

# PEASMARSH PARISH COUNCIL



## Minutes of the Council meeting held Wednesday 6<sup>th</sup> September 2023 at 7.30pm at Peasmarsh Memorial Hall.

**Present:** Councillors: David Pankhurst (DP) (Chair), Gina Sanderson (GS), Peter Lamont (PL), Hilary Pankhurst (HP), Robert Barham (RB), Georgina Dunham (GD), Ben Randall (BR).

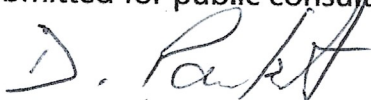
**Also present:** Clerk and RFO Amy Head (AH), County Councillor Paul Redstone (PR) and District Councillor Paul Osborne (PO).

- 55. Apologies for absence** – Councillors Mick Coleman (MC), Ray Hollman (Vice Chair) (RH) and District Councillor Lizzie Hacking (LH).
- 56. Co-option to fill one vacancy** - Ben Randall (BR) was co-opted to the PC. Due to the attendance of several members of the public, formal introductions and vote will take place at the next meeting.
- 57. Disclosure of interests under the Council's Code of Conduct** – GS for 61.2, GD for 61.4 and HP/DP for 62.3.
- 58. Minutes of the last Council meetings** – Monthly meeting July 5th 2023 - agreed and signed by the Chairman.

**There were 7 members of the public present.** They wanted to raise concerns about the proposed development of the 'Pippins' site on the agenda as per item 61.2. The developer (Quantum Homes) recently wrote to the Parish Council detailing their plans to build 41 dwellings on this site. This site has been approved for development in the 2016 Rother District Council (RDC) Development and Site Allocations plan (DaSA). The development was submitted for planning permission in 2021 but withdrawn in Dec 2021, as only part of the land had been obtained for development and concerns were raised regarding Highways safety and visibility/access to the site and flooding/drainage. The developer believes these concerns have now been addressed and are due to submit another application to RDC in late September 2023. The members of the public still strongly disagree that the site can be safely accessed and discussions were had about whether there had been a conflict of interest in deciding this site as the previous owner of Pippins worked for RDC. DP said that the traffic data used was unreliable as it was recorded during a quiet period of time in May 2021 (when the country was still in partial lockdown) and new data would have to be used. Discussions were also had about the rights of way of residents who live in front of the proposed site and how these will be secured. GS confirmed that concerns about the Pippins development were also being addressed as part of the Peasmarsh Neighbourhood Development Plan (PNDP).

**ACTION:** Clerk to look into whether a Freedom of Information request (FOI) could be made regarding the conflict of interest query. Member of the public to send Clerk information and previous correspondence about this conflict of interest with RDC. DP recommended that all residents that have rights of way in their deeds, obtain all appropriate documentation as evidence. The Clerk to let those interested residents know when the formal application is submitted for public consultation by RDC as there will only be three weeks to respond.

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- 59. District & County Councillor Reports – County Councillor Report** – PR supplied a written report which is attached and on the PC's website. PR also said that water works/fixes in Beckley should have knock on benefits for Peasmarsh. PR has had good reports about the Flexibus service and encouraged the promotion of this service as it is currently being funded by the central government bus improvement grant but needs to be self-financing in the long-term. HP asked about ways that the 313 bus service timetable changes could be better publicised now that there are weekend evening services. **ACTION:** PR to send info to PO for publicising in Rother Alerts. Clerk to print off the new timetable and put on noticeboard/PC website. PR to send Flexibus promotional posters to the Clerk for publicising on noticeboards. **District Councillor Report** – PO did not have anything to report as August has been a quiet month for RDC. The Clerk asked PO if he had received a response from Principal Enforcement Officer, Dan Bevan regarding the status of Oast Cottage and its demolition/planning application. PO said that he had not. DP said that the PC could try and write to the developer again to check when the work will begin. **ACTION:** DP to draft a letter to send to Dentons Developers to check the status of this work.
- 60. Voluntary Patrol Crossing** – PR reported that ESCC had stated that "Peasmarsh (A268 Main Street) used to be a sponsored site some years ago because it did not meet the criteria for funding, though the school decided to end this arrangement. We can certainly set up a volunteer patrol site here if there are willing individuals. Volunteer sites are managed in the same way as authorised or sponsored sites;
- supervisor to carry out risk assessment and site survey
  - DBS to be completed for all volunteers
  - all volunteers to complete a self-cert medical form
  - supervisor to provide training, uniform and equipment
  - supervisor to visit site regularly to provide ongoing monitoring and supervision
- Providing the above is adhered to, volunteers are covered under ESCC insurance. **ACTION:** PR said that he will follow up with the East area supervisor to see when a risk assessment/site survey will take place. GD to seek out volunteers to form a group.
- 61. Housing –**
- 61.1 Tanyard field development** – There has been no update on this development but it is being discussed as part of the PNDP and the Independent Examiners public consultation on 21<sup>st</sup> September at the Memorial Hall (9.30am start).
- 61.2 Pippins' development** – Discussed above under Item 58.
- 61.3 RDC Local Plan** – PO confirmed that there had been no updates on this.
- 61.4 Neighbourhood Planning for Peasmarsh** – GS reported that the PNDP group and PC had agreed the response to the Independent Examiner regarding the following: Policy LN4 : Protection of Biodiversity, Policy L6 : Green Infrastructure and Connectivity, Policy I3 : Surface Water Drainage, Policy I6 : Developer Obligations, Policy E1 : New Business Space Development, Policy E1 : New Business Space Development, Policy H1 : Housing Mix, Policy H2 : Rural Affordable Housing Sites, Policy S1 : Development Size and Policy D4 : Energy Efficiency and Sustainability. The main contention is with Policy H1, Housing Mix and hopefully this can be resolved in person with the Inspector during his public hearing on Thursday 21<sup>st</sup> September at the Memorial Hall (9.30am start). HP asked if

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RDC could be charged for hire of the Memorial Hall. **ACTION:** Clerk to send Inspector the final comments by Friday 8<sup>th</sup> September. Clerk to approach Julia Edwards regarding the hire costs of the Memorial Hall.

## 61. Community Matters and Issue

### 61.1 Village traffic and roads

**61.1.1 VAS** – PL supplied a written report which is attached and on the PC website – noted.

**61.1.2 Speed Watch** – PL supplied a written report which is attached and on the PC website – noted with thanks to PL and his fellow volunteer, Edward 'Ted' Tuddenham for their ten years of service to the community. PL said that it has been hard to get volunteers and voiced his concern that he would lose Edward Tuddenham as a volunteer in the near future. GD volunteered to join PL on a future speed watch session.

**61.1.3 Black Cat speeding device** – PL supplied a written report which is attached and on the PC website – noted.

**61.2 Recreation Ground/Playspace/Pavilion** – In RH's absence, the Clerk read out a written report from RH. He said that rubbish bins on the Recreation Ground had been emptied as of 31<sup>st</sup> Aug. The Pavilion has been cleaned and cleaning products/bin liners purchased (RH to be reimbursed for this on his return). A new vacuum cleaner is needed, this will be purchased soon. Goal posts have been repaired as arranged by James Bull. A bar in the skate park needs welding and this is being fixed in the next few weeks. Fly tipping by the Biffa waste bin has become an issue again. RH has been in contact with the installer of the CCTV and it should be possible to point the CCTV in this direction. Additionally, the CCTV system needs to be serviced so both these things can be arranged and hopefully this will be a deterrent for fly tippers. RH reported a coach parked in the Pavilion car park during the day and night making it very difficult to access the Play Space. **ACTION:** GD to have a word with the owner of the coach.

The Clerk also reported that she had received an email from Evolution Skate Parks Ltd (who originally installed the skate park 17 years ago). They sent a report of remedial repairs that should be done to the skate park (totalling £1,373.00 ex VAT). The Clerk reported that RH thought it would be a good idea to try and complete these works. **ACTION:** The PC agreed to this but asked the Clerk to obtain another quote (ideally two other quotes if possible) to compare prices. Also, Clerk to check with the Clerk from Rye Town Council to see who they have obtained quotes from for skate park work.

GD asked if RH had obtained any quotes for a shelter for the play space during hot/poor weather. DP said that he had looked into it but the shelters were quite expensive. However, he asked the Clerk to put it on the agenda for next month as DP wants to investigate using a small or large RDC Community Grant to help with funding.

**61.3 Defibrillator for the Pavilion** – PL proposed and GD seconded that the PC proceed with purchasing an outside, locked defibrillator (similar to the one outside the Memorial Hall) for the Pavilion due to the sporting activities that take place there. **ACTION:** Clerk to seek advice from Rother Responders for best suppliers and obtain three quotes for consideration.

**61.4 Coronation Garden project** – Clerk reported that she is in the process of applying for a grant from RDC's Rural Rother Grants (£14k to include two benches for seating). **ACTION:** Clerk to get an update from Lee Beckham confirming a start date for work.

**61.5 Oast Cottage** – This item was discussed above under Item 59, District Councillor report.

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## 62. Reports and other items

### 62.1 Clerk's Report – Noted.

**62.2 AGAR External audit report** – The Clerk reported that PK Littlejohn reported the following for the FY22-23 accounts: - *“On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met”*. However, under ‘Other matters not affecting our opinion which we draw to the attention of the authority’ PK Littlejohn stated: - *“We note that the smaller authority did not comply with Regulation 15 of the Accounts and Audit Regulations 2015 as it failed to make proper provision during the year 2023/24 for the exercise of public rights, since the approval date was after the start of the period for the exercise of public rights. As a result, the smaller authority must answer ‘No’ to Assertion 4 of the Annual Governance Statement for 2023/24 and ensure that it makes proper provision for the exercise of public rights during 2024/25. We note that Section 2, Boxes 11 (a) and (b) in respect of trust funds has been left blank, the smaller authority has confirmed that it does not act as sole managing trustee for trust funds, and thus the responses should have been ‘No’ and ‘N/A’ respectively. The smaller authority should ensure the AGAR is fully completed in future”*. The PC noted these comments.

**62.3 Memorial Hall** – HP reported that the toilets had been redecorated during the summer and the Committee has seen a drop off in the use of the Hall, so will start an advertising campaign shortly.

**62.4 Allotments** – The Clerk reported that the allotment holder for plot 4 had been issued a notice to leave due to non-maintenance of their plot and a new tenant has been arranged for plot 4. All other allotments look fine at the moment. GD reported that there were overgrown brambles coming out of plot 10/11's hedge. **ACTION:** Clerk to ask tenants of plots 10/11 to cut brambles.

**62.5 Repairs and Maintenance reports** – None to date.

**62.6 ESCC Highways report** – Clerk reported the overhanging branch to oak tree outside of the Memorial Hall bus shelter – Ref: TRE000514. Clerk reported overgrown grass on footpath going west from Flackley Ash Hotel – Ref: 25678. Clerk reported overgrown hedge of field next to Millwood, Mackerel Hill, TN31 6TB – Ref: 25684.

**ACTION:** Clerk to report the following Highways issues online:

- Overgrown grass on pavement from bank by Sunnybank, Main Street, restricting the pavement.
- to 40mph sign obscured by tree on road leading from Main Street down to Jempsons near the Cock Inn.
- 30mph repeater sign missing at junction of Old Hop Garden/The Maltings.
- Overgrown hedge by abandoned cottage (Sunbeam Cottage, Main Street).

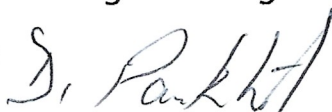
**62.7 Rights of Way** – No updates.

**62.8 Police and PCSO Reports** – No updates.

**62.9 Footpaths reports** – No updates.

**62.10 Village and environment** – Clerk wrote to Optivo to report tenants on Park View for overgrown hedges on the footpath leading from Main Street and Farleys Way to Park

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View. One hedge has been cut and Optivo are currently liaising with the other tenant to cut the remaining hedge. The PC discussed contacting Tillingham Estates as landlords for Pippins, Main Street regarding overgrown hedge – **ACTION:** Clerk to investigate. HP asked if there was planning permission for work taking place at Spring Cottage on the hill leading to Flackley Ash. **ACTION:** Clerk to investigate.

### 63. Financial Matters

#### 63.1 Reports – PL approved.

63.1.1 Monthly statement of receipts and payments – for July 2023.

63.1.2 Budget comparison and bank reconciliations – for July 2023.

63.1.3 Monthly statement of receipts and payments – for August 2023.

63.1.4 Budget comparison and bank reconciliations – for August 2023.

#### 63.2 To approve and ratify payments – all approved. HP and RB to provide the two online authorisations.

63.2.1 Clerk's July pay – monthly standing order: £625.73 – comes out on 26th of the same month.

63.2.2 Clerk's August pay – monthly standing order: £625.73 – comes out on 26th of the same month.

63.2.3 Clerk's July expenses: £36.00 – paid online on 28/07/2023.

63.2.4 Clerk's August expenses: £26.00

63.2.5 Recreation Ground booking clerk - July: £50.00 – paid by standing order on 26th of the month.

63.2.6 Recreation Ground booking clerk – August: £50.00 – paid by standing order on 26th of the month.

63.2.7 PL travel expenses for RALC meeting on 12/07/23: £7.65

63.2.8 Bourne Sports training – 24-25th July: £225 - £60 donation to the upkeep of the Play space taken off the bill.

63.2.9 Bourne Sports training – 29-30th August: £TBC. £225 - £60 donation to the upkeep of the Play space taken off the bill – the PC thanked Bourne Sports Association for this. Paid online on 28/07/23.

63.2.10 New Councillor training – ESALC – 10/08/23 GD: £48.00

63.2.11 PKF Littlejohn LLP – External auditor: £252.00

63.2.12 Chubb Fire and Security Ltd -Rec Ground cost - £70.92

63.2.13 Francis Warren – maintenance jobs -PC and Rec Ground - £376.50

63.2.14 Playsafety Limited – Annual RoSPA inspection of Play Space/Skate Park: £209.40

63.2.15 South East Water – direct debit for Pavilion: £1.00 – paid by direct debit in both August and September.

63.2.16 EDF – direct debit for Pavilion: £65.00 – paid by direct debit in both July and August.

63.2.17 Biffa Waste collection – monthly direct debit – August: £65.57

63.2.18 Biffa Waste collection – monthly direct debit – September: £81.96

#### 63.3 Receipts – Noted.

63.3.1 Groundwork – Pavilion hire – April: £20.00

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63.3.2 N + P Crayford – grant for Coronation Garden: £4,000

63.3.3 Rother District Council – second instalment of Parish Precept: £18,500.00

#### 64. Correspondence –

64.1 Castle Water – 04/07/23 – in credit for the allotments- £200.00

64.2 Rye Mutual Aid – 09/08/23 – to inform the PC that it had been unsuccessful in obtaining a grant for the Coronation Garden project.

64.3 South East Water – 17/08/23 – credit for the Pavilion due to water interruption on 24<sup>th</sup>/25<sup>th</sup> July - £30.00.

64.4 Castle Water – 25/08/23 – notice that billing for allotment water will be monthly in arrears and not by estimate from September onwards.

#### 65. Planning Matters – Noted.

**Applications** – [RR/2023/1619/P](#) - Pelsham Farm - Site at, Tillingham Lane, Peasmarsh TN31 6XH - Stationing a single shepherd's hut for holiday letting and associated development. COMMENT: Clerk to investigate if this application has been put in before. Unclear what the "associated development" is. Clerk confirmed on 07/09/23 that this application had not been made before and the land to be developed is small and near residential property so not likely to lead to larger development of holiday accommodation. Comment decided via email to be 'noted'.

#### Decisions – Noted.

[RR/2023/505/P](#) - 1 Brickfield, Main Street, Peasmarsh TN31 6SS - South East Extension over part of existing footprint to form 1 bedroom maisonette – **APPROVED – 24/07/2023.**

[RR/2023/1054/P](#) - New House Farm, Wittersham Road, Peasmarsh TN31 6TD - Siting of glamping pod with associated landscaping and parking – **APPROVED – 14/08/2023.**

[RR/2023/1205/P](#) - Teviot, Malthouse Lane, Peasmarsh TN31 6TA - Erection of a single storey dwelling with associated access and parking area – **APPROVED – 15/08/2023.**

**WITH CONDITIONS – 12/06/2023. Noted.**

#### Appeals – None to date.

**66. Dates of Forthcoming Meetings:** Monthly meeting, 4<sup>th</sup> October 2023, Memorial Hall, Peasmarsh at 7.30pm.

The meeting finished at 9.45pm.

Signed:



date:

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