

WOODMANCOTE PARISH COUNCIL
Minutes of Meeting held in the Parish Hall on Tuesday 13th October 2015 at 7.30p.m.
(Members of the Public were invited to attend)

Mrs L Bannister – Clerk to the Council
48 Titmus Drive Tilgate Crawley West Sussex RH10 5ER
Tel: 07921 822869
Email: woodmancoteparishcouncil@gmail.com

Present: WPC Cllrs. C. Broucke (Chairman), M. Grimes, D. Austin, P. Williams, A. Underwood and J. Prangnell
L. Bannister (Clerk)

Others Present: 5 x members of the public

Before the meeting, those present were informed of the sad passing of former Cllr. Ochoa. A minute's silence was observed to remember him.

158. Apologies

Apologies were received from WSCC Cllr. D. Barling, and HDC Cllrs. D. Coldwell and B. Staines.

It was noted that Cllr. Staines has missed several meetings. **ACTION** – Clerk to email Cllr. Staines

159. Minutes of the last Meeting held on the 8th September 2015

These were agreed and signed by the Chairman.

160. Action updates from previous Minutes

Cllr. Broucke has researched the cost of replacing the notice boards. To get something similar to what is already there would cost around £1,000 each. It was felt this would be an excessive cost at the moment. Aluminium display boxes would cost around £160 each, and they are lockable.

It was suggested that it would be helpful to have a notice board outside the Parish Hall. Permission for this would need to be given by Revd Paul Doick.

ACTION – Cllr. Broucke to get definite quotes and measurements so that a decision can be made at the meeting next month

Regarding the fence that has been erected on Wheatsheaf Road, the Highways department are going to send a letter to the landowner as the fence is outside of their boundary. They will let us know when they have clarification on the exact boundary.

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

Cllrs. Broucke and Austin declared an interest in the planning application at Deers Leap (DC/15/2236) as they are neighbours. However, they have no financial interest in the application so will remain in the meeting when it is discussed.

Cllr. Prangnell declared an interest in the same application as the landowner, and will leave the room when this is discussed.

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

Eon's lease of field

Mrs Plumer has heard that Eon will be leasing a field for 99 years on the B2116 next to her property. This is on a very bad bend and she cannot see how they are going to safely get heavy plant machinery into the field. This will also cause an issue as it is directly opposite her property. Also, Mrs Plumer believes there will be an issue with water if Eon put hard standing on the field. Mrs Plumer would suggest they should lease land from Winterpick instead.

Council's understanding is that Eon have negotiated rights of access with the Highways department in all of the places that their cables will cross the road. The 99 year lease is necessary because they will need rights of access to the cables in the future for maintenance purposes.

Cllr. Grimes understanding of the situation is that the field will be used as a hub in terms of access, but not for storage. A temporary bund will be created on the eastern boundary. Regarding road safety, Cllr. Grimes believes the road will be closed temporarily while vehicles access the field.

Mrs Plumer would also like a bund to shield her own property from the intrusion. The Clerk has already asked Eon for the best person for Mrs Plumer to contact so that this can be requested.

Planning application at Granary Cottage

Mr & Mrs Russell (the landowners) were served with an enforcement notice for putting chalk on a track. They apologised as they weren't aware that they were doing anything wrong. The track has been used for agricultural purposes, and a contact at HDC has told Mr and Mrs Russell that they will support this application. The enforcement notice was sent on the grounds of use of plant, employment of people (although this was their family), and laying the chalk. HDC wanted to check that it wasn't hard core, and that nothing will go on top of the chalk so that it remains a permeable surface.

Shipping container in Blackstone Rise

The landowner wanted to know why this was on the Agenda.

This is because WPC have been notified that it is there and so HDC need to be asked if it is there correctly. The landowner has checked that it is allowed and believes it doesn't require planning permission.

Planning application at Deers Leap

Cllr. Prangnell explained the application is to add a dining room to his house. The materials used will match the existing house. The extension will be the same height as the house and won't extend further than the current house lines. Also applied for is a detached garden pod which will look the same as the garage (in colour etc). It will have permanent foundations.

Cllr. Broucke queried whether the extension will join both the kitchen and living room. Cllr. Prangnell confirmed that it will.

Cllr. Austin queried what way the doors are facing on the pod as the plan is incorrect.

Cllr. Broucke asked if there was a reason that the pod isn't joined to the garage. Cllr. Prangnell said there was no reason except it seemed easier to keep them separate.

163. Neighbourhood Plan (Cllr. Austin)

F. Bayo from AirS has sent an email with some feedback following the documents that were submitted last month. This has been sent to all of the Steering Group and will be the subject of a future committee meeting.

There are two main points to consider:-

- 1 – The email states that there is an anomaly between the initial questionnaire and the sites selected. Cllr. Austin believes this is correct and will need to be addressed.
- 2 – The Steering Group will need to ask the landowners of the selected sites exactly what their proposals are as they will need to be more specific.

Laura Bourke (who was the contact at HDC dealing with Neighbourhood Plans) has been replaced, and a meeting needs to be arranged with the new replacement to find out what the new requirements are. Ideally she will meet the Steering Group committee in Woodmancote.

There was some discussion about 'affordable housing' and what the definition is. Perhaps it has been used in the wrong context, as the Steering Group did not intend for it to mean social housing, but this is how it has been interpreted.

The email refers to a questionnaire that was done at the start of the planning process. This revealed a need for both 3-4 bedroom properties, and starter homes. It is believed that the 3-4 bedroom homes have been supplied within the call for sites selection, but not the starter homes.

Although this email has been sent by F. Bayo, it is just information that has come from RCOH.

The Steering Group needs to be sure that the contents of the plan reflect the findings in the questionnaire.

ACTION – Cllr. Austin will look into a meeting with HDC

164. Reports from other Authorities:

164.1. Horsham District Council

Cllrs. Coldwell and Staines could not be present, but Cllr. Coldwell sent the following update:

HDC has now been advised that the HDPF local plan has now been approved by the inspector in its most recently amended form, that is 800 housing units over 20 years to be mostly concentrated around Horsham, Southwater and Billingshurst, plus a few others and whatever is brought forward by the Neighbourhood Plans. The Plan is now expected to be brought to the council for formal adoption on the 19th November at a special meeting. It is likely to be the only agenda item. Considerable opposition to the Plan remains with some members, mainly in the north of the district, and the debate is likely to be lengthy. The inspector's report is available on the HDC website and members will be interested to learn that the Mayfield proposal was not considered further having been rejected at an earlier stage.

There are no new developments to report on the Blackstone garages project, but Cllr. Coldwell understands that the site is under active consideration for a small development plus public parking – no further details at present but WPC will be engaged when there is a proposal to be considered.

164.2. West Sussex County Council

Cllr. Barling was unable to attend the meeting, but sent the following update:

The West Sussex Planning Committee were less than impressed with how the Firsland site has been monitored and the way in which the applicant had increased tonnage without planning consent. They have asked for more regular monitoring by a visit at least every three months.

Once Cllr. Barling receives a copy of the consent he will send it to WPC as it will contain a number of conditions which will be relevant to enforcement.

Cllr. Barling has a friend who may be interested in joining WPC and has suggested that he is contacted.

ACTION – Clerk to contact

165. Planning

165.1. DC/15/2073 – Barn Cottage, Brighton Road

Members have visited this site and the following comment has been made:

‘Woodmancote Parish Council do not have any objections to this application, subject to the materials being used matching the existing property, and that there are no additional outside floodlights.’

165.2. SDNP/15/04637 – Catsland Farmhouse, Bramlands Lane

This is a very similar application to the one that was considered in September. So, the same comment has been lodged with HDC.

165.3. DC/15/2145 – Woodmancote Place, Brighton Road

From looking at the planning history for this property on the HDC website, it looks as if a similar permission has already been granted for this development, but it has lapsed.

It was decided to comment as follows:

‘Woodmancote Parish Council objects to this application on the grounds that there is no overriding need for this in the Parish and it would set a dangerous precedent in the rural area. Also, it is out of character for Woodmancote, it is on a greenfield site, and would affect the neighbouring listed building.’

165.4. DC/15/1728 – Granary Cottage, Paynesfield

It was decided to comment as follows:

‘Woodmancote Parish Council do not object to an agricultural access.’

165.5. Shipping container in Blackstone?

This is next to the garages and is being used as a garage/work store. WPC have been asked if this is legal so this needs to be checked with HDC. **ACTION** – Clerk to do this

Cllr. Grimes believes this will be allowed as a temporary building, dependent on its size.

Cllr. Prangnell left the meeting

165.6. DC/15/2236 – Deers Leap, Wheatsheaf Road

It was decided to comment as follows:

‘Woodmancote Parish Council has no objections to this application provided that it remains in keeping with the local area and that no additional floodlighting is added.’

Cllr. Prangnell returned to the meeting

166. Planning updates

166.1. WSCC/019/15/WK – Firsland Park Industrial Estate

This application was passed. A decision notice has been sent, but the Clerk needs to resend this to all members as it has not been received.

It was queried with WSCC whether WPC would be able to view the Weighbridge tickets, but an answer to this has not yet been received.

167. Operation Watershed – update

There has been a new quote agreed for the Furners Lane works. This is for £2,276 from Balfour Beatty and has been arranged by WSCC. This is slightly less than the quote that was originally agreed. Balfour Beatty has confirmed that the water will run off to the east. A start date is awaited.

Work has started on Blackstone Lane, but has not quite been finished. This has already been complimented upon by a resident.

168. Finance/Payment

168.1. Reconciled accounts, cashbook & budget comparison

These documents have been looked at and agreed by all members. The reconciled accounts and bank statement were signed by Cllr. Grimes.

As the funds in the current account are not yet needed, it was agreed to transfer £10,000 to the reserves account so that interest can be earned. A cheque was duly signed.

168.2. External audit

WPC's accounts have now been approved by the external auditor with no comments.

168.3. Environmental Cleansing Grant - £484.50

This has been received.

It now needs to be decided whether there are enough funds to sweep the pavements again.

168.4. 2nd payment of Precept & Grant - £4,002.50

This has been received.

168.5. Invoices to pay:-

a. WSCC Invoice for Clerk's salary for August – £344.17

b. PKF Littlejohn LLP review of annual return - £120.00

These were agreed and cheques duly signed.

It was noted that as turnover is now higher than £25,000, WPC is now regulated by a different set of rules.

169. Correspondence / meetings

169.1. SALC AGM & conference

This is on the 19th November. Cllrs. Williams and Prangnell will try to attend.

169.2. Eon's lease of land in Woodmancote

This was covered in point 162 above.

169.3. Cricket club

Cllr. Williams attended a meeting at the cricket club/playing field in September. They reported that a goal was stolen from the young footballers recently, and that the charity Sussex Cricket in the Community Trust will be reorganised and renamed. The charity is who WPC holds the lease with, so the Clerk will need to be notified of the name change.

Cllr. Broucke reported that the cricket club are putting on the last sand of the year, and they are pleased with it.

169.4. CLC

This was attended by Cllrs. Broucke and Williams.

There is now a timeframe on Section 106 money being spent (although it had previously been thought by members of the CLC that the opposite was true). HDC is to put together a list of how much money is due to each Parish and send the information out.

It was unclear what CIL is, and this should come into effect once the Horsham Plan is adopted.

170. Other business

Cllr. Underwood noted that it is a shame that we have not seen a representative from Sussex Police in such a long time. Both Cllr. Broucke and the Clerk were told that someone was going to attend the meeting.

Cllr. Williams reported that the footpath that is the responsibility of Truslers has still not been cleared.

ACTION – Clerk to contact the footpath ranger about this

All members have received an invitation to attend a Remembrance Sunday service at the church. All members will reply to their invitation separately.

A card was signed for the late Cllr. Ochoa's wife, and a letter of condolence will also be sent.

There was a crash between a school bus and a car. The car didn't stop, and luckily there were no students on the bus.

The ploughing match in Blackstone went well and was very much enjoyed.

There were extremely low flying Chinooks over Woodmancote. These have been brought to WPC's attention, and have been reported to the Ministry of Defence.

171. Date of next meeting

This will be on the 10th November at 7.30pm.

The meeting closed at 21.05