

PLUCKLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on 7th February 2023 at 7.30 pm in Pluckley Village Hall

Present : Cllrs Taylor (in the Chair), Marchbank, Breach, Washer, Rattray & Cahill

In attendance : Mr. G Eaton, Clerk to the Council, ABC Cllr Bell, Mr. Peter New Neighbourhood Watch, Sarah Allen Chair of Friends of Pluckley Nature, Jos Kerkvliet representing the Tennis Club, Mrs. L Smith and Mrs. V Carmichael from Pluckley School, and 8 members of the public

Action by:

1 Apologies for absence

Apologies were received from Cllr Sargent

2 Declarations of Cllrs interests in items on the Agenda

There were no declarations of Cllrs interests in items on the Agenda

3 Minutes of the last Meeting & Matters arising

The Minutes of the Meeting held on 3rd January 2023 were approved

4 Public discussion and Parishioners questions

Mr. Peter New, Neighbourhood Watch, spoke to his report, previously circulated by email

It was reported that the noticeboard was in a very dangerous state and should be removed

5 ABC Cllr Bell's report

ABC Cllr Bell updated on ABC's forthcoming 'Planning clearance week' where officer time was focused on clearing outstanding planning applications. Clair also updated on the new waste collection contract

6 Planning & EnforcementNew Planning applications

2023/0087 – proposed replacement of two dormer windows on the front elevation including associated works

Pinnock Farm House, The Pinnock, TN27 0SS

The Parish Council were really impressed by the amount of effort and detail that the applicant has gone to in their efforts to preserve this historically important building. We fully support this application and the approach they have taken

2023/0037 – proposed new porch, first floor extension, new two storey element incorporating the existing garage

Old Rose House, Rose Farm Road, TN27 0TA

While the Parish Council recognises and appreciates the efforts that have been made to reduce the scale and impact of the extension it still has serious reservations about the impact the proposed development would have. In its decision to reject the original application ABC noted the "size, scale, mass, bulk, and design would appear as an incongruous addition which would over dominate the existing dwelling and fail to respect the existing form and character of the dwelling and surrounding built form and, therefore, would cause detriment to the visual amenity". While the revised application looks to mitigate some of these issues, we still feel the proposed extension would represent an over development of the plot and the extension would irrevocably detract from the uniqueness and symmetry of the original weatherboarded building. Buildings of this nature are rare in Pluckley, and we are keen to preserve the existing building and maintain the balance and character of the immediate vicinity. We would also ask ABC to check the calculations and methodology that are detailed in the application to calculate the percentage increase in the size of the building. It would appear that the current free-standing garage has been included as part of the existing building to show a lower percentage increase in the size of the extension, but we are not certain whether this is the correct approach

2022/3020 – retrospective planning application for the erection of three stable blocks and change of use of land to allow for the keeping and exercising of horses

Frith Court Farm, The Pinnock, TN27 0SY

As a council we are against the use of retrospective planning permission as we feel it negates the value of the system and encourages unstructured developments. We are also very concerned about the way in which development at Frith Court Farm is being managed and controlled. In recent applications [PA/2022/2998](#) the applicant looked to change to use of an agricultural building to B2 commercial use and yet here we are seeing a retrospective application for more agricultural buildings. It is also worth noting that this site has had 28 previous applications and we would ask that a proper plan is put in place to limit the development of the site which is in a sensitive rural area

**2022/3163 – proposed construction of a rear outbuilding
Site of Pluckley Brickworks, Plot 19, Station Road, TN27 0DQ**

While we understand the brickworks is an enclosed development that has little impact on the rest of the village we are concerned at the size and scale of this proposed building. It is also worth noting that while the property has no neighbours at present it is hard to see how this proposed development won't impact on their amenity values. It is large, takes up the whole width of the plot, is right up against the boundary and it's hard to see the need for a development of this type

7 School Governor

There was a general discussion with Mrs. Lorraine Smith Headteacher, and Mrs. Vikki Carmichael Head of Governors, about Parish Council representation on the School Governors. It was agreed that the vacancy should be advertised on the website and in the next edition of Communicate

Cllr Ratray

8 Finance Matters & Accounts for payment

The following accounts were approved for payment:

	£
J Johns, recreation ground tidying	45.00
D Heasman, street cleaning	90.00
Trevor May, tennis court works	7819.50
Four Seasons Fencing, fencing and gate	6085.76
Arkas, pavilion door repair	819.60

The Clerk's salary/expenses of £514.41, paid by monthly Standing Order, was approved

9 Traffic & Highways

Cllr Taylor reported that the community traffic grant application had been submitted to Highways and a reply was awaited

Cllr Washer argued that yellow lines in Station Road were a priority for safety reasons and it was agreed to liaise with Highways about this issue

Cllr Washer

10 Recreation Sport & Leisure

There was a general discussion with Jos Kerkvliet of Tennis Club about the planned footpath at the pavilion. It was agreed that this must be done before further development could take place and that CCTV/ power cables should be laid at the same time. It was agreed that Jos would work up a brief of the required works and then quotes would be sought

11 Community Café progress report

Cllr Marchbank reported that the 12-week trial was coming to an end. Currently averaging 35 covers 75% of customers from Pluckley village. Volunteers also mostly from the village, work in 3 teams and get Food Hygiene training in house. Compliant with Environmental Health inspection. Organisers prefer pre-booking to plan more easily and avoid food waste. Customers report a very high quality of meals and their presentation. Dining in tables of 6 opens up conversations and friendships; nobody sits on their own. Some food released as takeaway parcels. Donations have been received over the required food -based cost. Transport support from Wealden Wheels has not been required in practice. Plan to reduce to monthly lunches over spring and summer, last Tuesday in the month. Noted that the cost of electricity has increased markedly and will need to be covered in charges

12 Events: Coronation, litter pick, Bash

It was agreed that the litter pick would take place on 25th March 2023 and a working group of Cllrs Taylor Marchbank & Rattray kindly offered to organise the event

Cllrs Taylor Marchbank & Rattray

It was agreed that the Coronation event would take place on Sunday 7th May 2023 and a working group of Cllrs Taylor & Cahill kindly offered to organise the event

Cllrs Taylor & Cahill

The 'Pluckley Bash' to be held in June 2023 – date to be agreed asap

13 AOB and items for future consideration

There was no other business to discuss

14 Date of next Meeting

It was agreed that the next Meeting would be held on **Tuesday 7th March 2023 at 7.30 pm** at Pluckley Village Hall

There being no other business the Meeting closed at 9.15 pm