



Working for the Community in Rotherfield, Mark Cross,
Eridge Green, Boarshead and surrounding areas

**MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD ON 13TH FEBRUARY 2018 AT 19:30
IN THE SCOUT AND COMMUNITY YOUTH HALL, ROTHERFIELD.**

COUNCILLORS PRESENT

Cllr. R. Harris (Chair)
Cllr. L. Henrick
Cllr. G. Farmer
Cllr. T. Gilbert

Cllr. A. Hardy
Cllr. N. Glynn
Cllr. D. Hiles
Cllr. J. Kitchenham

Cllr. A. Martin
Cllr. J. Richardson
Cllr. G. Watson-Smith
Cllr. N. Wickenden

COUNCILLORS ABSENT

None.

ALSO PRESENT

Trevor Thorpe, Parish Clerk, and nine members of the public.

1. TO RECEIVE THE FOLLOWING: -

a) Apologies for absence (LGA 1972 s 85).

Cllr. Cahan submitted an apology for absence via e-mail prior to the meeting; this was not noted by the Clerk until after the meeting.

b) Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda, and updates to members' register of interests.

Cllr. Gilbert declared a pecuniary interest in respect of items 2i and 2ii as he undertakes work at the Surgery.

c) Minutes of the Parish Council meeting held on 25th January 2018 for approval as a true record.

Draft copies had been circulated to the Councillors in advance of the meeting. It was **RESOLVED** that the minutes be adopted as a true record and the Chair signed them.

2. TO CONSIDER INFORMATION AND MAKE DECISIONS ON ACTIONS AND EXPENDITURE AS REQUIRED REGARDING THE FOLLOWING ITEMS.

i. Receive reports and updates regarding proposed purchase of the Rotherfield Surgery premises.

Key points raised and discussed were as follows: -

- A formal valuation of the Surgery has been undertaken on behalf of the Parish Council. Draft of this has been received showing an indicative figure of £360K based on market value of the property continuing as a Surgery.
- Building survey. Final report yet to be received, verbal report to Clerk noted no major issues of significant concern.
- Councillors have met with Wealden District Council (WDC) planners to discuss usage of the building if purchased by the Council. Planning conditions in place are for it to be used solely as a GP surgery, WDC indicated that additional medical related uses such as Chiropody and Physiotherapy would be supported; it is the Council's intention to let surplus space for this purpose to generate income to fund loan repayments.
- A further meeting between the Surgery Steering Committee is to take place on Thursday. Draft "Heads of Terms" are to be discussed regarding arrangements for a GP presence to continue at the Surgery once it has been purchased by the Parish Council.

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- In the unfortunate event that it is not possible to continue a GP presence after the agreed period WDC advised that the this would demonstrate that the property could not support the purpose for which it was built; this could permit granting of permission for residential use.
- In response to a question posed by a member of the public it was clarified that the Parish Council would be seeking a loan for the purchase of the Surgery freehold from the Public Works Loan Board (PWLB) of up to £500K; Rotherfield Trust have earmarked £100K for assistance with the purchase costs and refurbishment work required. The loan is secured on the Parish Precept, not the freehold of the property.
- It was also questioned whether the local Care Commissioning Group would be happy with the Surgery premises being shared by a NHS GP presence and “private” medical services. One of the doctors from the practice was present and stated that this was a common occurrence, a similar situation had occurred at the Brook Health Centre. The CCG would arrange for revaluation of the Surgery for rental purposes and adjust their payment for the GP element of use accordingly.
- Concern raised regarding Energy Performance Certificate (EPC) issues and whether this could require the Council to fund work to make the property more energy efficient prior to letting the surplus areas.
- Regarding the closure proposal the Practice have asked the CCG not to discuss this further at this stage; the next CCG meeting is in April.

ii. Agree Parish Councils’ Budget for 2018-19 to include provision for repayments for loan from Public Works Loan Board toward cost of Surgery purchase.

The Council Chair and Vice Chair had met with the Chairs of the Council’s committees prior to the meeting to review their individual budgets and requirements. This was to ensure that each budget could maintain its commitment to all foreseeable circumstances as well as the possible purchase of the surgery.

Details of draft budget and summary of proposed precept were circulated to Councillors prior to the meeting. The Precept required for supporting the Council’s costs for maintaining current Parish facilities and projects to benefit the community totalled £94050. Based on the current interest rate for a 50-year loan from the PWLB for £500K a further £20K would be required for the first year’s loan repayments. The meeting **RESOLVED** that the budget be approved.

iii. Agree Parish Council’s Precept for 2018 -19 and signature of the Precept Notice for submission to Wealden District Council.

Prior to the precept vote being taken the Chair asked all councillors for their thoughts and concerns regarding the increase and the possible surgery purchase.

It was **RESOLVED** that the precept for the 2018/19 Financial year, after taking into account the £470 Precept Support Grant from WDC, would be £119530. The vote was unanimous in favour of the precept increase. The Chair and Clerk completed and signed the Precept Document for sending to WDC. The detailed figures and comparison with the two previous financial years are shown below.

Financial Year	2016/17	2017/18	2018/19
Precept agreed (A)	£89,985.00	£100,150.00	£120,000.00
Precept support grant (B)	£1,036.00	£753.00	£470.00
(A)-(B)	£88,949.00	£99,397.00	£119,530.00
£ change on previous year	£15,032.00	£10,448.00	£20,133.00

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% increase change on previous year	20.34%	11.75%	20.26%
WDC Council tax base figure (C)	£1,552.10	£1,557.00	£1,562.90
Band "D" equivalent	£57.31	£63.84	£76.48
£ change on previous year	£8.79	£6.53	£12.64
% change on previous year	18.12%	11.39%	19.80%
£ per week equivalent	£1.10	£1.23	£1.47
£ per week equivalent for change	£0.17	£0.13	£0.24
£ per month equivalent for change	£0.73	£0.54	£1.05

It was commented that the total Council Tax bill consisted of County, District and Police elements and the Parish Council precept represented a small percentage of this. It was also noted that, in the unfortunate event of the Council being able to secure a long-term GP presence at the Surgery, the Parish would still own the Freehold which would represent an asset for the Community.

iv. Approve and Authorise payments.

It was **RESOLVED** to make the following payment and the cheque was signed.

Date Paid	Payee Name	Ref.	Amount	Authorisation	Detail
13/02/2018	Lawson Queay Chartered Surveyors	802461	£720.00	Financial Regs. 4.1	Surgery Building Survey

3. TO CONSIDER AND MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS AND OTHER PLANNING MATTERS.

At the start of the meeting it was **RESOLVED** that the two planning applications below be dealt with first on the agenda as the applicants for 3i below were present.

i. WD/2018/0067/F Redgate Mill Farm, Redgate Mill Lane, Eridge, TN3 9LT

Demolition of an existing barn and construction of a new dwelling.

It was **RESOLVED** that the Council recommend to Wealden District Council that this application be **APPROVED** subject to a condition that the new property be tied to the existing property on the site.

REASON:

It will enable the occupants of the Farm to move to a smaller property.

ii. WD/2017/2915/F & 2916/LB Hamsell Wood Farm, The Forstal, Eridge Green, TN3 9JY

The repair and replacement of an existing severely damaged roof of a curtilage listed agricultural building.

It was **RESOLVED** that the Council recommend to Wealden District Council that this application be **APPROVED**.

REASON:

It will allow the repair and restoration of this listed property.

4. RECEIVE DETAILS OF PLANNING DECISIONS AND OTHER PLANNING ITEMS FOR INFORMATION.

- i. **WD/2017/2365/FR** Moonstone Wood, Limekiln Wood, Boars Head Lane, Crowborough, TN6 3HF Part retrospective application for all weather area (sand school) for winter turnout and exercise - 20m x40m with 1.2m high post and rail fencing.
Recommended for approval by the Parish Council planning and building committee, withdrawn by the applicant.
- ii. **WD/2017/2777/F** Sandhill Farm, Sandhill Lane, Boars Head, TN3 9LP
Proposed storage unit to house plant / machinery.
Recommended for approval by the Parish Council planning and building committee, and approved by Wealden District Council.
- iii. **WD/2017/2389/F** Lake Cottage, Town Row Green, Rotherfield, TN6 3Q
Change of use of holiday cottage and B1(a) store/office building to single dwelling with associated ancillary building.
Recommended for refusal by the Parish Council planning and building committee, and approved by Wealden District Council.
- iv. **WD/2017/2739/F** the Stables, Clackhams Lane, Jarvis Brook, Crowborough TN6 3RN
Replacement of outbuilding with annexe for ancillary accommodation.
Recommended for approval by the Parish Council planning and building committee, and approved by Wealden District Council.

Notice of Appeal

- **Planning Inspectorate ref: APP/C1435/W/17/3189772**
Briar House Farm, Dewlands Hill, Rotherfield, TN6 3RU
Proposed demolition of redundant farm buildings and construction of four dwellings with additional landscaping and planting.

Tree notice

- **TM/2018/0025/TCA** 5 High Street, Rotherfield, East Sussex, TN6 3LL
Fell 1x Cherry tree subject to regulations designated Rotherfield Conservation Area, November 1976/March 1997/March 2017.
Agreed under WDC delegated powers.

5. REPORT DETAILS OF ITEMS AND ISSUES NOTIFIED TO CLERK IN ADVANCE OF THE MEETING FOR INVESTIGATION, FURTHER ACTION OR FOR FUTURE AGENDA.

- War memorial update. Including cheques and cash received today the total collected stands at £6320 from 88 donors. Cash donations totalling £150 were handed to the Clerk at the meeting to add to the fund and acknowledge. The working group have already met with the Rotherfield Trust and have been asked by them to provide a quote for the Memorial. Councillor Martin is obtaining this from

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Burslem and pass to the Trust to enable them to make a decision regarding their support. Cllr. Hardy advised that the War Memorial Committee wish to plan for commemoration of the end of WW1 and will welcome Parish Council involvement.

- Cllr. Martin reported that the survey of the Pre-School damp issue had been completed and report received. An item appears on the agenda of the monthly meeting to agree further action regarding this.
- **CLLRS. GLYNN AND MARTIN** have offered to investigate work in Limekiln Forest which may be affecting the rights of way in the area and report issues identified to the Clerk for raising with ESCC.
- **CLLR. FARMER** is to please provide details and photographs of tree felling and installation of a sign so that Clerk may raise matters with WDC planners regarding this.
- **CLERK** to report to East Sussex Highways a pothole on B2100 Church Road near Penn Cottage.
- Cllr. Hardy advised that there will be a support session run by Computer Studio in the Parish Council Room 19:30 – 21:30 on Tuesday 20th to assist Councillors in accessing OneDrive and email. The four new Council tablets will be set up at this session.
- Cllr. Henrick confirmed that the BBC's "Inside Out" TV local interest programmed will feature the Village on Monday 26th February, this in relation to the challenges relating to rural communities. **CLERK** to raise profile via social media.

The Chair declared the formal business of the meeting closed at 21:00.

6. PUBLIC FORUM.

None.

**Adopted as a true record and signed at the
22nd February 2018 meeting of the Parish Council**

..... Chair.....Date