

PEASMARSH PARISH COUNCIL



Minutes of the Council meeting held Wednesday 6th March 2024 at 7.30pm at Peasmarsh Memorial Hall.

Present: Councillors: David Pankhurst (DP) (Chair), Ray Hollman (RH) (Vice Chair), Hilary Pankhurst (HP), Gina Sanderson (GS), Peter Lamont (PL), Georgina Dunham (GD), Robert Barham (RB), Mick Coleman (MC) and Ben Randall (BR).

Also present: Clerk and RFO Amy Head (AH).

136. Apologies for absence – County Councillor Paul Redstone (PR), District Councillors Paul Osborne (PO) and Lizzie Hacking (LH).

137. Disclosure of interests under the Council's Code of Conduct – GS for 140.2, RH for 141.2, GD for 141.7 and DP, HP and MC for 142.2.

138. Minutes of the last Council meetings – Monthly meeting February 7th 2024 – agreed by all and signed by DP.

There were two members of the public present. They were attending to hear what was going on in the village and to find out the results of the recent Referendum. DP said that the Referendum had resulted in the NDP being passed 224/40. A 27% turn out. DP explained that this meant that after RDC formally put the plan to Full Council on 22nd April, the NDP must be consulted in all planning applications going forward. GS said that the Plan had already been used in RDC's decision making (in its draft form) since October 2023. The PC thanked GS, RH and PL for their hard work on the PNDP working group. Clerk to write thank you letters to the other volunteers on the PNDP working group and Julia Edwards and Jeff Pryah from the RDC Planning Policy office.

139. District & County Councillor Reports – County Councillor Report – No Councillor was present and no report was received.

District Councillor Report – No Councillors were present. PO did report that the Draft Local Plan would be going out for public consultation for 12 weeks from 12th April 2024.

140. Housing –

140.1 Tanyard field development – There has been no update on this development. It was agreed by all that this item and Pippins should be merged into one item titled 'Major Developments' - a standing item for any updates.

140.2 Pippins' development – DP reported that the Pippins application was not on RDC's upcoming Planning Committee agenda for March, so there is no update at the moment. The Planning Department may still be awaiting further documentation from the developer.

140.3 RDC Local Plan – Discussed under Item 139 – District Councillor Report.

140.4 Neighbourhood Planning for Peasmarsh – Discussed under Item 138 under questions from Members of the Public. Printing of a final copy of the PNDP was discussed so that the PC had a paper copy for reference. The PC explained to BR that Orchard Way was put in as a potential site as a protective measure to avoid development area decisions

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being made on the village's behalf because no site had been put forward. **ACTION:** Clerk to find out printing costs following formal approval by Rother at their Full Council meeting on 22nd April 2024. Also, Clerk to put a link to the final approved plan on the PC's website.

141. Community Matters and Issue

141.1 Village traffic and roads

141.1.1 VAS – PL supplied a written report which is attached and on the PC website. The Clerk said that she had reported to ESCC that their VAS at the West end of the village on the way to Beckley was not working. ESCC has logged this and repair should take place soon.

141.1.2 Speed Watch – PL supplied a written report which is attached and on the PC website.

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

141.2 Recreation Ground/Playspace/Pavilion/Skate Park – RH reported that he had been in discussions with Colin Shambrook from CCTV-IT, to get quotes for replacing a faulty CCTV recorder with a new hard drive (£400.00). He also quoted for the purchase of two additional rear cameras for the back of the Pavilion. (£430). The PC discussed this and it was agreed by all that rear cameras would not last long and RH proposed that a better use of money would be to have the current CCTV serviced around three times a year. Recordings last for up to a month. MC seconded this proposal and all were in favour. **ACTION:** RH to liaise with Colin Shambrook about the new hard drive and suggested maintenance schedule.

141.3 Sinkhole on playing field – RH reported that he had obtained two quotes and was awaiting the third quote. One quote was around £9,275 and the other was £3,960. RH said that the sinkhole has been caused by a collapsed storm drain that was built probably in the 1960s to deal with surface water from the Maltings. **RESOLVED:** In the absence of a third quote, DP proposed that the PC go with the lower quote and if there is a long lead up time to the work taking place, that fencing goes up as a first priority. All agreed. **ACTION:** RH to contact Platinum Groundworks and book them. Clerk to send them a letter of intent. Clerk to claim on insurance after work complete. Clerk to put an update on Facebook page, reiterating that diagnosing the problem and poor weather has delayed the safe completion of this work to date.

141.4 Skate Park maintenance schedule – The Clerk discussed an additional quote obtained from Evolution Skatepark Ltd for continued maintenance of the skate park – namely replacing the riding surface sheets. The Clerk said that the quote was very expensive (£21,517.15 ex VAT) but could be done over a number of years. However, the Clerk advised that she thought that the skate park did not get used enough to justify this expenditure. **RESOLVED:** PC to continue with RoSPA inspections and all health and safety obligations in maintaining the skate park. An alternative use of the space may be suggested by the community in the future when the skate park has reached the end of its lifespan.

141.5 Peasmarsh Periodical – GS and BR are yet to discuss this and GS still needs to sort out the NDP Facebook page. Discussions were had about having a Periodical Facebook page or an Instagram page but also keeping an email circulation list active so that those without social media could still access information. A link to GD's archive page could also be an option.

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ACTION: To start the process, DP to help GS/BR to find a domain name company for a potential website.

141.6 Donation request – The Music Well, a Community Interest Company (CIC) has requested funding for their singing groups which benefit local children. **RESOLVED:** The PC agreed to donate the remaining £255 of their donations budget to The Music Well. **ACTION:** Clerk to let Marian Ham (Company Director) know and obtain the bank details to pay the donation.

141.7 Coronation Garden project meeting 17th March and Easter egg hunt 11th April –

The PC agreed that the meeting on 17th March would run as a drop-in session for interested parties from 11-2. **RESOLVED:** Raised beds to be rented out at £25 per year. A charge will be made for replacing lost keys to the main gate. **ACTION:** Clerk to put together a new draft contract using the main allotment one as a template. GD to have a spare key to be able to monitor the gardens as she lives nearby.

The Easter Egg hunt on 11th April is being organised with help from Gigaclear who are sponsoring the egg hunt and goody bags for the event to help officially open the gardens whilst promoting their new Broadband service. Gigaclear will be promoting the event using flyers to their Peasmarsh mailing list. Clerk has provided logos of those organisations that provided grants for the building of the Coronation Garden for this flyer.

141.8 Parish Assembly 10th April – RESOLVED: PL agreed with DP's suggestion to present some of his traffic data and to make a plea for volunteers for the Speed Watch group. It was also agreed to put together a presentation and a handout/flyer detailing what the PNDP means for the village now. Gigaclear will also be there to present their new Broadband service.

141.9 Airtag Brickfields' defibrillator – The Clerk confirmed that the Airtag was now secured in the defibrillator and GD and DP had tracking set up on their phones. GD said that the accuracy of the location would improve once the device picks up surrounding devices and syncs itself better.

141.10 Oast Cottage – The Clerk reported that the collapsed fencing around the site has recently been fixed. After investigating whether help could be obtained from the Health and Safety Executive (HSE), it was established that no help would be given, as another authority is responsible (RDC) for the site.

142. Reports and other items

142.1 Clerk's Report – Noted.

142.2 Memorial Hall – HP reported that bookings were steady and a more detailed report would be given at next month's meeting following the Committee's meeting next week.

142.3 Online Storage – Memory sticks – The Clerk and DP exchanged memory sticks.

142.4 Allotments – MC reported that he had cut the tree that was causing the new fencing next to Woodlands Close to bow. The trunk is still in place. MC said that he will prepare the ground and put up the three compost cages soon when the weather is dry. They will be connected together to keep them secure. **ACTION:** Clerk to let tenants from Plots 4,5 and 6 know and urge them to use the cages to keep the area tidy.

142.5 Repairs and Maintenance reports – None to date.

142.6 ESCC Highways report – No updates.

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- 142.7 **Rights of Way** – No updates.
 142.8 **Police and PCSO Reports** – No updates.
 142.9 **Footpaths reports** – No updates.
 142.10 **Village and environment** – The Clerk reported an increase in dog fouling in Main Street and the cycle path between Main Street/Farleys Way and School Lane. The PC discussed this but although fines can be issued, this is not something that is actively policed by RDC so it is hard to police.

143. Financial Matters

143.1 Reports – PL approved.

143.1.1 Monthly statement of receipts and payments – for February 2024.

143.1.2 Budget comparison and bank reconciliations – for February 2024.

143.2 **To approve and ratify payments – all approved. HP and MC to provide the two online authorisations. Discussion was had about getting a business card for small purchases (under £500) so that the Clerk does not have to use her own card and then be reimbursed.**

143.2.1 Clerk's February pay – monthly standing order: £1,019.32– comes out on 26th of the same month.

143.2.2 Clerk's February expenses: £78.00

143.2.3 Cleaning of Recreation Ground/Pavilion – Feb: £100.00

143.2.4 Clerk reimbursement for 3 x allotment metal composters: £239.97- already paid on 08/02/24, authorised by RH/HP.

143.2.5 First Local Services Ltd – drainage investigation for recreation ground: £234.00 – paid on 15/02/24, authorised by RH/HP.

143.2.6 South East Water – direct debit for Pavilion: £1.00 – paid by direct debit in March.

143.2.7 EDF – direct debit for Pavilion: £38.00 – paid by direct debit in March.

143.2.8 Biffa Waste collection – monthly direct debit – March £93.18.

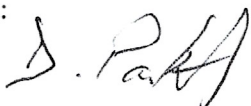
143.3 **Receipts** - Beckley Rangers x 5 home games: £75.00 – cheque paid in online 09/02/24.

144. Correspondence – Noted.

145. **Planning Matters – Discussions were had about retrospective planning applications and how when the PNDP is given full approval by RDC on 22nd April, future retrospective applications would not be approved by the PC.**

Applications - [RR/2024/171/P](#) – Teviot, Malthouse Lane – Variation of condition 2 imposed on RR/2023/1205/P to allow amendments to roofscape to enable erection of staircase, providing access to a habitable attic and improve buildability of the roof. Comment agreed via email as comments needed by 6th March. **Peasmarsh PC agreed the following: "Teviot has previously submitted and been refused planning permission for a two-storey house in 2004 and in 2021. The first application was refused predominantly due to height and loss of privacy: - "...unacceptable loss of privacy to adjacent dwellings". The next application was refused in 2021 for the following reasons: - "the proposed dwelling, by reason of its two-storey height**

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and close proximity to the front and rear boundaries of the site, would result in a cramped form of development that would be unduly prominent in the street scene. This would be at odds with the surrounding pattern of development, which is predominantly characterised by modest-sized bungalows and chalet bungalows set back from the lane. Furthermore, in order to provide a reasonable level of privacy to the rear garden of the proposed dwelling, there would be a need to erect solid boundary treatments (e.g. close-boarded fencing) to the boundaries of the site, which would unacceptably erode the verdant character of the area." An application for a single-storey dwelling was approved in August 2023. In this latest planning application amendment, the applicant is requesting permission to enable erection of a staircase to "...improve buildability of the roof". The Parish Council is concerned that this is an attempt to make this application into a two-storey house which is not what was approved and has been previously been dismissed as unsuitable".

RR/2024/223/P - 34 Farleys Way, Peasmarsh, TN31 6PZ - Retrospective planning permission for the conversion of integral garage to form dining room and utility room. Comments by 12th March. **Peasmarsh PC agreed the following: "Peasmarsh Parish Council note this retrospective planning application and has no comment".**

RR/2023/1288/P - Spring Cottage, Main Cottage, Flackley Ash, Peasmarsh TN31 6YH - Erection of large shed (retrospective.) Comments by 19th March. **Peasmarsh PC agreed the following: "Peasmarsh Parish Council recommends that Rother District Council visit the site of this retrospective planning application".**

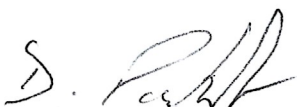
Decisions – None to date.

Appeals – None to date.

146. Dates of Forthcoming Meetings: Monthly meeting, 3rd April 2024, Memorial Hall, Peasmarsh, 7.30pm and AGM/Annual Parish Meeting 10th April 2024, Memorial Hall, Peasmarsh, 7.00pm and 7.30pm.

The meeting finished at 9.20pm.

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