



**Minutes of the Council meeting held Wednesday 7th January 2026 at 7.30pm at Peasmash Memorial Hall.**

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

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

**164. Apologies for absence** – None.

**165. Disclosure of interests under the Council's Code of Conduct** – MC for min ref 178.4 as he is a member of the Memorial Hall Committee.

**166. Minutes of the last Council meetings - Monthly meeting – 3rd December 2025 and extraordinary budget meeting 10<sup>th</sup> December 2025** - agreed by all and signed by BR. **There were 22 members of the public present.**

Members of the public were here to discuss their concerns related to Item 169 and RDC's Local Plan consultation and the proposed developments for Peasmash. Concerns were raised about the following issues:

- Rain water run off going into the mains sewers and causing sewage leaks. An overburdened sewerage system. GS recommended the website 'top of the poops' for reports of sewerage pollution into waterways.
- Small businesses being priced out of the Malthouse Rural Business Park due to high rental prices and now RDC want to develop the site into flats.
- Peasmash being perceived as a 'dormitory' village to Rye rather than a village in its own right.
- What was the point of the Peasmash Neighbourhood Development Plan and all the work that went into it, if RDC can override it with their Local Plan. RDC Councillor PO responded to this to say that any NDP will always be subservient to the Local Plan and Central Government, but the demands being made by Central Government mean that RDC is being asked to build a third more houses – meaning that the district will increase from a population of 90-95,000 to around 120-130,000. However, there have been no new reservoirs built or an increase in power generation so it is hard to see how this rapid development can be sustained.
- A member of the public handed around a list of their concerns which are attached to these minutes.
- Another member of the public questioned how housing needs were determined given that the birth rate was declining. How can they forecast so far ahead. GS said that realistically, councils only look 4 years ahead.
- Concerns were raised as to how residents would be able to respond to the consultation if they were not online. The PC said that generally RDC made hard copies

of their consultations available via local Libraries (e.g. Rye) or at the Town Hall in Bexhill and responses can be posted in by letter.

**RESOLVED** – BR and GS urged everyone present to make sure that once the RDC consultation opened that they respond their individual concerns separately as collective concerns e.g. petitions, will be counted as one response by RDC. Residents were also urged to report issues (e.g. water problems/sewerage related) to the appropriate authorities as and when they arise. The PC will provide a response as an organisation but individual concerns and experiences are very important in making sure RDC understand the impact on the community of such developments.

MG urged those present to come along each month to PC meetings to make sure that the PC is up to speed with current concerns. The meetings welcome the input of residents – there is currently a vacancy for a Councillor. BR said that they would communicate when the consultation goes live.

BR closed the public participation of the meeting at 8.10pm.

**167. District & County Councillor reports –County Councillor report** - PR supplied a written report which is attached and on the PC's website. The Clerk asked PR if he had found out who ESCC Highways use to maintain their VAS equipment. PR said that he had found out some of the suppliers that they have used to purchase the equipment but he would ask them who they use to fix the equipment. Discussions were had about the uncertainty around the Mayoral elections as to whether they would happen in May 2026 or not. However, Unitary elections were due to take place in May 2027. PR said that having elections too early would disrupt the Local Government Reorganisation (LGR) process but that East Sussex are ready for the reorganisation. PR said that elections would cost around £4M across East and West Sussex. There was a discussion about the new food waste delivery service due to start by the end of March. The Clerk said that RDC said that residents were not obliged to use the service but that there would be a weekly collection and bins would be delivered to residents in the next month. Flyers had been sent out via the post. MC asked PR what could be done about a water leak running down Church Lane and collecting at the junction onto Main Street causing dangerous frozen ice which has already caused an accident last weekend. MC said that he had reported it twice to SE Water and they have responded to say that they have determined that it isn't their responsibility. PR said that SE Water test the water for chlorine and if this is present then it is their responsibility as the fresh water provider, but if it doesn't then it is Southern Water's responsibility or the landowners. PR asked MC to send him the details of the location of the leak and he would try and follow up on this issue. **District Councillor report** – PO discussed the RDC Local Plan consultation under the public participation section (Item 166) and had no further reports. PL asked why Cllr Lizzie Hacking didn't attend PC meetings. PO said that she has a job that requires working abroad and in the evenings due to international time differences so is unable to attend evening meetings.

**168. Talk from Rother District Council's Housing and Homelessness Partnerships Manager –**  
Postponed to a future date.

**169. Draft RDC Local Plan consultation** – BR said that formal discussion of the PC's response to this would need to be postponed until the consultation opened in mid-January. There will be an 8-week response time but it may require a separate, extraordinary meeting to be able to formalise the PC's response.

**170. Housing, major developments and neighbourhood planning for Peasmash –** No updates at present for the Pippins, Kitewood or Pond Cottage developments.

**171. Devolution and Local Government Reorganisation (LGR) –** The Clerk reported that there were no current updates. The PC agreed to the Clerk's request to add to the recently approved FY26-27 budget a line for potential legal costs associated with the transfer of the Freehold of the Recreation Ground and allotments to the PC (£1,000).

**172. Village traffic and roads**

172.1 **VAS** – PL could not supply a written report as the VAS battery was depleted and PL cannot access the data.

172.2 **Speed Watch** – no report this month as no Speed Watch session took place.

172.3 **Black Cat speeding device** – PL did not supply a report for the Black Cat this month.

**173. Recreation Ground/Playspace/Pavilion** – The Clerk reported that she had requested a quote from Calendar Cleaning for cleaning the Pavilion and emptying the bins at the Recreation Ground and Skate Park but they had declined to quote as they did not want to empty bins with dog mess in. The Clerk suggested removing the two old bins at the Skate Park and replacing with one bin. Initial quotes for a new bin are between £200-400 per bin. **RESOLVED:** To retain the current cleaner and to remove the two bins from the skate park and replace with one litter bin. Clerk to obtain quotes for a replacement. MC to look at how the existing bins could be removed.

**174. Skate Park – RESOLVED:** The Clerk to obtain quotes for a replacement skate park to determine the future of the skate park.

**175. Coronation Garden** – The Clerk said that there was nothing to report.

**176. Allotments** – The Clerk said that there was nothing to report.

**177. Caretaker report/repairs and maintenance** – The PC noted the Caretaker's monthly report. RK said that a resident had offered his services as a replacement caretaker for the village and would only want payment for materials used and not his labour. **RESOLVED:** The PC agreed that this was a good option, however, the Clerk said that the insurance status of the resident would need to be checked, e.g. they would be required to have £10m public liability. Clerk to check the details of the PC's public liability insurance with regard to volunteers/parish councillors.

**178. Reports and other items**

178.1 **Clerk's Report for December** – Noted.

178.2 **Councillors to sign consent to send summons to attend meetings in electronic form** – all signed.

178.3 **Councillor vacancy** – The Clerk reported that there had been no interest but a new post has been put on the Facebook page and MG also verbally advertised the vacancy during the public participation part of this meeting.

178.4 **Memorial Hall** – MC reported that the heating was working but still not completely fixed (heat source pump) and there was possibly a problem with the thermostat but it is being checked next week.

178.5 **ESCC Highways report** – No reports

178.6 **Rights of Way and Footpaths report** – No reports.

178.7 **Police and PCSO Reports** – No reports.

178.8 **Village and environment** – The Clerk said that she had chased the RDC Enforcement team regarding the reported planning infringement (caravan siting) at The Stables, Malthouse

Lane, Peasmash, Iden, TN31 6TA (case number is ENF/236/25/PEA) The response from Dan Bevan at RDC was as follows: "Site visits have taken place, and correspondence has been given to the owners requesting applications for the use of the site and the new building, if this does not happen we will look at enforcement action."

**179 Financial Matters - PL approved.**

**179.1 Reports – PL approved.**

**179.1.1 Monthly statement of receipts and payments** – for November 2025.

**179.1.2 Budget comparison and bank reconciliations** – for November 2025.

**179.1.3 Savings Account** – The Clerk confirmed that the 95-day notice Lloyds savings

account had been opened and a transfer of £10,000 was completed on 17/12/25. As of 07/01/26, interest paid was £14.98. The Clerk said that she would start a new tab on the accounts spreadsheet to monitor the balance and interest rate/payments of the savings account for reporting each month alongside the current account.

**179.2 To approve and ratify payments** – all approved. An additional invoice from RK was received for Christmas decorations for the Jempsons' Christmas tree purchased as agreed at the December meeting (£49.17). MC and RB to provide authorisation. Clerk to contact Lloyds as since she now has full access to the accounts, she is counted as one of the authorisers for payment's raised contrary to the financial standing orders, which require two additional authorisers.

**179.2.1** Clerk's December pay – monthly standing order: £999.00 – comes out on 26th of the same month.

**179.2.2** Clerk's December expenses: £26.00 – working from home allowance.

**179.2.3** NI Employer contributions Month 9 (6th December 2025 – 5th January 2026): £87.35 paid by business debit card by the Clerk on 15/12/2025.

**179.2.4** Lloyds monthly bank maintenance fee from 10 November – 09 December 25 – taken via direct debit on 16/12/25: £4.25

**179.2.5** Cleaning of Recreation Ground/Pavilion – December - £TBC

**179.2.6** Clerk's phone – Tesco Mobile – December £16.66 paid via direct debit on 08/12/25.

**179.2.7** Caretaker monthly fee – January: £100.00 – paid via standing order on 2nd of each month.

**179.2.8** Caretaker Pavilion guttering fixes: £61.70 – paid online on 05/12/25 authorised by MC and RB.

**179.2.9** Grass cutting- Orchard Landscapes: £TBC

**179.2.10** South East Water – direct debit for Pavilion on 01/12/25: £1.00

**179.2.11** EDF – direct debit for Pavilion electricity paid in December: £37.77

**179.2.12** Biffa Waste collection – monthly direct debit paid in January: - £93.84

**179.3 Receipts – none to date - noted.**

**180. Correspondence** – noted.

Signed:

date:

**180. 1** Letter received from Castle Water on 04/12/25 for Allotment water stating the account is £28.32 in credit.

**180. 2** Letter received from Castle Water on 21/11/25 for the Coronation Garden water stating the account is £1.50 in credit.

**180.3** Christmas card received from MP Helena Dollimore.

## **181. Planning Matters – Noted.**

### **Applications – None to date.**

### **Decisions –**

[170793](#) - RR/2025/598/P and RR/2025/599/L - Cobblers Cottage Flackley Ash, Peasmash, Rye, East Sussex, TN31 6YH - Reduce the Height of the Second Chimney. Unstable and bowing brick chimney stack reduced and capped off at eaves level. (Retrospective) **APPROVED – 02/12/2025**

[136692](#) - RR/2025/628/P - Hermitage Farm Starvecrow Lane, Peasmash, Rye, East Sussex, TN31 6XL - Demolition of existing dwelling. Erection of self-build dwelling, together with associated landscaping and ecological enhancements. **APPROVED – 01/12/2025**

[262026](#) - RR/2025/1819/106 Partridge Farm Starvecrow Lane, Peasmash, Rye, East Sussex, TN31 6XN - Application to discharge the existing s106 agreement dated 27th November 2018, on the former holiday let at Partridge Farm pursuant to permission RR/2018/1458/P. **APPROVED – 22/12/2025.**

### **Appeals – None to date.**

**182. Dates of Forthcoming Meetings:** Monthly meeting, 7.30pm, 4<sup>th</sup> February 2026, Memorial Hall, Peasmash.

The meeting finished at 9.10pm.