Pett Parish Council

Draft Minutes of the Meeting of Pett Parish Council duly convened and held on 15 October 2026, 7.30pm, Village Hall

Present: Cllrs. D. Penfold (Chair), A. Crouch, A. Dunlop, A. Evans, R. Homewood and A. Norcott.

In attendance: Clerk M Philo.

Members of the public: Seven.

Formalities

3956 Apologies and Reasons for Absence

Parish Councillor G. Locke. District Councillors A Mier and T Grohne. County Councillor D. Bradley. (LGA 1972, s.85)

3957 Declaration of Interest and Dispensation

Councillors Homewood and Penfold declared a significant prejudicial interest regarding the planning application for 3 Rectory Park (Code of Conduct). The Vice Chair would chair the meeting during this item.

The meeting adjourned for Public Time at 7.46pm

In addition to correspondence, residents of Rectory Park raised concerns about:

- Limited parking
- Parking overspill on to Pett Road

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- Covenant restriction
- Neighbourhood disruption
- Emergency vehicle access
- Disturbances to the peace
- Drainage issues

The meeting reconvened at 7.58pm

Planning

3958 Applications Considered

a) RR/2026/1066/HOU 1, Rose Cottages Pett Road: Proposed loft conversion, alterations to side porch, upgrading rear conservatory with new pitched roof, renewing front porch as existing; proposed new detached double garage with guest bedroom for family use and ensuite above with permeable gravel drive. **It was unanimously resolved to support.**

b) RR/2026/1142/RVC 2, Shady Nook Chick Hill: Variation of condition 2 imposed on RR/2023/1182/P (Change of use and redevelopment of derelict old gas tower structure into holiday let use) to raise the roof, retain and reposition the existing metal roof frame within the upper bedroom, and remove the roof light from the main circular roof. **It was unanimously resolved to support.**

c) RR/2026/1195/HOU Oystercatcher, Pett Level Road: Proposed installation of external staircase to first and second floor balcony and external material improvements. **It was unanimously resolved to support.**

d) Councillors Homewood and Penfold left the room and Councillor Crouch chaired the item.

e) RR/2026/1090/FULL 3 Rectory Park: Proposed change of use from 1no. dwellinghouse operating within Use Class C3 to 1no. Small Residential Care Home operating within Use Class C2.

Pett Parish Council resolved that the location of the property is not suitable for this type of enterprise and have voted to object for the following reasons:

There is inadequate parking. The change of use from residential to commercial would increase the number of coming and goings into the road, which has a limited space for cars to turn around (make a three-point turn). Additionally, there are only a couple of places to park not on a property's drive.

Deliveries, changeover of carers and other vehicles collecting and dropping off residents for school etc will result in vehicles spilling over on to Pett Road. This part of road has reduced visibility due to the long bend so drivers will not have much time to see vehicles waiting on the road.

The additional congestion will seriously restrict access for emergency services.

The proposed number of residents would represent over occupation.

We have been advised that there are several covenants that restrict the property from being used for a commercial business.

Bus services are not regular and the activities available in the Parish are orientated to older residents and there are no shops.

We are concerned that a commercial enterprise would overload a drainage system that is designed for residential use.

The council would publish details in the chair's report.

f) Councillors Homewood and Penfold returned.

3959. Public Conveniences

It was unanimously resolved to contract Hannington Gilbert & Co priced at £181.88 plus vat to complete an Electrical Installation Condition Report on the Public Conveniences.

3960. Biodiversity Policy

It was unanimously resolved to agree the Biodiversity Policy.

3961. Complaints Policy and Privacy Policy

It was unanimously resolved to agree the proposed revised Complaints Policy and Privacy Policy

Pett Parish Council will follow the ICO recommended flowchart when handling requests for information.

The Information Commissioner's Office has been renamed/replaced with the Information Commission. Data protection complaints and requests (e.g. subject access and erasure) now must be acknowledged within 30 days (calendar). A response must be given within 30 days (calendar) or reasons for any delay given such as seeking further advice from the complainant.

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The Data (Use & Access) Act 2025 will be bringing in further changes this autumn and Spring 2027. The ICO has yet to publish information in relation to the resulting changes.

3962. Information for Councillors

Councillors were asked to consider works they would like covered in the budget. A first Draft budget will be considered at the November Meeting. December may require an additional meeting to discuss again. A vote on setting the precept must be made at the January meeting in 2027.
The use of personal email for any council issues is no longer permitted.
The council had just met with the Sports Association to discuss renewing the lease and the unsatisfactory electrical installation condition report. The council will continue to progress remedial work including the required work to the Bowls Club supply cable. Councillors asked for the issues to be considered at the next council meeting.

The Chair adjourned the meeting for a report on flooding in Pett Level at 8.30pm

A member of the public raised the importance of recent information and its relevance to the Local Plan which is currently open to the public to comment on (deadline 24 November). The main points are:

- The wastewater treatment plant capacity is insufficient and is working at 147% of its flow capacity and 125% biological capacity. The calculation figures are based on out-of-date population equivalent figures as the population is increased since then. Due to the cost-of-living increase, children are not moving out and in turn the household density has also increased. This translates into more foul water than calculated entering natural sewers and polluting the water, in turn reducing biodiversity.
- 165 pollution events (those that breach the thresholds) have been reported since 2000 and within these there are 4 permanent/constant breaches.
- The lining of the sewage pipes had preventing water entering the pipes to the treatment plant, but it had also prevented water seeping out. The Lower Waites Lane treatment plant had seen an increase in inward flow. This year had not seen much rainfall so there would be a further increase the incoming flow in a year with above average rainfall.

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- Containment attenuation for high flow levels still needs resolving. In addition to the regular surface water draining sewers, a reverse fault line (a flow in the opposite direction to the others) had been discovered. This also added to the quantity of flow to be dealt with.
- Wetland proposals to process sewage at origin had not been found to work well. These require slow water whilst heavy deluges will produce high speed water flow.
- Sewage treatment plants require fresh water. Fresh water supply issues (water shortages) impact treatment. Additionally, topping up supply with tanker input direct to pipes increases the bar pressure causing further pipe bursts.
- The produced biodiversity impact study is not a full study as it is missing key fauna indicators. The results may not be reliable.
- The outcome is that Pett Level will be at risk of further floods like that of January 2023. The Parish Council was requested to call for a de-application of the site from the Local Plan.

The council will discuss this at the November meeting.

3963 Date of Next Meeting

Next Meeting 17 November at 7.30pm

Signed By Chair …….. Date……..

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