

**MAYFIELD AND FIVE ASHES PARISH COUNCIL**

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**MINUTES OF THE MEETING OF MAYFIELD  
AND FIVE ASHES PARISH COUNCIL  
HELD AT MAYFIELD PRIMARY SCHOOL, MAYFIELD  
ON MONDAY 16 APRIL 2007 AT 1930 HOURS**  
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**7C:01**

FINAL

M PITCHER  
CHAIRMAN

**SUMMARY OF MEETING**

- Presentation on future development at St Leonards Mayfield College.
- Elections will be held in Mayfield Ward and Five Ashes Ward.
- Youth developments noted.
- Parish Financial Committed Reserves announced for 2007/8.
- Environmental policy noted.

**ATTENDANCE**

Martin Pitcher Chairman	(MP)	Present and Voting
Paul Amans	(PA)	Present and Voting
Peter Deller	(PD)	Present and Voting
Philip Dixon	(PX)	Present and Voting
Diane Kirkness	(DK)	Present and Voting
Lloyd McLean	(LM)	Present and Voting
Jayne Bramwell	(JB)	Present and Voting
Graham Playfoot	(GP)	Present and Voting
Hubert Hills	(HH)	Present and Voting
Andrew Stokes	(AS)	Apologies for Absence (B)
Deveda Redman	(DR)	Present and Voting
Catherine Swingland	(CS)	Present and Voting
Robert Fitzsimmons	(RF)	Present and Voting
Chris Lilly	(CL)	Present and Voting
Geoff Gregory	(GG)	Present and Voting

Present and voting 14      Present and not voting 0  
Apologies for Absence 1      Not present 0      Other Council Business 0

**Also Present**

ESCC Councillor Robert Tidy (RT), Wealden District Councillors Anna Monaghan (AM) and Brian Redman (BR),  
David Thompson Parish Clerk (DT)

There were one members of the public present.

Apologies for Absence were received from WDC Councillors Jonica Fox (JF) Robert Standley (RS) and ESCC Councillor Chris Dowling (CD)

## MINUTES

### 1. DECLARATION OF INTEREST BY COUNCILLORS ON AGENDA ITEMS

- 1.1. There were no declarations of interest.

### 2. CHAIRMAN'S ANNOUNCEMENTS

- 2.1. The Chairman announced the position with regard to the forthcoming elections of Thursday 3 May 2007:

Mayfield Ward	13 Candidates	11 Seats	election
Five Ashes Ward	4 Candidates	3 Seats	election
Rushes Cross Ward	0 Candidates	1 Seat	no election

### 3. PRESENTATION BY LT COL AH BAYLISS ON PROPOSED DEVELOPMENTS AT ST LEONARDS, MAYFIELD

- 3.1. Tony Bayliss the Bursar of St Leonards Mayfield School gave the Council a presentation on proposed developments as noted below. The presentation had been given to Wealden District Council and others. The public had been invited.
- 3.2. The School was one of the best in the country, and needed to develop continually in order to maintain its position. It had therefore prepared a 10 year development plan.
- 3.3. Since 1998 the following had been achieved:
- New science block
  - Upgrade of Chapel House
  - Extension of arts facilities
  - Refurbishment of tennis court
  - Upgrading of teaching facilities
  - Leeds House
- 3.4. A traffic survey had been carried out into all of the traffic movements on the site. This had highlighted considerable congestion within the key areas of the college. There were 32 car parking places to cater for 122 cars parked on the site.
- 3.5. The main features of the Development Plan proposals were:
- Traffic proposals – move front entrance to entrance near Fire Station and ensure that most traffic goes in through the lower gates.
  - There is now much more heavy traffic to and from the Riding School. It is proposed to build a new road across the field to the riding school.
  - Existing tennis courts would become a new car park.
  - Improved lower level lighting – the dark winters make some areas of the property difficult to access. New lighting would be directed light and operated for a limited time.
  - Security lighting currently gives light pollution – this would be altered and be redesigned to low level and remove the effects of pollution.
  - Improved sports facilities – Hockey pitch to have all weather surfaces and be painted green – these could be offered to community use.

- Sports Hall – A longer term project to be situated on the upper tennis court. Again this could be offered for community use.
  - New tennis courts to be placed on the playing fields.
  - Larger equestrian facility in the longer term.
  - Offices and reception to be moved to a more suitable site.
  - A sixth form study centre to be developed.
- 3.6. The last of the older nuns were leaving the community hall over the next two weeks, and the hall would be released to the school. Any new nuns who came onto the school staff would be accommodated in the Stone House.
- 3.7. As a charity, the college was compelled by law to maximise income, and in addition they needed to share facilities to maintain charity status. The school's equestrian facility was of very high standard and was producing people of national equestrian status.
- 3.8. It was noted that one of the first projects would be to construct the new sixth form centre. The existing building (Conelley House) would be removed in three stages and the sixth form centre would be constructed on the site also in three stages. When finished the sixth form centre would have 80 study bedrooms.
- 3.9. To ensure sufficient funds the college would need to sell land and property – its only asset. There were two sites:
- Maintenance Yard – To seek planning permission to build ten residential units on the site, situated on the side of the Tunbridge Well Road to avoid overlooking the primary school. There would be 40% low cost housing which would be retained by the school. The other six would be sold off.
  - Alwyns – The main building would be split into three units. In addition nine houses (8 x 2 beds and 1 x 1 bed) would be built to the rear situated in a courtyard to give a “Mews Cottage” atmosphere and would not detract in anyway from the old building.
- 3.10. In summary:
- Ten year strategy
  - Develop one main campus for borders
  - Develop sport recreation and equestrian facilities
  - Car park and traffic strategy
- 3.11. Question and debate centred upon:
- PD reminded Mr Bayliss that the Headmistress had agreed sometime ago to the traffic changes and change of gates.
  - In addition St Leonards was the major employer and provided considerable work. The Parish was developing a plan and these proposals would impact.
  - PA suggested that St Leonards would need to carry out the property development first. This was agreed. It was noted that Planning Applications could be placed in the next four weeks. It was also admitted that St Leonards would get the necessary planning permission and then sell the project on to a developer.
  - LM asked whether St Leonards would be able to control what the proposed developers would finally propose for building. Answer No, the Parish Council would need to do this. St Leonards could not make any promises on the subject.

- CL noted that with the maintenance site proposals there was only limited car parking which could cause problems, and further the site was needed by the primary school. St Leonards said they might be able to provide more parking.
- DK asked if there was any impact on the allotments – answer none. It was also confirmed that the property in Royal Oak Mews currently owned by St Leonards would be retained.
- LM stated that the primary school urgently needed the maintenance site and CS suggested that sports facilities could be provided on Court Meadow in exchange for the site – St Leonards noted that this suggestion did not provide the capital needed by the college.
- JB suggested that if development funds were not enough it might be possible to develop the land at the Tunbridge Wells end of the site, to which LM confirmed that WDC may agree if the case was made. PX said that there could be scope for negotiation if the maintenance yard could be taken in exchange. St Leonards replied that they would be prepared to consider this option if the Parish Council were prepared to support.

BR considered the proposal needed consideration.

- PD was not in favour, and considered that the land could not be released, and that the market rate should determine what land was released.
- RT noted that by 2010 a children’s centre had to be located in Mayfield, and that the present school site had no further space.
- BR stated that with central government legislation on housing requirements it was inevitable that boundaries would need to move, and that these sites ought to be developed as a community.
- DR noted that the timing element required action within the next few months if village needs particularly those of the school were met.

#### **4. PUBLIC QUESTION TIME**

- 4.1. Iris Bruce asked if waste bins and dog bins had been ordered for village use. Clerk – yes – two of each – cost approximately £1000.

**ACTION DT**

- 4.2. Iris Bruce asked when the Memorial Hall car park lining would take place. Clerk – May 29/May 30/ June 1 had been offered to the contractor – reply awaited.

**ACTION DT**

- 4.3. Iris Bruce asked what was the position with post bus enquiries. Clerk – had written to Tonbridge.

**ACTION DT**

- 4.4. Iris Bruce asked if any action had been taken over the car parking problems on Southmead Close – Clerk nothing as yet, but would take forward.

**ACTION DT**

#### **5. MINUTES OF THE MEETING OF THE FULL COUNCIL HELD ON 12 MARCH 2007 (6C11)**

- 5.1. Two corrections were accepted after which the minutes were approved by UNANIMOUS VOTE.

- 5.2. The Chairman signed the final minutes of the meeting 6C10 of 12 February 2007.
- 5.3 It was noted with regard to minute 6C11/8.3 that Criers Lane residents were unhappy with the decision taken by WDC to approve the Criers Lane Hope site planning application.

**6. MINUTES OF THE FINANCE AND GENERAL PURPOSE COMMITTEE (6F11) HELD ON 26 MARCH 2007**

- 6.1 Four changes were accepted to the minutes after which the minutes were approved by UNANIMOUS VOTE.
- 6.2 JB asked two questions:
- What was the requirement to repair the band hut roof? Answer from DK, a request for a grant towards repair of the roof which the F&GP had referred to the November Grants review.
  - The background to land values. Answer from the Clerk that as the council were currently the owners of Court Meadow it was necessary to value the land as a public asset.
- 6.3 With regard to minute 6F11/6.4 it was noted that the MMM grant money was that given to run the Youth Drop-in Centre and that these funds would be incorporated in the Parish Council accounts – albeit ring fenced.
- 6.4 With regard to minute 6F11/7.1 and 6F11/7.2 on the subject of the website it was reported that the current proposals were for completion by the end of May with an interim site within the next ten days.
- 6.5 It was requested that the new street light No 101 be painted black.

**ACTION DT**

- 6.6 It was noted that the proposed second waste site had now been passed back to WDC to be progressed.

**ACTION DT TO FOLLOW UP**

- 6.7 With regard to the Five Ashes Nature Garden proposal it was noted that the Five Ashes Primary School had applied for a grant under the “heart of the community” grant. DK asked that the Five Ashes Ward Councillors follow up the Nature Garden Project.
- 6.8 DK proposed that the following would be placed within the committed reserves for 2007/8:

- Five Ashes Village Hall           £16,200
- Village signs                       £11,500
- Website                               £1,500

**PROPOSED DK                      SECONDED GP                      VOTE UNANIMOUS**

- 6.9 PD suggested that since CAB was now being held at Mayfield on Wednesday morning that the Parish Council grant to the CAB be channelled through the Open Door initiative. It was reported that Open Door had been given a grant of £400 in 2006/7.
- RT pointed out that CAB was required by ESCC to outreach into surrounding villages and his initiative was probably one of them.

## **7. FINANCE REPORT**

- 7.1. The Finance Report for February 2007 was presented to the Council together with a commentary. There was a request to add a note on the meaning of the + and – signs. The report was approved by the Council.
- 7.2. PD paid tribute to the efforts made to produce sound accounting principles by DK, as well as the many improvements in the quality and content of life in Mayfield, especially for the young. The Council expressed their appreciation.

## **8. REPORT FROM ESCC COUNCILLOR - R TIDY**

- 8.1. RT apologised for missing the last two meetings which had been due to sickness and business commitments elsewhere.
- 8.2. He reported that a new income initiative by ESCC had been to open up the registration service to cover non-religious funerals this was very successful.
- 8.3. The education expenditure for 2007/8 onwards covered:
  - Beach Hill High School – restructuring 11-16 college regeneration.
  - Uplands – design technology centre and labs.
  - Children’s Centre in Mayfield 2010
  - It was noted that deprived areas came first.
- 8.4. Transport – bus stops to have route information in towns.
- 8.5. New Records Centre – new modern building to be provided and improved archive access facilities.
- 8.6. Deputy Chief Constable had reported that he was required to make policing cuts of £6m by 2010. Sussex Police were the fourth lowest nationally in precept terms with £112 per category D dwelling. If neighbourhood policing is to be maintained then new funding ideas were required.
- 8.7. With regard to a question from JB on the Children’s Centre, RT explained that the Children’s Centre was to provide young children and their parents basic life skills. It could be a new building or otherwise depending on what is available.

## **9. REPORT BY WEALDEN DISTRICT COUNCILLORS**

- 9.1. BR reported that:
  - There had been two WDC Council meetings since the last Parish Council Meeting.
  - Scrutiny will be changed to focus, and will investigate specific issues and investigate in more depth, checking for value for money and how services are run. Will be more pro-active.
  - Planning issues – all Councillors involved in planning will have to have formal planning training in future.
  - WDC had done well during the last annual audit and had received a very good result.
  - The District Council had signed up to the Nottingham agreement on climate change and will be more pro-active in the efficient use of resources.
  - It was reported that an agreed solution to Old Cottage High Street, Mayfield was expected within the next 4-5 weeks.

- In answer to a question from DK it was reported that the WDC scrutiny discipline was exercised through three committees.
    - Internal – Finance and Operations
    - External – Environmental and Planning
    - External – Community and Housing
  - CS was concerned about the timing aspects of the St Leonard’s proposals on the planning cycle. BR would help as much as possible.
- 9.2. AM reported that this was her last meeting, and that she was not standing for re-election. The Council thanked her for her assistance.

## **10. MINUTES OF THE PLANNING COMMITTEE**

- 10.1. Minutes 6P25 and 7P01 were approved without amendment by UNANIMOUS VOTE.
- 10.2. LM drew attention to the approval of the Mayfield college application without any reference being made to the Parish Council’s wish to have a traffic survey carried out. It was noted by JB, however that the developers said there would be fewer traffic movements than when the school was active. PA drew attention to the narrow bridge which only allows one direction of traffic at a time.

**ACTION CLERK TO WRITE TO ESCC AND WDC**

## **11. MINUTES OF THE DEVELOPMENT COMMITTEE**

- 11.1. Minutes 7D01 were accepted without change by UNANIMOUS VOTE.
- 11.2. PX reported that he had spoken to the Mayfield and Five Ashes Society with regard to the conservation area paper. Consultation was expected in June 2007.
- 11.3. It was noted that there was no intention of closing the post office at this time.
- 11.4. There was further debate over the proposed seat at Five Ashes with comments from the GP on opposition to the proposals. The comments from the GP were noted. The installation of the seat would go ahead.

## **12. MINUTES OF THE SECURITY COMMITTEE**

- 12.1. The minutes of the Security Committee (7S01) were approved without amendment by UNANIMOUS VOTE.
- 12.2. The reference in paragraph 5 to the suggestion of £100 rewards for information was noted.

## **13. MINUTES OF THE YOUTH COMMITTEE**

- 13.1. Minutes 6Y08 were approved without amendment by UNANIMOUS VOTE.
- 13.2. Minute 6Y08/2.3 requesting that the needs of youth be incorporated in the Parish Plan were noted.

**ACTION DT PLACE ON DEVELOPMENT COMMITTEE AGENDA**

- 13.3. It was noted that the old basket ball mast was being used in the skateboard park. It was agreed to supply proper equipment since there was an obvious demand.

**ACTION DT F&GP AGENDA**

- 13.4. It was noted that there was no funding for Youth provision during the months of June – August inclusive.
- 13.5. A request was made for a male youth worker to assist the youth group.

**ACTION DT – PLACE IN YELLOW PAGES**

**14. REPORTS FROM COMMITTEES NOT MEETING DURING THE PERIOD**

- 14.1. PD reported that the Traffic Committee would be meeting on 26 April and that the agenda had been published.
- 14.2. Tony Lay had formed a SID team which was covering Newick Lane.
- 14.3. It was noted that no further news had been received from ESCC with regard to the NCN 21.
- 14.4. It was considered that the Mayfield Parking review should be carried out probably in one year's time.
- 14.5. It was rumoured that there was a proposal to make the Horleigh Green Road and the A267 connection into a formal T Junction.
- 14.6. It was noted that the reinforcement to the bank recently completed on the Tunbridge Wells Road had been planted with wild flower seeds.
- 14.7. JB reported that the Rights of Way Committee would be meeting on the 18 April 2007.
- 14.8. JB reported the current position with regard to the dogs of Strathborne.

**15. MAYFIELD COMMUNITY HALL**

- 15.1. CL noted that there was nothing to report on this issue.

**16. ENVIRONMENTAL POLICY**

- 16.1. CS asked the committee to note the proposals circulated, and requested that the F&GP committee consider funding the two groups mentioned.
- 16.2. There were no further comments on the paper and it was agreed that the issue be brought forward at the next meeting of the Full Council.

**17. CLERK'S REPORT**

- 17.1 The Clerk's report was noted.
- 17.2 In answer to a question the Clerk replied that the letter from H Harman QC MP with regard to memorials was to remind those responsible that all memorials need to be maintained and checked on Health and Safety grounds.

**18 OTHER ITEMS FOR NOTING**

- 18.1 Clerk to check the situation for Village of the Year competition.

**THE MEETING CLOSED AT 2210 HOURS.**

**THE NEXT MEETING OF THE MAYFIELD AND FIVE ASHES PARISH COUNCIL WILL BE HELD AT:**

**VENUE: FIVE ASHES VILLAGE HALL**  
**DATE: MONDAY 14 MAY 2007 (AGM)**  
**TIME: 1930 HOURS**