

WOODMANCOTE PARISH COUNCIL
Minutes of Meeting held in the Parish Hall on Tuesday 14th March 2017 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. Broucke (Chair), M. Grimes, J. Prangnell, M. Batchelor, P. Williams, D. Austin and A. Underwood
L. Bannister (Clerk)

Others Present: 11 members of the public
HDC Cllr. D. Coldwell & WSCC Cllr. D. Barling

2017-37. Apologies

Apologies were received from HDC Cllr. Staines.

2017-38. Minutes of the last Meeting held on the 14th February 2017

These were agreed and duly signed by Cllr. Broucke.

2017-39. Action updates from previous Minutes

Regarding the complaint of the fence at Green Oak Barn, the Highways Manager has acknowledged our email but WSCC have not yet given any more information about this.

WSCC have run out of funds for bus infrastructure, so the hard standing at the bus stop on the A281 will not now be added in this financial year. It is now planned to be delivered after 1st April.

Cllr. Batchelor has had clarification about where a resident would like a layby reinstated. This is by Lochcarron in Blackstone Lane.

Cllr. Broucke spoke to WSCC about the fence at Green Oak Barn, and they are sending out a surveyor again to check this is on Highways land. This is the same surveyor who has already looked at the fence.

The pavements have been cleaned and the fence has been put up in Blackstone.

2017-40. Declarations of interest from Members in respect of any items in the Agenda

None.

2017-41. Open Forum

Mr Dixon wanted to correct the public record following Mr Connolly's letter that was read out at the last meeting. A letter from Mr Dixon is attached to these Minutes.

Mr Dixon reported that Mr Connolly has started development, but doesn't appear to be complying with the permission. Also, drainage work has started without a licence. Mr Dixon has been in touch with WSCC about this.

Another member of the public said that a road has been built across the back of the land, and has drainage hidden underneath this. They do not feel that the Compliance Officer at HDC has been much help with this. There appears to have been some confusion about drainage that is allowed from land, and whether or not planning is needed.

The concern raised by neighbours is that this planning application was presented as a small stables, and looking at the site it looks completely out of proportion. The letter from Mr Connolly indicates that he has been open and transparent, but this is not correct. This is increasing concerns for the future. They are losing faith in the planning process, and are trying to go through the right channels to get someone to recognise that this isn't correct.

Mr O'Neill supported what his neighbours had said.

Cllr. Grimes asked if paragraph 3 of Mr Connolly's letter was incorrect. Mr Dixon confirmed that.

Mr Dixon said that if Mr Connolly wanted to come and talk 'on record' he would be happy with this.

It was agreed that WPC will contact HDC to let them know about this complaint, and to ask them to look into it.

Cllr. Coldwell said he will see if he can look into this.

Cllr. Barling has been to see Mr Dixon before any work started at the site. Regarding drainage, Kevin McNay has written twice to the landowner but has not had any response. Cllr. Barling will speak to the legal department at WSCC to find out where things stand if the landowner won't respond. In the meantime, Cllr. Barling suggested taking photographs of any issues.

The landowner at Glendon House objected to planning application DC/17/0390. She objects to the horse walker, which will be a metre from the wall next to her house. This will be in constant use. Regarding the new barn for 14 horses that has been proposed, it has been suggested that this will be noiseless which won't be the case, and there will be a smell from this. Although the horse walker will be behind a 7ft wall, the walker is 13ft high so will still be visible. Although it suggested in the application that there was a horse walker there before, this was abandoned and has not been used. The application does not state what material will be used for the roof, and where water will be discharged (her property is lower). The new barn will be 20m closer to her property. She is also in the prevailing wind direction. The application suggests

that there is already suitable screening, but this is not correct. Also, there will be more waste water being discharged, which will drain into the ditch at the back of her property. Cllr. Underwood added that flood lighting is also a concern.

2017-42. Reports from other Authorities:

42.1. West Sussex County Council

Cllr. Barling is trying to get the road junction of the A281 and Bramlands Lane completely resurfaced.

Regarding enforcement issues, Cllr. Barling is aware that other parishes are having the same issue.

Cllr. Barling is pushing to reduce the speed limit in Upper Beeding to 20mph, and this is work in progress.

Cllr. Barling will go into purdah from the 27th March and will be unable to speak publicly from this date. He will attend the APM, but will not speak.

42.2. Horsham District Council

Cllr. Coldwell reported that HDC will be making a response on the Boundary Commission's ward boundary review, and the public still have a week to comment on this. However, none of the recommended changes will directly affect Woodmancote.

It has been agreed that the car park charges will start this year. The disks can now be bought.

Cllr. Coldwell has looked at the complaint about Hundred Steddle Barn, however there doesn't appear to have been a breach of planning. He will write to the complainant in the next few days.

Cllrs. Coldwell and Barling left the meeting

2017-43. Planning

43.1. DC/17/0390 Glenard Farm, Henfield Road

It was agreed to comment on this application as follows:-

'Woodmancote Parish Council objects to this application for the following reasons:-

- The proposed part covered horse walker is on the northern edge of the property near a neighbouring residence, the noise of which will cause annoyance especially with a southerly wind.
- The proposed exercise arena is on the south side in open countryside.
- Arenas are normally flood lit and Woodmancote is predominantly a dark sky area, in line with the South Downs National Park Authority's policy.
- The cleaning of the stables and yard, and the walking and washing of the horses will create dirty water so a dirty water plan needs to accompany this application.'

43.2. Applications received since publication of the Agenda

None.

2017-44. Planning updates

None.

2017-45. Blackstone Playing Fields

Cllr. Williams does not have anything new to report on this, although has tried to speak to the chairman recently.

The Clerk reported that Sussex Cricket are keen to complete a new lease, and will instruct their solicitors.

Regarding the rent payment. Income has been received as follows:-

- £5 annually from 1999-2001.
- £100 in 2010

£100 was paid to Mr Allen annually from 1999 to 2001, and in 2010.

Going forward, it was agreed to invoice Sussex Cricket for £100 per year from 2011 to date.

It is understood that probate has now been finalised, and trustees would like to renegotiate the lease but are waiting for details of the trust.

Cllr. Broucke has had an email from Ian Waring as they would like to put up screens. This will be a different type – running on a track instead of wire. This makes them smaller and easier to manage. It was agreed to respond to them to thank them for consulting WPC, and to send through full details once they have researched whether or not planning permission is needed.

2017-46. Parish Hall

Cllr. Broucke has met with the trustees and wardens. They have had some ideas about raising money, and they are hoping to have more information ready for the APM. They are concerned about condition of the hall and living accommodation.

2017-47. Annual Parish Meeting

This will be on the 4th April and will start with the Hall Committee meeting at 6.30pm, then the monthly WPC meeting with follow, ending with the APM.

2017-48. Rampion Wind Farm

Cllr. Underwood said that the B2116 is messy with paper and sacks at the site where Rampion have moved from. There are signs falling down and sand bags left at the site. The Clerk will let Rampion know and ask them to clear this up.

2017-49. Neighbourhood Plan

Following the Examiner's report, WPC are waiting for HDC to issue their Decision Notice, which will trigger the referendum.

Cllr. Austin said that from looking at all of Woodmancote's planning applications from 2016, all of them were in compliance with the Neighbourhood Plan.

Copies of the Plan, the Examiner's report and the Decision Notice will be placed in the Parish Hall and Henfield Library. HDC will set a date for referendum.

Cllrs. Williams and Underwood attended a joint parishes meeting. Parishes in the Mid Sussex District have been upset because their Neighbourhood Plans won't get legal standing because the Mid Sussex Plan hasn't been approved yet.

2017-50. Finance/Payment

50.1. Reconciled accounts and cashbook

These were agreed and duly signed by Cllr. Underwood.

50.2. Transparency fund

SSALC will pay up to £350 for a computer, and up to £200 for software. As WPC does not currently own a computer, it was agreed that the Clerk can apply for this grant.

50.3. VAT reclaim

The Clerk will make the claim for 2016-17.

50.4. Donations for this financial year

It was agreed to make the following S137 donations:-

£50 – Henfield Medical Centre Link

£50 – Friends of Henfield Medical Practice Trust

£40 – Henfield PCC

£100 – H.S.E.C.I.C (Henfield Haven)

50.5. Payments:-

The following payments were agreed, and cheques were signed:-

a. WSCC – Invoice for Clerk's salary for February – £304.17

b. Blackstone Lane gateway approach fencing & pavement clearance - £885

2017-51. Correspondence/meetings

51.1. Hundred Stedde Barn

A resident has queried the whether or not the development at Hundred Steddle Barn is complying with the planning permission. The complaint is that hedgerow has been removed and a gate has been added. Although this appears to have been covered under permission granted last year, the resident is saying that the removal of hedge does not appear on the application, and that the application was misleading. Cllr. Coldwell said he has been to see this.

51.2. HALC Conference

This will be on Saturday 8th April from 9.30-1 in Horsham. No Members are able to attend.

51.3. Messages from residents

A resident has passed on thanks to WPC as the trees past Fairylands have been done.

A complaint has been received about the signage and fence at Green Oak Barn.

2017-52. Other business

Cllr. Grimes said that Albourne Equestrian Centre has been sold.

Cllr. Austin said that the traffic lights on the B2116 were both stuck on red at the weekend.

Cllr. Williams said that there is defibrillator training on Thursday 6th April at 6.30 pm at the cricket pavilion for anybody who wants to learn.

Notices have been put up offering foraging lessons. As long as the people involved don't forage on private land, this isn't something for WPC to be concerned about.

Cllr. Williams reported that work has started at Pear Tree, and the site is messy.

The Clerk reported that there is no news from the Environment Agency, and will continue to chase them.

There is a field shelter by Furners Lane and it appears as if people are living there. The Clerk will ask HDC to visit to see if there is any activity.

Cllr. Batchelor said that the flood lights at The Old Dairy are really bright. The Clerk will write to them to ask if they could be pointed downwards.

2017-53. Date of next meeting

The next meeting will be at the Annual Parish Meeting which will be held on Tuesday 4th April at 7.30pm.

The meeting closed at 8.45 pm

The Old Barn
Catsland Farm
Bramlands Lane
Woodmancote
BN5 9TG
14th March 2017

Dear Members of the Parish Council

I feel I need to correct the public record following Mr Connelly's letter to the Parish Council on 14th February.

Mr Connelly has tried to contact me once. I had a missed call from him on 22nd December 2016, during the middle of a working day and as such I sent him a text stating I was busy and asking him to email me a copy of his drainage plan. He replied the same day stating he would email me his plans. He has never sent an email and has not tried to contact me since and for Mr Connelly to state otherwise is simply not true.

All residents are more than happy to engage in dialogue with Mr Connelly in writing, he has our contact details. We would welcome Mr Connelly to write his plans down and send them to us, as yet no such reply has been forth coming despite request. I can only assume from his lack of contact he is unwilling to commit anything to writing.

The residents concerns with the development at the land parcel at 523218 113747 have nothing to do with a resistance to change, they relate purely to the real intensions of a property developer, his lack of adherence to approved planning and the unlicensed installation of drainage.

Yours sincerely

Craig Dixon