

PLUCKLEY PARISH COUNCIL

Minutes of the Annual Meeting of the Parish Council held on Tuesday 5th May 2026 at 7.30 pm in Pluckley Village Hall

Present : Cllrs Washer (in the Chair), Dilley, Robinson, Pearson, Malpelli & Buchanan

In attendance : Mr. G Eaton Clerk to the Council, and Peter New Neighbourhood Watch

Action by:

1 Election of Chairman

It was unanimously agreed to elect Cllr Washer as Chairman

Cllr Dilley said that he would be happy to act as Chairman from May 2027 as Cllr Washer would not seek re-election

2 Apologies for absence

Apologies were received from KCC Cllr Eustace & ABC Cllr Bell

3 Declarations of Cllrs interests in items on the Agenda

Cllrs Dilley & Pearson declared an interest in the proposed lease of the pavilion and football pitches

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

4 Minutes of the last Meeting & Matters arising

The Minutes of the Meeting held on 7th April 2026 were approved and signed

5 Public discussion and Parishioners questions

There were no members of the public present

6 Outside reports

There were no KCC or ABC Cllr reports to note

Peter New summarised the key issues from his latest Neighbourhood Watch report, previously circulated by email, focusing on fuel and number plate theft. Peter also updated on his ongoing projects including violence against women and girls, use of catapults, and anti-social

behaviour. Peter also kindly offered to assist with local resilience planning in due course

7 Planning & Enforcement

2026/0743 – one and a half storey extension and covered porch to the west elevation, raised terrace to the south elevation, changes to fenestration including roof lights and first floor west elevation and addition of solar panels

Oakwood, Surrenden Road, TN27 0PP

Pluckley Parish Council objects to this application for the following reasons :

The application conflicts with the Local Plan Policy HOU8 Residential Extensions in particular criteria c) and d) which state that

“c) The proposed extension is suitable in size, scale and materials to the existing dwelling to which it should be physically linked, also taking into account the existing standard of accommodation for extensions to smaller rural properties;”

And ...

“d) The proposed extension is designed to ensure it does not result in significant harm to the overall character and appearance of the area taking into account the surrounding built form and /or street scene.”

The application also conflicts with the Pluckley Neighbourhood Plan Review 2023.

Policy H2 Design standards for New Development States

...” Proposals for all forms of new development must plan positively for the achievement of high-quality design demonstrating they have sought to conserve local distinctiveness and aesthetic qualities of traditional rural settlements and buildings found in Pluckley
...The built area should not dominate the plot...”

The proposed extension would approximately double the footprint of the existing building and is unsuitable in terms of its scale and size. The external building materials do not match or complement the existing materials in terms of either cladding or roofing materials. It is not possible to determine whether the proposed fenestration matches the existing fenestration as this information has not been provided.

The proposed design and layout shows the extension as sitting some considerable way in front of the existing building line to Surrenden Road which will result in the proposed extension being sited within a few metres of this narrow rural lane and as a result the very long frontage of the existing and proposed structures will dominate the street scene.

The design of the west elevation will result in the building turning its back onto Surrenden Road with the proposed fenestration being more suited to a rear elevation than a front elevation.

Consequently, the scale and visual impact of the proposals do not complement or enhance the existing dwelling or the character and appearance of the area.

It is also unclear why such a large ramp has been included within the rear garden - no Access and Design Statement has been submitted to accompany the application, so it is not possible to make any further comment on the external layout. The proposed parking area is not well related to the proposed position of the front door.

The Parish Council is not opposed to the principle of a more appropriately sized extension which would add positively to the rural area and the existing dwelling in terms of its scale and design.

8 Finance Matters:

Accounts for payment

The following accounts (excl VAT) were approved for payment –	£
KALC, annual subs	523.22
DM Payroll Services, annual payroll admin	120.00

The Clerk's salary/expenses of £599.64, paid by monthly Standing Order, was noted and approved

Section 106 monies

There was a general discussion regarding the Section 106 monies being held by ABC in respect of the Brickworks development. It was agreed that 3 claims be submitted to access some of this funding – Claim 1/ for the youth shelter and completion of the pavilion; Claim 2/ for junior football goal posts, and Claim 3/ fencing around the tennis court

Clerk

9 Communications and correspondence

Email of thanks from Wealden Wheels for the Council's recent donation of £1000

Email re Community Speed Watch initiative. After a discussion it was agreed that Cllr Washer would write to PC Hobday arguing that reducing speeding was the responsibility of the Police not local volunteers, who were often abused by motorists

Cllr Washer

10 Traffic and Highways

Cllr Washer updated on the need for more car parking capacity at the Station and outlined his exchange of emails with ABC regarding this. A Teams call to discuss this further was planned

Cllr Pearson updated on the proposed traffic measures planned for the Village centre and noted that KCC was undertaking a formal consultation on these. There was full agreement with the proposals and it was unanimously agreed to progress these as soon as possible

11 Recreation Sport & Leisure

There was a discussion regarding the draft lease of the football pitches and pavilion previously circulated by Cllr Dilley. Paul explained that as a minimum a lease of 5 years was required and once in place could unlock funding from the FA for power, drainage and fencing etc.

The following was agreed -

the lease should be checked through by a solicitor before signing
the Raptors Football Club to submit a copy of its Constitution and Accounts to the Parish
Council for review

Clerk

Cllr Dilley

Cllr Washer showed samples of flooring for the pavilion and it was agreed to obtain a price to supply and fit

Cllr Washer

There was a brief discussion regarding various matters that needed attention at the pavilion, i.e. the front door needs replacing. It was agreed that Cllr Dilley would produce a list of these issues and circulate

Cllr Dilley

12 Music Festival & Fete

Cllr Buchanan reported that the plans for the Musical Festival and Fete were well in hand with many of the musicians already booked. The marquee had been ordered and various stalls booked. The Council agreed to pay for the cost of the toilets. The events would take place on Saturday 6th June 2026 between midday and 10 pm

13 AOB and Diary items

Cllr Malpelli pointed out that several of the road signs were dirty, needed replacement, or shouldn't be there. It was agreed that Paula would produce a list of these signs and circulate

Cllr Malpelli

There was a discussion about the Villager of the Year nomination and Cllr Pearson agreed to follow this up

Cllr Pearson

14 Date of next Meeting

It was agreed that the next Meeting would be held on Tuesday 2nd June 2026 at 7.30 pm at Pluckley Village Hall

There being no other business the Meeting closed at 9.30 pm