



Minutes of the Council meeting held Wednesday 3rd September 2025 at 7.30pm at Peasmarsh Memorial Hall.

Present: Councillors: Ben Randall (BR) (Chairman), Peter Lamont (PL) (Vice Chairman), Mick Coleman (MC), Georgina Dunham (GD), Gina Sanderson (GS), Marcus Gould (MG) and Rose Kiley (RK).

Also present: Clerk and RFO Amy Head (AH) and County Councillor Paul Redstone (PR).

- 76. Apologies for absence** – No apologies received from Cllr Paul Osborne or Cllr Robert Barham. Cllr Suzy Mills gave apologies and submitted her resignation via email which the Clerk received following this meeting.
- 77. Disclosure of interests under the Council's Code of Conduct** – MC for item 92.3.
- 78. Minutes of the last Council meeting - Monthly meeting 2nd July 2025 and Extraordinary Meeting 23rd July 2025** - agreed by all and signed by BR.
There was 1 member of the public present. The member of public was present to explain that he was moving caravans to his newly purchased property (Woodside Stables – equestrian facility) and apologised for any inconvenience caused when the caravans weren't delivered to site correctly. The PC thanked the member of public for attending and for letting them know. The member of public then left.
- 79. District & County Councillor reports – County Councillor Report** – PR supplied a written report which is attached and on the PC's website. MC queried why Beckley had recently had resurfacing work completed throughout the village when Peasmarsh struggles to get any resurfacing. He has received several resident complaints about the noise of the lorries hitting the road early in the morning due to the condition of the road at the Eastern end of the village. PR thought that the work in Beckley was only 'top dressing' rather than re-tarmacking – however, he said that he would check. It is likely that the depth/dimensions of the potholes do not meet the criteria for fixing. Due to lack of funding at ESCC Highways the criteria is very strict. RK asked whether potholes at the Flackley Ash/Mackerel Hill side of the village would be fixed alongside the planned drainage work. PR said that the same applied, that unless the potholes met the criteria for fixing, there was not sufficient budget to fix them. RK asked whether PR knew if the Mayoral election next year would be deferred by another year. PR did not think that it would be deferred. The PC discussed general fears that the reorganisation would result in a lack of local knowledge in Councillors. PR said that this might not be the case as instead of one ESCC Councillor there would be two and he hoped that they would be as responsive as they are presently with some knowledge transfer. GD asked when the Newenden bridge would be shut and whether Kent County Council had considered the impact of travel disruption during exam season. PR said that it was due to be shut from spring 2026 and that he would raise the issue of exams with KCC.
- 80. Authorisation of scanned invoices as per item 92.2** - All agreed. MC and RB to authorise.
- 81. Housing, major developments and neighbourhood planning for Peasmarsh** – The recently issued planning application for Garden House off Main Street development was

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discussed informally but as it was only publicised formally by RDC yesterday and there was not enough time for it to be put on the agenda for a formal response. **RESOLVED:** An extraordinary meeting to be called on either 17th or 24th September depending on Memorial Hall availability. MC to check with Hilary Pankhurst about availability and book. GS said that the PC must emphasise the same points as were raised with the Pippins development – water, sewerage and other utilities as well as the lack of infrastructure in schooling and medical services.

- 82. Devolution** – The Clerk confirmed that herself, PL and RK were due to attend a meeting on 30/09/25 in Battle with RDC to update PCs on devolution and government reorganisation.

83. Village traffic and roads

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

83.2 Speed Watch - PL supplied a written report which is attached and on the PC's website. PL to wear body worn camera following an incident with an aggressive resident.

83.3 Speed monitoring survey on the Rye Road to Rye Foreign – PR recommended that the cost of this survey would likely not result in any changes as speed reduction options are limited and expensive. Clerk to remove from the agenda.

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

- 84. Recreation Ground/Playspace/Pavilion/Skate Park** – The Clerk reported that she was in the process of obtaining grass and hedge cutting quotes from Orchard Landscapes and John O'Conner (both recommended by other Rother Clerks). Clerk to ask Francis Warren for a more formal quote for his work to compare and decide a way forward at the October meeting. The memorial bench for David Pankhurst has been installed by Mark Henham and Hilary Pankhurst has visited it with family and is very pleased with it. She thanked the PC for installing it. The Clerk reported that in completing a risk assessment of the Pavilion, Rye Bay FC had noticed that the fire alarm system didn't have a key to test it. The Clerk contacted Ray Hollman who said that he felt that the system was old and should be replaced. The Clerk has been seeking advice from fellow Clerks as to the best suppliers. **RESOLVED:** MC said that he would pass on the details of the fire alarm company that the Memorial Hall Committee uses.

- 85. RoSPA** -The report detailing health and safety issues to be addressed in the Play area and Skate Park was received in July. **RESOLVED:** Clerk to forward to Mark Henham to quote for suggested remedial work. None of the works were urgent or high risk.

- 86. Skate Park** – The PC discussed potentially removing the skate park equipment which is not used and deteriorating. The Clerk raised issues of whether any changes would warrant a planning application for a change of use in planning terms. Discussions were also had as to consulting residents on preferred usage. Interest had been shown in it being a dog walking field or even a MUGA (Multi-Use Games Area), but a formal consultation both online and in hard copy should take place with the change discussed at a Parish Assembly. PL reiterated that the PC should be clear in how they phrase the questions in consultations, so that the answers are not ambiguous. The removal and installation of anything new should take place at the same time to avoid leaving an empty field. The aim should be to make the changes in Spring 2026 and the costs involved can be factored into next year's budget. **RESOLVED:** Clerk to check the current status of the field in planning terms.

- 87. Coronation Garden** – The Clerk and GD visited the Coronation Garden a few weeks ago and it is looking good. However, weeds around the raised beds continue to be a problem. The PC

resolved to ask Mark Henham to salt the weeds as a way to remove them in line with organic gardening. The Clerk has asked Francis Warren to cut the hedges.

88. Allotments – No issues raised.

89. Caretaker report/repairs and maintenance – Noted.

90. Oast Cottage – No further updates.

91. Reports and other items

91.1 Clerk's Report for July and August – Noted.

91.2 Request for additional members for HR Committee – The Clerk stated that the annual performance review for the Clerk was due to take place in October but the HR Committee requires an additional member to be quorate. The Clerk said that she would send out an email requesting a volunteer.

91.3 Memorial Hall – MC reported that the hall's floor had been recently lacquered and the Committee were very pleased with the results. The Hall continues to be well used and bookings are being received. MC said that he would contact the framer of the Peasmarsh Map hanging on the wall of the meeting room to remove the covering plastic as soon as convenient.

91.4 Hedge at Willow Lodge – In the absence of RB to give legal advice and to draft a letter in response to the residents – the PC resolved that their original offer to pay 50% still stands and that a time frame for acknowledging future correspondence must be incorporated in a letter. The Clerk confirmed that no complaint had been received prior to the beginning of 2025 following the cutting of the hedge in 2017.

91.5 Tree in Farleys Way – **RESOLVED:** The PC would plant another tree to replace the diseased tree removed a couple of years ago. The tree should be something small and low maintenance, e.g. a cherry tree. Clerk to ask the neighbour who raised the issue of the diseased tree what they would like to see planted as a replacement.

91.6 ESCC Highways report – Report of drainage work on Mackerel Hill/Flackley Ash discussed under Item 79.

91.7 Rights of Way and Footpaths report – No reports.

91.8 Police and PCSO Reports – No reports.

91.9 Village and environment – The Clerk reported that the defibrillator pads in the defibrillator kept in the Brickfields' phone box were due to expire in October and she would purchase replacements with the business debit card. The Clerk confirmed to GD that the hedges and overhanging tree that were blocking the cycle path by Brickfields have now been cut back.

92 Financial Matters

92.1 Reports – PL approved.

92.1.1 Monthly statement of receipts and payments – for July and August 2025.

92.1.2 Budget comparison and bank reconciliations – for July and August 2025.

92.2 To approve and ratify payments – all approved. MC and RB to provide authorisation.

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- 92.2.1** Clerk's July pay – monthly standing order: £944.10 – comes out on 26th of the same month.
- 92.2.2** Clerk's August pay – monthly standing order: £944.10 – comes out on 26th of the same month.
- 92.2.3** NI Employer contributions Month 4 (6th July – 5th August 2025): £79.11 paid by business debit card by the Clerk on 08/07/2025.
- 92.2.4** NI Employer contributions Month 5 (6th August – 5th September 2025): £79.11 paid by business debit card by the Clerk on 12/08/2025.
- 92.2.5** RNLI donation: £200 – paid by business debit card on 07/07/25.
- 92.2.6** Postage charge for Lloyds banking signatory paperwork: £5.60 – business debit card 25/07/25.
- 92.2.7** Amazon – bin liners for Pavilion – paid by business debit card on 02/07/25: £11.95
- 92.2.8** RoSPA annual inspection of Play area/Skate Park/Recreation Ground: £225.60
- 92.2.9** Lloyds monthly bank maintenance fee from 10 May – 09 June 25 – taken via direct debit on 18/07/25: £4.25
- 92.2.10** Lloyds monthly bank maintenance fee from 10 June – 09 July 25 – taken via direct debit on 18/08/25: £4.25
- 92.2.11** Lloyds monthly bank maintenance fee from 10 July – 09 August 25 – taken via direct debit on 18/09/25: £4.25
- 92.2.12** Bourne Sports football training -50% subsidy for Peasmarsh residents – 18th August and 18th August: £320.00 – with thanks to Bourne Sports Association for their £75.00 contribution to the Play Space. Paid on 26/08/25, approved by MC/RB.
- 92.2.13** Bourne Sports football training - 50% subsidy for Peasmarsh residents – 26th August: £75.00. With thanks to Bournes Sports Association for their £25.00 contribution to the Play Space.
- 92.2.14** Memorial bench and plaque installation – Mark Denham: £303.00
- 92.2.15** Memorial Hall noticeboard varnish – Mark Denham: £108.95
- 92.2.16** Clerk's July expenses: £56.00 – working from home allowance (£26.00) plus key cutting expenses (£30.00).
- 92.2.17** Clerk's August expenses: £146.60 – working from home allowance (£26.00) and back pay from pay deal from April – July (£120.60).
- 92.2.18** Cleaning of Recreation Ground/Pavilion – July – £75.00
- 92.2.19** Cleaning of Recreation Ground/Pavilion – August - £100.00
- 92.2.20** Clerk's phone – Tesco Mobile – July £16.66 – paid via direct debit on 08/07.
- 92.2.21** Clerk's phone – Tesco Mobile – August £16.66 paid via direct debit on 08/08.
- 92.2.22** Caretaker monthly fee - August: £100.00 – paid via standing order on 2nd of each month.
- 92.2.23** Caretaker monthly fee – September: £100.00 – paid via standing order on 2nd of each month.
- 92.2.24** Francis Warren – Recreation Ground mowing: £673.00
- 92.2.25** PKF Littlejohn external audit fee: £TBC.
- 92.2.26** South East Water – direct debit for Pavilion on 02/08/25: £1.00
- 92.2.27** South East Water – direct debit for Pavilion on 02/09/25: £1.00
- 92.2.28** Castle Water allotment water – direct debit paid in August: £56.10
- 92.2.29** Castle Water Coronation Garden water – direct debit paid in August: £72.16

- 92.2.30** EDF – direct debit for Pavilion electricity paid in July: £34.53
92.2.31 EDF – direct debit for Pavilion electricity paid in August: £33.62
92.2.32 Biffa Waste collection – monthly direct debit paid in August: £83.18
92.2.33 Biffa Waste collection – monthly direct debit paid in September:- £103.98

92.3 Receipts

- 92.3.1** Pavilion hire – 31/08/25 - £25.00
92.3.2 RDC precept – second instalment: £18,500.00

93. Correspondence – Noted. GD said that the PC should advertise whom they donate to annually – Clerk to publicise this.

- 93.1** Castle Water – Allotment – received on 04/07/2025 – in credit £16.61.
93.2 Castle Water – Coronation Garden – received on 07/07/2025 – in credit £0.48.
93.3 KSS Air Ambulance – received 11/07/25 – thank you for donation.

94. Planning Matters – Noted.

Applications – [RR/2025/1063/P](#) - Hermitage Cottage, Starvecrow Lane, Peasmarsh TN31 6XL - Proposed ancillary outbuilding for use as a home office and to be sited on existing concrete base.

Comment agreed via email as comment due by 05/08/25 prior to next monthly meeting.

'Peasmarsh Parish Council agreed that this planning application is in line with the Peasmarsh Neighbourhood Development Plan Policy E2: "Adaptation of Existing Buildings for WFH where planning permission is required, development proposals for the conversion of properties for working from home will be supported. Proposals to create workspace that involve the use of part of a residential building, the erection of small-scale freestanding buildings within the curtilage of a dwelling, extensions to a domestic building or the conversion of outbuildings within the curtilage of the dwelling will be supported provided that the rural character of the parish within an AONB is not disturbed and subject to the following criteria : • all activities are undertaken predominantly by the occupants of the dwelling; • additional buildings, extensions or conversions should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction; • any employment element does not adversely impact upon road safety or substantially increase traffic volume; and • appropriate car parking is provided within the site"'.

Decisions – [RR/2024/1795/P](#) - Flackley Ash Barns, Mackerel Hill, Peasmarsh - Conversion and change of use of existing historic barn (B8) to residential dwelling (C3), with subservient extension. Construction of bat roosting barn/store. Demolition of large modern barns. **Approved 18/07/25.**

[RR/2025/532/P](#) and [RR/2025/533/L](#) - Sunnyside Cottage, Main Street, Peasmarsh TN31 6SP - Alterations to side bay window inserting a pair of French doors to provide disabled access and the raising of existing lead flat roof. **Approved 24/07/25.**

[RR/2025/1063/P](#) - Hermitage Cottage, Starvecrow Lane, Peasmarsh TN31 6XL - Proposed ancillary outbuilding for use as a home office and to be sited on existing concrete base. **Approved 08/08/25.**

[RR/2025/1217/L](#) - Dinglesden House, Hayes Lane, Peasmarsh TN31 6XW - Stabilisation works and superstructure repairs to listed building following subsidence damage. **Approved 29/08/25.**

Appeals – [3069](#) - Partridge Farm, Starvecrow Lane, TN31 6XN - Change of use of building and land from holiday let accommodation to permanent dwelling. **Appeal started 20/03/25 – no update.**

95. Dates of Forthcoming Meetings: Extraordinary Meeting 17th September, 2025, 7.30pm, Memorial Hall, Peasmarsh and monthly meeting, 7.30pm, 1st October 2025, Memorial Hall, Peasmarsh.

The meeting finished at 9.20pm.

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