

## MAYFIELD AND FIVE ASHES PARISH COUNCIL

### MINUTES OF THE MEETING OF MAYFIELD AND FIVE ASHES PARISH COUNCIL HELD AT FIVE ASHES VILLAGE HALL ON MONDAY 12 NOVEMBER 2007 AT 1930 HOURS

7C:07

FINAL

MARTIN PITCHER  
CHAIRMAN

Chairman of Mayfield And Five Ashes Parish Council  
Councillor Martin Pitcher

### SUMMARY OF MEETING

- Presentation from Mayfield Village Centre Development Committee
- Presentation from DR on Mayfield and Five Ashes Strategy and Twenty Year Plan
- Report on ESCC Scrutiny Review of cycling in East Sussex
- Budget 2008/9 debated
- Parish grants for 2008/9 approved

### ATTENDANCE

Martin Pitcher	(MP)	Present and Voting
Paul Amans	(PA)	Present and Voting
Peter Deller	(PD)	Present and Voting
Jane Driscoll	(JD)	Present and Voting
Elaine Wheeler	(EW)	Present and Voting
Patricia Balfour	(PB)	Present and Voting
Jayne Bramwell	(JB)	Present and Voting
Graham Playfoot	(GP)	Present and Voting
Hubert Hills	(HH)	Present and Voting
Deveda Redman	(DR)	Present and Voting
Catherine Swingland	(CS)	Present and Voting
Robert Fitzsimmons	(RF)	Present and Voting
Chris Lilly	(CL)	Present and Voting
Jerry Watkiss	(JW)	Present and Voting
Tony Lay	(TL)	Present and Voting

Present and voting 15      Present and not voting 0  
Apologies for Absence 0      Not present 0      Other Council Business 0

### Also Present

ESCC Councillors Robert Tidy (RT) and Chris Dowling (CD), Wealden District Councillors Brian Redman (BR) and Robert Standley (RS)  
David Thompson Parish Clerk (DT)

### Apologies for Absence

G Wells (WDC), C Dowling (ESCC)      **Not Present** Councillor Jonica Fox (WDC)

There were 9 members of the public present.

## MINUTES

### 1. MEMBERS DECLARATION OF INTERESTS BY MEMBERS ON AGENDA ITEMS

- 1.1. G Playfoot declared an interest in Five Ashes Village Hall issues since he was Chairman of the Committee.
- 1.2. There were no other declarations of interest.

### 2. CHAIRMAN'S ANNOUNCEMENTS

- 2.1. The Chairman announced that the Primary School question and answer session would be held next February at Five Ashes Village Hall.

### 3. PUBLIC QUESTIONS

- 3.1. Roy Eastwood enquired as to progress with the Notice Board path and steps at Five Ashes Village Hall. The Clerk replied that the F&GP Committee had authorised its removal and re-landscaping.
- 3.2. Roy Eastwood drew attention to a hedge in Five Ashes which was overgrowing the road and footpath at Kingsmarsh in Five Ashes – Clerk will place on work list.

#### ACTION DT

- 3.3. Mrs Hallett (Five Ashes) stated that in her view it would cause traffic problems if a seat was placed on Five Ashes Green or by the bus stop at Five Ashes.

### 4. COMMUNITY HALL PROJECT

- 4.1. Brian Horwood made a presentation on the initial business plan for the Mayfield Village Centre.
  - It was noted that the Parish Council has supported the project in principle.
  - The options were:
    - 1) Create totally new centre, with all existing facilities and many more, plus medical centre and library.
    - 2) Expand existing facilities by increasing flexibility and providing multiple uses but not providing medical facilities.
    - 3) Replace existing facilities.
  - Costs were:

1) Proposed Mayfield Centre	2100m <sup>2</sup>	£4.0-£4.3m
2) Extended Hall	1290m <sup>2</sup>	£2.5m
3) Existing Hall	495m <sup>2</sup>	£1.1m
  - There were cost penalties for delaying the project.
  - Financing options were explained.
  - Expenditure would be focused between Quarter 4 2009 and Quarter 4 2010 inclusive.

- 4.2. The next steps were:
- Ask the Parish Council for a 99 year lease for the land comprising the surgery area if needed.
  - Project committee to investigate the feasibility of a bond issue.
  - The Parish Council to play critical role.
- 4.3. Details of the presentation are held in the Parish Office.
- 4.4. It was agreed that the subject would be added to the Court Meadow Management Committee Agenda for Monday 3 December 2007.
- 4.5. JB asked whether similar schemes existed elsewhere. Answer it was believed there were one or two similar schemes in other parts of the county. The scheme proposed would produce both funding and income.
- 4.6. PA noted that a 99 year lease would be of high value and given that for the PCT this was premium space and wondered how much of the project area they would fund. Answer this factor was not known at the present time.
- 4.7. PD noted that the new village hall scheme had come forward in a number of guises over the years ranging from £m0.75 - £m4.5 and that he was dismayed at the cost escalations. Noting that the village hall site was an integral part of village strategy, inflation and project drift could kill the scheme.
- 4.8. CS noted that there was no benefit to the Parish from the lease of the ground area. It was noted however that at the end of the lease contract the mortgage income would go to the Parish Council.
- 4.9. CL noted:
- Need to start now because of the effects of financial inflation.
  - Project was dependent on PCT input.
  - No sense in spending until the funding options were more certain.
- 4.10. There was a need to revisit the subject of the Mayfield Band Roof project..

## **5. MAYFIELD AND FIVE ASHES PARISH PLAN INCORPORATING LOCAL DEVELOPMENT FRAMEWORK**

- 5.1. DR gave a presentation on the strategy for the Parish Plan which incorporated the Parish Council response to the Local Development Framework questionnaire.
- The Strategy Document covered a twenty year period and the committee were recommending that the detailed plans should be on a twenty year basis constantly updated rather than creating five individual four year plans linked to the Parish Council electoral cycle.
- 5.2. The presentation explained in detail the content of the Strategy Document (D/PLN/07/STR Version 3).
- 5.3. Comments arising for actions were:
- View of residents priorities needed to be improved.
  - Population numbers needed review and improvement.
  - Introductory commentary needed.
  - Services data needed closer definition of meaning.

- Future needs needed closer definition of meaning.
  - Part 3 on the Plan Vision and Part 4 Local Development Framework response needed to be merged.
  - Definitions in Part 3 and 4 needed to be improved.
  - Growth potential classification needed to be understood.
  - Top ten actions need prioritising.
  - Housing data and assumptions needed clarity.
- 5.4. JD enquired on the status of the South Street allotment site. This was earmarked for long term housing needs.
- 5.5. After the presentation WDC Councillor B Redman made the following comments:
- There had been 22000 responses to the WDC LDF Questionnaire.
  - Each response had been considered of equal value however there would be a weighting system which would cater for Parish Council collective responses.
  - The Area of Outstanding Beauty boundaries were not cast in stone.
  - Development boundaries may need adjustment.
  - Affordable housing needs would need to be catered for.
  - The concept of creating new housing settlements in the south of the Wealden District. had not be taken up.
  - Infrastructure needs were an important part of housing provision planning.
  - The Love Lane site was still being debated, and BR asked for a Parish view.
- 5.6. Agreed actions:
- Development Committee to consider Love Lane site issues.
  - Document merger and changes to be ready by January.

#### **ACTION DEVELOPMENT COMMITTEE**

### **6. MINUTES OF THE FULL COUNCIL HELD ON 8 OCTOBER 2007 (7C06)**

- 6.1 GP noted that with regard to minute 9.2 he had not attended the meeting but had asked BR whether he had inferred that the “Friends” would take the lead in forming a trust, and replied that he had not made that inference.
- 6.2 PD requested that section 6 of the minutes be rewritten in order to get the comments referring to two sets of Finance meetings (23 July and 24 September 2007) clearly stated.
- 6.3 IB noted that with regard to minute 4.11 she was not a rest centre volunteer, but was present at the time.
- 6.4 Minor amendments were agreed to the following minutes:
- Minute 4.11
  - Minute 8.2
  - Minute 12.1
  - Minute 18.2

- 6.5 The minutes were confirmed by UNANIMOUS VOTE and signed by the Chairman.
- 6.6 With regard to the trees at Five Ashes Village Hall a request was made that the tree warden carry out an examination.

**ACTION DT**

- 6.7 CL requested that the Clerk include a fireworks warning in Yellow Pages each September.

**7. MINUTES OF THE FINANCE AND GENERAL PURPOSES COMMITTEE HELD ON 29 OCTOBER 2007 (7F06)**

- 7.1. The minutes were confirmed by UNANIMOUS VOTE.
- 7.2. JB asked that the Church authorities be asked to stop the grave yard contractors throwing rubbish over the wall onto FP10.

**ACTION DT**

- 7.3. With regard to minute 18.2 JB was of the view that the proposed cost of repairs to the Band Hut roof seemed high in relation to the problem. Clerk to take matter up with S Rudge.

**ACTION DT**

- 7.4. With regard to minute 3.4 the Clerk confirmed that he had not attached the paper on the forthcoming Local Government Act, but he would do so in December.

**ACTION DT**

- 7.5. With regard to the new local bus service, the Clerk undertook to report on the fares policy proposed.

**ACTION DT**

- 7.6. With regard to committed reserves for village halls PD thought that there was one reserve which could be drawn by both the Village Hall Committees. It was considered that certainly in recent years there were two funds, one for each hall.

CL noted that both village halls had been dealt with on an even handed basis, re £10000 each for a three year period. However it was noted that with our now very heavily reduced reserve funds, the policy would need to take account of available resources. The Five Ashes Committee Reserve had now been taken back into Parish Council resources.

**8. FINANCE REPORT FOR SEPTEMBER 2007**

- 8.1. CL asked members to note the adjustment to the year end forecast, and the written report which accompanied the financial figures.
- 8.2. The Finance Report was accepted.
- 8.3. There were no questions on the report.

**9. REPORT FROM ESCC COUNCILLORS ROBERT TIDY AND CHRISTOPHER DORKING**

- 9.1. RT reported on the settlement of travellers on the stub end of the Tunbridge Wells Road near Bridleway 92.
- The ESCC action had been to serve a Section 77 enforcement order to force the travellers to move on, however the travellers had refused to move.

- The traveller family had good legal representation and in the view of ESCC it would take a long time to force them to move.
  - The necessary education and welfare checks would be carried out, in the meantime the travellers wanted an official WDC site.
- 9.2. In response PD was of the view that it was incomprehensible that so little action had been taken to remove the travellers whilst BR complained about the lack of provision of suitable sites. RT commented that ethnic minorities needed to be dealt with within the law and that it was a WDC responsibility to find sites. RF considered that twice daily Police visits should be arranged.
- 9.3. It was noted that it would be a good idea to take measures to protect similar areas, but it was noted that the provision of gates and fences would not be an effective barrier.
- 9.4. CD had nothing to add to the ESCC report.

## **10. REPORTS FROM WEALDEN DISTRICT COUNCILLORS GRAHAM WELLS AND BRIAN REDMAN**

- 10.1. There were no comments on reports from the Wealden District Councillors.
- 10.2. GP enquired about the lack of attendance at Parish meetings by Jonica Fox. It was agreed that he Clerk would write to her on the subject.

### **ACTION DT**

- 10.3. There were no further questions.

## **11. MINUTES OF THE PLANNING COMMITTEE 7P128 OCTOBER 2007 AND 7P13 29 OCTOBER 2007**

- 11.1. PD reported on the two meetings, noting a case where an infill had been agreed, and commenting on the Mayfield Grange Development.
- 11.2. There were no questions to the Planning Committee.

## **12. BUDGET 2007/8**

- 12.1. CL reviewed Draft 2 of the budget placed before members:
- A 4.5% increase in precept was recommended.
  - Reported on the budget modelling exercises which had been carried out.
  - Expenditure forecast was £103582 with a sum of around £18000 being drawn from reserves.
  - The committed reserve of around £29000 for Five Ashes Village Hall had been withdrawn until the Five Ashes Village Hall Management Committee had developed alternative plans for their future.
  - The reserves of the Parish Council had been reconstructed to allow for a 15% of precept and contingency safety net.
- 12.2. The list of proposed grants was agreed.
- 12.3. There were no questions, and it was noted that the budget decision would be taken at the December meeting (7C08).

## **13. MNUTES OF THE RIGHTS OF WAY COMMITTEE HELD ON 17 OCTOBER 2007 (7R04)**

- 13.1. It was noted that EW was present at the meeting (a subsequent check revealed that the attendance book had not been signed). An error correction to paragraph 4.1 of the minutes were accepted.
- 13.2. With these corrections the minutes were approved by Council.
- 13.3. JB reported that in the case of Mr Sharma and the need to show proof of land ownership, to date no action had been taken.
- 13.4. There were no questions.
- 13.5. The presentation was held over to the December meeting.

#### **14. MINUTES OF THE SECURITY COMMITTEE HELD ON 6 NOVEMBER 2007 (7S04)**

- 14.1. RF reported that the committee currently lacked representation from the Chamber of Commerce and St Leonard's Mayfield School. Replacements were needed.
- 14.2. RF then reported on the current crime figures and gave an updated crime report on the bonfire celebrations.
- 14.3. There were no amendments to the minutes, which were then approved by the Council.

#### **15. MINUTES OF THE DEVELOPMENT COMMITTEE MEETING HELD ON 22 OCTOBER 2007 (7D06)**

- 15.1. It was noted that the minutes covered the subject matter of the earlier presentation.
- 15.2. No errors were reported, and the minutes were approved by the Council.
- 15.3. There were no questions.

#### **16. REPORTS FROM COMMITTEES NOT MEETING DURING THE PERIOD**

- 16.1. There were no comments from the Traffic Committee.
- 16.2. The Youth Committee would be meeting next month.
- 16.3. The Court Meadow Management Committee would be meeting on 3 December 2007 at 1930 hours where Councillors not on the committee and the public would express views on the proposed Mayfield Village Centre. It was agreed that the Clerk would arrange for a larger hall to be made available.

#### **17 ESCC SCRUTINY REVIEW OF CYCLING IN EAST SUSSEX**

- 17.1 T Lay reported on the recent review which he had attended.
  - The response to the questionnaire was covered by the Scrutiny Committee which consisted of three councillors and cycling experts. The meeting lasted six hours.
  - Southern Rail had a no bikes policy.
  - New route improvements were being made.
  - ESCC would take a lead from the country for an overall plan.
  - Children taking a bike to school – ESCC lowest in country.
  - Infrastructure needs.
  - Targets needed for using cycle routes.

The Strategy Document to be circulated.

ACTION DT

## **18 CLERK'S REPORT NOVEMBER 2007**

18.1 It was noted that the Clerk had passed the CiLCA examination.

## **19 ITEMS OF INFORMATION AND NEXT AGENDA ITEM**

19.1 CS noted that environmental issues needed inclusion in the Strategy paper

19.2 CS – The Transition Group were meeting at the Memorial Hall on Fridays. Attendance was 50+ and refreshments were served.

19.3 GP commented on the condition of Five Ashes Flagpole.

**THE MEETING CLOSED AT 2202 HOURS.**

**THE NEXT MEETING OF THE FULL COUNCIL WILL BE:**

**VENUE: MAYFIELD PRIMARY SCHOOL**

**DATE: 10 DECEMBER 2007**

**TIME: 1930 HOURS**