DD	HMRC	Clerk/RFO PAYE & Employer NI Months 7, 8 & 9	£439.53
20.10.25	Chq Nat West A/c	Unity bank	Transfer of balance from Nat West to Unity Bank A/c	£41.82

***Payment made online as clerk was concerned the DD had not been set up in time – EDF account is in credit.**

231/2025 National Trust – Water Easement - replacement DD Mandate signed by councillors

232/2025 Monthly Finance Reports & Bank reconciliation for Year End

The Clerk/RFO presented the bank statements with the monthly financial reports and budget reports for October 2025, which were signed at the meeting by Cllr Gilbert. 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, Porter and Peters.

233/2025 Date of next meeting - Monday 17 November 2025, The Parish Room at 6.30pm.

Action 4: Clerk to email Cllrs to check availability for this meeting.

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