

WOODMANCOTE PARISH COUNCIL
Minutes of Meeting held in the Parish Hall on Tuesday 8th November 2016 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. Broucke (Chair), D. Austin, P. Williams, A. Underwood, J. Prangnell and
M. Batchelor
L. Bannister (Clerk)

Others Present: 2 members of the public – Mr & Mrs Douglas
HDC Cllr. D. Coldwell

168. Apologies

Apologies were received from Cllrs. Grimes and Barling.

169. Minutes of the last Meeting held on the 11th October 2016

These were agreed and duly signed by Cllr. Broucke subject to amending item 164, para 4 to read 'Cllr. Williams attended the Playing Field/Cricket Club...'. .

170. Action updates from previous Minutes

No invoice has yet been received for the Operation Watershed work on Furners Lane.

Regarding the quote for the Vehicle Activated Sign, WSCC have said that their estimating team are experiencing problems with the software they use which is preventing any quotes being generated.

Regarding the fence at Hollinger, WSCC have now established who the landowner is, but it appears that they spend most of their time out of the country. However, WSCC now have a contact for them. There is a dispute with the legal boundary, and WSCC are clarifying that before they notify the resident to ensure the fence is removed. They apologised that this is still an issue, but they cannot risk removal of the fence without knowing 100% that they are in the right. Since this update was received, Cllr. Broucke has spoken to WSCC, and they confirmed that the fence has been placed on Highways land, but they are concerned that if the fence is moved this will be moved in front of the ditch thus creating an issue with water runoff from the road.

Cllr. Broucke has found the sign in Blackstone. It was agreed to get some quotes to put this back up.

Cllr. Broucke was asked to read the names at the Remembrance Day service, but has declined as he feels it shouldn't be the same person each year. Cllr. Prangnell's daughter is going to do this instead.

171. Declarations of interest from Members in respect of any items in the Agenda

None.

172. Open Forum

The applicants of the planning application DC/16/2279 attended to answer any queries about their application. They bought the property two years ago and have a two bedroom house without a dining room, and some of their children need to sleep in an annexe as they don't all fit in the house. They applied a while ago for an extension, but were advised by architects to instead rebuild completely.

Their neighbours are in support of the application.

173. Reports from other Authorities

173.1. Horsham District Council

Cllr. Coldwell reported as follows:-

Budgets

HDC have a shortfall to make up. Council tax will almost certainly go up in line with inflation. They will start to charge for rural car parking. This is likely to happen in April next year although plans haven't yet been finalised. Residents will be asked to buy a resident's badge which will allow use of the car parks for a set amount of time. The idea is to charge £12 per year for the first car, and £6 for the second. This is due to the cost of running these car parks. Non-residents will be able to buy tickets, and people that want to park regularly will be able to buy a season ticket.

Boundary review

Cllr. Coldwell will find out soon what the changes will be. He didn't think anything would affect Woodmancote.

Planning

As things currently stand, if there are more than five people who comment on applications with views contrary to the case officer, the application will be decided at committee. This will change soon to ten people. Parish Councils will still be able to call applications to committee.

The Shaw Cottage applications were approved.

Regarding the complaint made to HDC about The Old Rectory, the case officer has told Cllr. Coldwell that she never received this. The Clerk will resend this.

Other

Cllr. Prangnell said that there seemed to be some confusion about amenity tip opening times. Cllr. Coldwell said that these are all on the WSCC website.

Cllr. Batchelor asked about the Blackstone Rise garages. Cllr. Coldwell said that these are on the back burner at the moment, and he thinks that is likely to remain the case.

174. Planning

174.1. DC/16/2169 Bramcote Farm, Bramlands Lane

So as not to miss the comments deadline on this application, a comment was agreed between Members by email. It was agreed to comment on this application as follows:-

‘Woodmancote Parish Council does not object to this application.’

174.2. DC/16/2400 Fairyland, Brighton Road

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

‘Woodmancote Parish Council does not object to this application as long as materials used are in keeping with the existing property and local area.’

174.3. DC/16/2279 West Winds, Brighton Road

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

‘Woodmancote Parish Council does not object to this application as long as materials used are in keeping with the local area, drainage is suitable and no outside floodlighting is added.’

Cllr. Coldwell left the meeting

Details of the following were received following publication of the Agenda. So as not to miss the comments deadline, these were examined at the meeting.

174.4. SDNP/16/05186/HOUS & SDNP/16/05189/LIS

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

‘Woodmancote Parish Council objects to this application because this would overpower the existing listed building, and could possibly be a separate dwelling.’

Mr & Mrs Douglas left the meeting

174.5. SDNP/16/05201/HOUS & SDNP/16/05203/LIS

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

'Woodmancote Parish Council does not object to this application as long as materials used are in keeping with the current property.'

There is a new application for Swains (the residence, not the garden centre). As this is not within the Parish boundary, it was decided not to comment on this.

175. Planning updates

175.1. The Barn, Morlands Farm appeal

This appeal was allowed, for change of use from agricultural to dwelling.

175.2. Stream Farm/Summers Barn

HDC have investigated the alleged residential use at the above site and found that there are several timber buildings on the land, two of which appear to have some residential use, although they believe it is doubtful whether one of them could be classified as a dwelling. One building however, does appear to be used as a dwelling.

HDC said it is clear from aerial photographs that most of the buildings have been on the land for more than 4 years. If used for residential purposes for at least 4 years they would now be immune to enforcement action.

Whilst an application for a Lawful Development Certificate could be invited, HDC's previous dealings with the occupier suggest that an application would be unlikely. Furthermore, since it seems likely that an application would be approved, an invitation could just result in the breach being regularised.

Under the circumstances, HDC have decided that it is not expedient to take any action at this time, although if further information about the nature of the use comes to light this may be reviewed.

WPC were concerned that this would set a precedent for the area, and were surprised about the decision. The Clerk will feed this back to the Officer.

176. Wineham & Shermanbury Neighbourhood Plan reconsultation

This runs until 2nd December. WPC will not comment on this as the reconsultation was for a minor item.

177. Neighbourhood Plan

177.1. Examiner

Two more CVs have been submitted. HDC and rCOH both recommend John Slater, so it was decided to ask HDC to go ahead with him.

177.2. Changes recommended by WSCC

WSCC have suggested several changes to the Plan in response to HDC's consultation. HDC have advised that these suggestions will be sent to the Examiner to take into account. It will be the Examiner's decision whether or not to modify the Plan.

WPC is opposed to changing the footpaths to cycle paths as this wouldn't be suitable for the area, and this will be fed back to HDC.

177.3. General

rCOH have recommended that before the referendum, WPC should check with HDC if there are any changes to regulations that need to be taken into account.

The Clerk has spoken to HDC to ask if WPC need to do anything differently in light of Henfield PC's decision. HDC confirmed that nothing needs to be done, but WPC should be sure that all background documents are available on the website and that all meetings have been properly minuted. Therefore, it was agreed that Minutes of closed meetings will be added to the website.

178. Payphone removal

BT is proposing removing the payphone on Brighton Road. WPC are in agreement with this.

179. Eon Wind Farm

Work has started on the south side of the Parish.

A representative from Eon will come to the next meeting to give an update.

Eon have confirmed that there will be a Community Benefit Fund launched next year. They are still working out final details.

180. Finance/payment

180.1. Reconciled accounts and cashbook

These were agreed and duly signed by Cllr. Prangnell.

180.2. Budget

The Clerk has prepared an initial draft of the budget for 2017-18. This shows a similar amount of expenditure, excluding the Neighbourhood Plan expenses.

181. Other business

It was agreed to send a note to Peter Bates asking for the Parish Hall to be heated as it is very cold.

Cllr. Austin mentioned that once the referendum for the Neighbourhood Plan has taken place, WPC will need to check whether there is a cooling off period.

182. Finance/payment (continued)

182.1. S106

Cllr. Broucke has found paperwork which shows WPC's entitlement to be around £17,000, which is not the same as the information received from HDC. The Clerk will check this with HDC.

182.2. Payments:-

It was agreed to pay the following:-

WSSC – Invoice for Clerk's salary for October - £304.17

183. Correspondence/meetings

A resident of Blackstone has sent an email to say that his neighbouring property at the rear has extended their garden fence and removed a telegraph pole. No Members had any record of this happening and suggested that he contact the landowner directly. The Clerk will feed this back to the resident.

Cllrs. Williams and Underwood attended a tour of Gatwick Airport. They thoroughly enjoyed this.

There is a Joint Parish meeting on 22nd November. Cllr. Batchelor will try to attend this if she is available.

184. Other business (continued)

Cllr. Broucke reported that the rent on the playing field has not been paid by Sussex Cricket in recent years. The Clerk will ask the solicitor dealing with the lease how this should be dealt with and ask if this will have an effect on the lease later on.

Quad bikes/motorbikes have been noticed riding at Woodhouse Wood. The landowner is looking into this.

There was a road traffic accident outside Blackstone Gate house.

185. Date of next meeting

The next meeting will be held on Tuesday 13th December at 7.30pm.

The meeting closed at 9.10 pm