



**Minutes of the Council meeting held Wednesday 4th February 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), Marcus Gould (MG) and Gina Sanderson (GS).

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

**183. Apologies for absence** – Cllrs Rose Kiley (RK) and Mick Coleman (MC). District Councillor Paul Osborne (PO).

**184. Disclosure of interests under the Council's Code of Conduct** – None.

**185. Minutes of the last Council meetings - Monthly meeting – 7th January 2026** - agreed by all and signed by BR. A member of the public asked why there was a comment under Item 178.8 regarding a potential planning infringement related to the siting of a caravan. The Clerk said that a report had been made to Rother District Council (RDC), so the information was reported at the meeting for the purposes of full transparency. The PC had no comment on the issue, rather it was responding to a resident's concerns and following up with the RDC Planning Department.

**There were 14 members of the public present.**

Members of the public were attending to discuss the RDC Local Plan consultation in relation to Peasmash and the proposed development sites. One member of the public listed his concerns as follows:

- How will the lack of infrastructure be addressed?
- For example; residents currently have to wait 2-3 weeks for a GP appointment. If several hundred people move to the village, where is the provision for additional doctors' surgeries with the associated parking?
- There are no plans for developing extra space at Peasmash Primary School for additional children.
- Public transport – it is generally accepted that the current bus service is inadequate for current needs. What provisions are being made to allow for potentially several hundred more users; e.g. an hourly service to and from Rye in the early morning until c.10pm.
- 200+ additional cars in the village.
- Current residents already suffer with issues of flooding and poor sewerage. This will only get worse with new developments overburdening the existing system.
- The member of public requested that the PC should include a monthly update as to the progress and funding of infrastructure improvements.
- Is the PC and/or the Developer aware that the land adjoining Main Street (Pippins) has twice been considered for housing development and twice rejected. It was finally considered suitable for housing development only when a member of the RDC Planning dept applied? This is insufficiently demonstrable to an arm's length issue that a judicial enquiry may be required.

- Earlier plans suggested the poor drainage on site would require an attenuation pond. The word 'attenuation' means 'delay' and would release road surface water into a basin which would be detrimental to wildlife and probably result in floods in the already 'suffering' areas in Farleys Way. Would the Developer give an indemnity against future flooding?

BR said that all these questions were important and the PC also shared these concerns and were working with residents to raise these issues in the Local Plan consultation response. However, as the PC is only one response, BR urged residents to respond to the consultation with their individual concerns.

GS said that the new National Planning Policy Framework (NPPF 2026) has introduced National Decision Making Policies (NDMPs) which mean that general policies within the PNDP such as Areas of Outstanding Natural Beauty (AoNB) will hold less weight in decision making. However, local design and character and securing the provision of essential local infrastructure can still be included in NDPs which means that the PNDP is still an important legal document.

A member of the public asked if there was any information regarding the homes which had used the Fire Service to pump out their houses. PR said that the Fire Service is not obliged to help in these situations, unless electrics are involved and he was unaware if records were kept but would check in his capacity as Conservative group leader on the Fire Authority.

Members of the public said that they found the new RDC online planning system very difficult to navigate and were concerned that some residents would be reluctant to log in to this system and make their representations. BR said that the PC was supporting the establishment of a working group which is looking to go door to door with leaflets and to help residents who aren't online to send in their responses to the Draft Local Plan consultation.

The Clerk also reiterated that RDC would still accept emails (to [draftlocalplan@rother.gov.uk](mailto:draftlocalplan@rother.gov.uk)) and hard copy responses to the Town Hall – Planning Policy, Rother District Council, Town Hall, Bexhill-on-Sea, East Sussex, TN39 3JX.

**186. District & County Councillor reports – County Councillor report** - PR responded to a couple of concerns raised in the public participation section. He said that as a governor for the Genesis Federation (incorporating the local Primary schools Peasmash, Beckley and Playden), these schools need more children as they are undersubscribed, so this wasn't a strong argument to use in responses to the Draft Local Plan consultation. He also stated that not all occupants of new housing require a doctor's surgery – they may be relocating from another local area where they are already registered with a doctor. PR urged caution in choosing the correct objections when completing the consultation.

PR supplied a written report which is attached and on the PC's website. PR confirmed that Central Government had given the new unitary authority 1.5M to set up, with much work needing to be done with regards to establishing a constitution and a system of governance. GD asked whether there was an update on the dates for the closure of Newenden Bridge. PR said that there was no date yet. Some weekend work is taking place in February to fix issues caused by a lorry hitting the bridge, but this is a different issue and unrelated to the major closure that is needed. PR finished by saying that the Genesis Federation needed a Governor to specialise in Special Educational Needs (SEN) - if anyone on the PC is interested, they should let him know.

**District Councillor report** – In PO's absence, no report was received.

**187. Draft RDC Local Plan consultation** – BR said that formal discussion of the PC's response to this would need to be discussed further at the March meeting and then finalised at an extraordinary March meeting before the deadline of 23<sup>rd</sup> March. Once the working group for the Local Plan consultation has had its first meeting, more points can be added to the PC's response. Much of the response will be formed from comments that the PC has made before in relation to the Pippins and Kitewood developments and referencing the PNDP.

**188. Establishment of Local Plan working group** – MG reported that a working group had been set up representing various areas within the village. The Clerk has provided a Terms of Reference document to complete. The first meeting would be held on Friday 6<sup>th</sup> February at 7.30pm at the Memorial Hall. The Chair is Simon South. Financial support from the PC was discussed. The Clerk voiced concern about paying for advertising which RDC is already doing. However, it was resolved that documents and leaflets which would be printed, urging residents to complete the consultation document, would focus on the specific impact these plans will have on Peasmash as a village and the need to come together as a community to voice these concerns. It was agreed that this was a legitimate use of PC funds. **RESOLVED:** Working Group to obtain quotes for printing costs and send them to the Clerk for onward approval from the PC.

**189. Housing, major developments and neighbourhood planning for Peasmash** – The Clerk reported that there were no updates at present for the Pippins, Kitewood or Pond Cottage developments.

**190. Devolution and Local Government Reorganisation (LGR)** – The Clerk reported that RDC is still in the process of transferring assets to Parish and Town Councils. RDC is due to finalise the arrangements in March but with a large list of assets, they are unable to confirm exact dates when the PC will formally receive the Freehold of the Recreation Ground. The Clerk has yet to receive an answer as to whether RDC will transfer the Freehold of the Allotments at the Woodlands Close site.

**191. Village traffic and roads**

**191.1 VAS** – PL supplied a written report which is on the PC's website – it contains data for Nov, Dec and Jan as PL was able to download the data.

**191.2 Speed Watch** – no report this month as no Speed Watch session took place. PL said that the group was likely in hibernation until the Spring due to a lack of volunteers and poor weather.

**191.3 Black Cat speeding device** – PL supplied a written report which is on the PC's website.

**192. Recreation Ground/Playspace/Pavilion** – The Clerk had no report – football matches have been cancelled recently due to poor weather.

**193. Skate Park** – The Clerk said that the Caretaker had reported that the Skate Park is waterlogged at the moment due to the poor weather. The Clerk has purchased a new bin for the skate park but is struggling to find someone to install it and remove the two old bins. The existing Caretaker is too busy but made a recommendation to another local contractor but he is yet to respond. If a new Caretaker is found then this work can be completed – discussion of recruitment under Item 196.

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

**195. Allotments** – The Clerk said that plot 4a has reported rubbish including nappies being thrown on to their plot by the occupant of the neighbouring house. The Clerk has contacted the landlord of the property and they have written to the tenants to remind them to dispose of their rubbish correctly. The tenant would like a higher fence erected but the PC agreed that further action should be postponed in the hope that the letter resolves the issue.

**196. Caretaker report/repairs and maintenance** – The Clerk said that informal advertising on Facebook had failed to find a replacement for the current Caretaker and she felt that a more formal advert needed to be purchased as the current Caretaker can no longer give the time to the role. The incumbent would need to hold public liability insurance up to £10m, as the Council's insurance only covers contracted employees (the Clerk) and Councillors. **RESOLVED:** Clerk to put together an advert and purchase an advert in the Rye and District Fixtures publication.

### **197. Reports and other items**

#### **197.1 Clerk's Report for January** – Noted.

**197.2 Councillor vacancy** – The Clerk reported that a resident was interested in joining and would likely be co-opted at the April meeting.

**197.3 Memorial Hall** – in MC's absence, no report was received.

**197.4 ESCC Highways report** – No reports

**197.5 Rights of Way and Footpaths report** – PL sent the slides and notes from the training he attended today on Rights of Way. He said that it was an interesting training course and it showed that there was a lot more legislation in support of Rights of Way and the Parish Council in maintaining and protecting them.

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

**197.7 Village and environment** – The Clerk reported RK's video and photos of recent flooding on Tanhouse Lane which were noted by the PC and supports the concern about the impact of the Pippins and Kitewood developments.

### **198 Financial Matters** - PL approved.

#### **198.1 Reports** – PL approved.

**198.1.1 Monthly statement of receipts and payments** – for January 2026.

**198.1.2 Budget comparison and bank reconciliations** – for January 2026.

**198.1.3 Savings Account** – In future meetings, the Clerk agreed that a single report with the monthly interest earned was sufficient.

#### **198.2 To approve and ratify payments** – all approved. RB and MG to approve the online payments for 198.2.2 and 98.2.11

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

**198.2.2** Clerk's January expenses: £26.00 – working from home allowance.

**198.2.3** NI Employer contributions Month 9 (6th January 2026 – 5th February 2026): £87.35 paid by business debit card by the Clerk on 13/01/2026.

**198.2.4** RK expenses for Christmas tree decorations – community donation: £49.17 paid on 12/01/26.

**198.2.5** Amazon – folders for filing – paid by business debit card: £8.27 on 13/01/26.

**198.2.6** Lloyds monthly bank maintenance fee from 10 December – 09 January 26 – taken via direct debit on 19/01/26: £4.25

**198.2.7** Cleaning of Recreation Ground/Pavilion – January - £TBC

**198.2.8** Clerk's phone – Tesco Mobile – January £16.66 to be paid via direct debit on 09/02/26.

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

**198.2.10** Purchase of litter bin for the Skate Park to replace two old bins – Roadware Ltd: £232.14 – Clerk used business debit card.

**198.2.11** Rights of Way ESALC training – PL and Planning training - BR: £132.00

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

**198.2.13** South East Water – direct debit for Pavilion on 02/01/26: £1.00

**198.2.14** Castle Water – Coronation Garden water – direct debit on 23/01/26: £3.14

**198.2.15** EDF – direct debit for Pavilion electricity paid in January: £37.60

**198.2.16** Biffa Waste collection – monthly direct debit paid in February: - £93.84

### **198.3**

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

### **199. Correspondence** – noted.

**199. 1** Letter received from Castle Water on 06/01/26 for Allotment water stating the account is £18.04 in credit.

### **200. Planning Matters** – noted.

**Applications** – none to date.

**Decisions** –

RR/2025/1864/TPO Middle House, 2, The Mallards Main Street,

Peasmash, Rye, East Sussex, TN31 6SU - Prune birch tree 30-40% - **No Objection -13/01/26.**

**Appeals** – none to date.

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

The meeting finished at 8.55pm.

Signed:

date: