

WOODMANCOTE PARISH COUNCIL
Minutes of Meeting held in the Parish Hall on Tuesday 11th August 2015 at 7.30p.m.
(Members of the Public were invited to attend)

Mrs L Bannister – Clerk to the Council
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Present: WPC Cllrs. C. Broucke (Chairman), M. Grimes, D. Austin, P. Williams and A. Underwood
L. Bannister (Clerk)

Others Present: 2 x members of the public
WSCC Cllr. D. Barling

123. Apologies

Apologies were received from Cllrs. J. Prangnell and D. Coldwell.

124. Minutes of the last Meeting held on the 14th July 2015

These were agreed subject to the following amendments:-

- 111, paragraph 1 – amend horses to ‘horse’
- Page 3, fourth comment – amend to reflect that the parking spaces would be charged
- Page 4, typo – amend ‘Joxley’ to ‘Loxley’
- Page 7, final paragraph – amend paragraph to read ‘Cllr. Austin reported that although the sites at Farm Hill and Stockmans have not been selected (because WPC has been advised not to include sites with just one or two units proposed), WPC does not have any objections to them, and this will be reflected in the plan. Also, WPC also does not object to the redevelopment of the sites at the Parish Hall and Blackstone Rise garages, provided that they are developed in accordance with the neighbourhood plan and are developed for the benefit of the parish.’
- 121 – ‘Cllr. Austin advised the parishioner to speak to WSCC council’

It was noted that a formal plan of the site at Firlands has not yet been circulated to all members.

125. Action updates from previous Minutes

A letter was sent to a resident of Blackstone about the complaint received about the fireworks. No response has been received.

WSCC were asked to liaise directly with the contractor to resolve the issues with the Operation Watershed works at Furners Lane.

Cllr. Underwood met with the landowner at Firlands to draw a more formal plan of the site.

The footpaths have been reported to the Access Ranger. Footpath 3190 will be cut back, and will also be added to the annual cut back scheme. Footpath 2540 is the responsibility of a private landowner. The Access Ranger has asked if WPC will approach the landowner and remind them of their responsibilities.

ACTION – Clerk to write to Truslers Hill Farm

126. Declarations of interest from members in respect of any items in the Agenda

None.

127. Open Forum (Council agree to adjourn proceedings for questions from the members of the public)

The two members of the public present reported to WPC about the residents' meeting that was held to discuss the Blackstone Rise garages:-

They are still waiting for some information from HDC and relating to the covenants on the land. They are still in planning stages at the moment and don't yet have a proposal to put forward. In their meeting they discussed the possibility of Cllr. Grimes valuing the land. They know the value that has been discussed at previous meetings, and they have seen some comparable sites (although these are bigger). Some guide price would be useful to them so that they can put together a sensible proposal. They also discussed the possibility of WPC looking into a loan to buy the site – with the income from the garages and potentially additional parking spaces, this would not be expensive to implement. They are waiting for replies to their questions from HDC.

15 people attended their meeting, and others that couldn't attend sent in information.

128. Proposal from Blackstone residents re. garages

See point 127 above.

129. Planning

129.1. Rampion Offshore Windfarm – application to discharge requirement 13

Although the information provided has been looked at by members, it was felt the information is confusing to follow.

Members have heard about things happening in the parish from third parties. For example, Cllr. Grimes has heard that work will start on the A281, but if it hasn't started by October it will be delayed until the spring. Cllr. Broucke is aware that a farmer has entered into a contract with Rampion to allow them to start work on their land. This will stop the farmer from being able to cross his own land (except in emergencies), and has entered into the agreement for two years. This will leave him unable to farm part of his own land. Another landowner has had to pay to relocate their horses.

As the information is so confusing, there will be no comments made on this application.

ACTION – Clerk to ask a representative from Rampion to attend our next meeting and update us about their timescales

130. Planning updates

130.1. Firslands Industrial Park

There has been no news on this. Cllr. Broucke has asked Cllr. Barling for an update.

130.2. Southwood House

This application has been withdrawn for unknown reasons.

130.3. Chalk road on B2116

An application is expected for this.

131. Operation Watershed – Furners Lane

There was no further update on this. WSCC are liaising directly with the contractor to resolve their issues.

132. Neighbourhood Plan (Cllr. Austin)

Cllrs. Broucke and Austin met with F. Bayo at the AirS offices in Lewes. This was a good meeting and F. Bayo has supplied lots of information that was needed.

Cllr. Barling arrived

F. Bayo clarified the position with windfall sites. She cautioned against including these sites, especially where an agent is involved, as sometimes the reason an agent is involved is because the landowners have had negative advice from the planning department and they may be trying to get the site included in the plan as a means to get their planning application accepted. If these sites are included WPC could be in the position where they have acted against HDC's advice and may need to justify this decision. However, the sites can be mentioned in the plan as 'potential sites', and that WPC have no objection to them providing they meet the criteria set out in the plan.

F. Bayo has sent through an update on the timeline and we are now looking at submission in October/November.

The Steering Group now need to:-

- Produce a document to justify why the sites have been chosen/not chosen. This should include all of the positive/negative points for each site.
- Amalgamate all of the SWOTs into one document

This needs to be done to make the plan more robust and less likely to get criticised by the inspector.

F. Bayo thought it was a good idea to include photographs of the parish in the plan.

The area next to the river cannot be protected from development, because this area could not be developed anyway.

The plan should include any common land in the parish. Although there was a common at Kentons Farm, this was claimed some time ago by a landowner and so was never registered as common land. However, this could be included as a site of significant interest, and this could be mapped.

We should refer to 'affordable housing' as 'two bedroom houses'. 'Affordable' is only justified on larger estates of development.

F. Bayo confirmed that they are on budget to complete the work within the contracted amount. They believe there are 23 more hours of work to do. An additional cost to WPC will be the SEA fee of £2,750 plus VAT (which WPC was already aware of). There will be some mileage expenses for when F. Bayo has attended meetings in Woodmancote. So, the final cost will be what was stated in the contract.

F. Bayo now has maps of all the sites selected.

The Parish Hall and Blackstone Rise garages will be included in the plan as potential sites for the future, for the benefit of Woodmancote. These won't be subject to assessments, but F. Bayo recommended including them in the plan so that they are subject to the criteria in it.

Cllrs. Austin and Broucke will try to put together all of the information needed by F. Bayo and then take to the Steering Group to check before this is sent to F. Bayo.

Laura Bourke has resigned from HDC. She has not yet been replaced. Barbara Childs was her superior and is our contact for the time being.

133. Report from WSCC

Cllr. Barling reported that there was a bad accident on the A281 towards Brighton.

Lots of people from WSCC are away on holiday at the moment so not a lot is going on.

There is no news on Firlands, but Cllr. Barling will try and speak to planning officers and update WPC.

Cllr. Barling is aware that Rampion have made many applications to have restrictions removed. These never come up as an issue for other parishes. As far as he is aware, there have not yet been any requests for footpath diversions.

Cllr. Barling left meeting

134. Finance/Payment

134.1. Reconciled accounts and cashbook

These were checked against the bank statement and agreed. Cllr. Grimes signed the bank statement and reconciliation.

134.2. 4 hours overtime for Clerk relating to Neighbourhood Plan - £40

This was agreed and Cllr. Broucke signed the overtime form.

134.3. Invoices to pay:-

a. WSCC Invoice for Clerk's salary for June – £374.17

b. Information Commissioner's Office - £35

These were agreed and cheques were duly signed.

135. Correspondence / meetings

135.1. Blackstone Rise garages

Several emails/letters have been received as follows:-

1 – Letter to WPC from resident of Blackstone Lane

This contained objections to the redevelopment of the garages.

2 – Letter to resident from John Loxley at HDC

This responded to various questions raised by the resident. The main points were:-

- HDC considers the site to be underutilised and presents a management problem.
- Not all of the garages are used for storage of vehicles, although the site is used for limited parking.
- Many of the former council dwellings now have driveways, and this alongside the layby parking does provide some parking – although there is greater demand for parking.
- HDC have chosen to explore the option of redeveloping the site to provide residential unit(s) and community car parking.
- They are at an early stage and are about to seek interest from local architects/surveyors to draw up proposed schemes.

3 – Email to John Loxley from WPC

This passed on that residents had asked for a risk assessment.

4 – Email from John Loxley to WPC

Any proposals would be put to WSCC highways department for comments as part of the planning process, and they would also hope to get comments from the highways department before an application is made.

5 – Letter from John Loxley to resident of Blackstone Rise

This contained very similar information as the letter to the resident above.

6 – Letter to John Loxley from resident

This asked the following questions:-

- Can HDC confirm the administrative and management problems involved with the garages.
- The new lease issued to tenants of the garages contained a condition that the garages should only be used for vehicle storage. As such, can HDC confirm that this has been enforced and this is now the case.
- Why does HDC think it is appropriate to develop the site when other (more suitable) sites have been selected within the parish for the neighbourhood plan.
- Can HDC provide evidence of the local housing needs that they refer to.

It was reiterated that the site of the garages needs to be included in the Neighbourhood Plan with restrictions.

Cllr. Grimes pointed out that HDC do have a duty (as landowners) to ensure they are using the site to its fullest potential. The worry is that the longer it takes for the residents to put together a proposal for the site, HDC could put the site to auction with no restrictions.

Residents are putting a plan together. This will be based on the information received from HDC. They have considered getting the media involved, and local MPs.

There is space on the site for at least six parking spaces (including the garages). However if this was resurfaced and maintained there could be room for more.

Cllr. Grimes said that the value of land will be dependent on the planning potential of the land. The most sensible solution is to get rid of garages and put in parking, but several residents want to keep hold of their garages.

The amount residents are prepared to pay for parking is still under discussion.

135.2. Email regarding planning application DC/15/1388 in Mannings Heath

This was from a resident of Mannings Heath. A developer has put in a planning application before their neighbourhood plan has gone to referendum and he fears this could set a precedent. The resident asked WPC to object to this application.

WPC decided not to make any comments to this application.

135.3. Blackstone Playing Fields lease

The solicitor dealing with the lease has now been instructed by Sport England.

135.4. Good neighbour schemes workshop

No members were able to attend the workshop.

135.5. Winter management plan

The salt bins need to be checked for the amount and condition of the salt. Cllr. Broucke will do this.

135.6. Invitation to First Aid course on 4th September

If members are interested in attending please can they let the Clerk know.

135.7. Lisa Boydell at HDC re. youth provision

L. Boydell would like to meet with a councillor to discuss the delivery of youth provision in the parish. Council felt this was not appropriate for Woodmancote, but would like to be updated by email if there is anything relevant for Woodmancote.

136. Vice chairman

It was agreed that a rota system would be put in place in case Cllr. Broucke is ever unavailable. **ACTION** – Clerk to put together a rota

137. Other business

Cllr. Williams reported that Bassells in Blackstone Lane have put up a gate with a wall, and is unsure if they needed planning permission to do this. **ACTION** – Clerk to check if this was included in the planning permission granted for the garage

138. Date of next meeting

This will be on the 8th September at 7.30pm.

The meeting closed at 21.00