

ALBOURNE PARISH COUNCIL [2016]

Minutes of the meeting of Albourne Parish Council

held on: Tuesday, 6th December 2016, at 7.00 p.m.

Present: Cllr Meg Price (MP) - Chairman
Cllr Graham Stafford (GS) – Vice Chairman
Cllr Nikki Ernest (NE)
Cllr Heather Jordan (HJ)
Cllr Di Howard (DH)
Cllr Nick Wergan (from 7.06 p.m.)

In attendance: Iain McLean (Parish Council Clerk), Councillor John Allen (MSDC), and 3 members of the public (for parts or all of the meeting).

- 1. (2016/141) – Councillor MP formally opened the meeting, welcomed those present, and received apologies for absence.** Apologies for absence were received from Councillor Jerry Butler.
- 2. (2016/142) – Declarations of interest.** HJ declared a personal interest (of a minor nature) in the item on the allotment hedge as she lives next door to the site.
- 3. (2016/143 – Adjournment for any questions or issues raised by members of the public.** A member of the public expressed his thanks the Parish Council for all the hard work, and commitment made to the Albourne Neighbourhood Plan, and also for the Parish Council's involvement in the passage of the Mid Sussex District Development Plan. It was particularly noted and appreciated, that NE had attended the recent examination hearings at MSDC into the housing supply issues.
- 4. (2016/144) – Approval of Minutes.** The minutes of the Parish Council meeting held on 1st November 2016 were duly approved and signed, as a true record, by the Chairman. (It was noted that there had been a few minor changes from the draft, but that Councillors had not yet received the amended final version. The Clerk said that he would circulate these immediately after the meeting).
- 5. (2016/145) – To receive reports (if any) from WSCC Councillor Peter Griffiths (PG), and MSDC Councillor John Allen (JA).** Councillor JA reported that there had been 35 incidences of fly tipping reported in October 2016, and 30 in November. Most of these were building construction and demolition waste. However,

what is needed is comparisons from before WSCC changed the arrangements for the waste disposal sites across the County. JA said that he would try and obtain these. On the conflict of interest point, he said that this had only arisen since the creation of the Developers’ Forum, and that he was taking advice from within MSDC wherever necessary. However, he said that in the context of the District Plan, he couldn’t talk about Neighbourhood Plans or housing numbers. The Parish Council said that it was important for them to know about any issues before they came up. MP the raised the Barleycroft parking issue and complaints, given that this is an MSDC issue, and JA said that if MP could send him the email correspondence, he would try and help take the matter forward. There was no report from PG, as he was not present at this meeting.

6. (2016/146) – Planning matters.

6.1 Three planning applications were considered, and the plans and relevant policies presented and discussed. It was therefore **RESOLVED to comment to MSDC as follows:-**

PROPERTY	PROPOSAL	AGREED RESPONSE
AE/DM/16/4516 Kings Head Stud, London Road	Outline planning application to consider the erection of 4 no. detached dwellings with access from London Road.	Albourne Parish Council strongly objects to this application, and to the principle of development on this site. The Albourne Parish Neighbourhood plan is made, and should be given at least moderate weight, even if MSDC cannot demonstrate a 5 year land supply. This point is recognised by the Inspector who recently dismissed appeal AP/16/00057 – 3 dwellings at North Pottersfield. In fact, Albourne can demonstrate a 5 year land supply, with 35% of our housing delivered within the first 2 years of the 2014 – 2031 plan period. This application is contrary to a number of policies in the Albourne Neighbourhood Plan. It is located in open countryside and an area of development constraint and is also located in a designated local gap, thus conflicting with policies ALC1 and ALC3. It also conflicts with policy ALH1, as it is not adjacent to the built up area boundary, being on the east side of the B2118 (old A23), and nor is it infill, as it is not currently surrounded by other development. Indeed, the examiner of the Albourne Neighbourhood Plan, Claire Wright, refers to and supports the policy in the extant MSLP 2004 for no further ribbon

		<p>development along the B2118. Reference should also be made to the inspector's report for appeal AP/16/00057, which recognised that a similar development (3 dwellings at North Pottersfeld) would harm both the character and appearance of the countryside surrounding Albourne, and would conflict with the advice of the NPPF that local authorities should avoid new isolated homes in the countryside, unless there were special circumstances, and unless satisfied that the adverse impacts of the scheme significantly outweighed the benefits. Finally, 2 points of detail. The proposal does not allow for any affordable housing. Also, the noise report is somewhat technical. It is unclear what the wind direction was when the 2 measurements were taken, and this would make a huge difference to the results. It seems from the report that the noise levels indicate that the noise experienced by the proposed dwellings would exceed the recommended guidelines and large, probably visually intrusive acoustic fencing would be required. For all the many reasons above, this application should be refused.</p>
<p>AE/DM/4575 Pear Tree, Blackstone Lane</p>	<p>Retention of the siting of a mobile home for storage of livestock feed for a period of 2 years.</p>	<p>Albourne Parish Council objects to this application. The Council notes that when the original application was given permission for the temporary siting of the caravan, the applicant gave assurances that work would commence on the agricultural building in June 2015. It is now December 2016 and there is no evidence that the work has started. In fact, the site now looks very untidy, with non-agricultural items on the site, including what seem to be additional caravans. The Council notes that the applicant discussed residing in the caravan with the MSDC planning officer, and we would like assurances that this is not</p>

		happening. In summary, this application should be refused, as the applicant has not kept to previous assurances, and there is no evidence that they intend to erect the agricultural building.
AE/DM/4871 The Poplars, Leyfield	Two storey side and rear extensions. Loft conversion with new front elevation dormer.	Albourne Parish Council has no objections to this application.

6.2 On planning application DM/16/4718 - Avtrade Global HQ, Reeds Lane (land situated in the adjoining Parish of Hurstpierpoint and Sayers Common): Proposed new warehouse building with associated parking and landscaping, it was **AGREED** to submit a response to MSDC as follows (given its relevance to this Parish): "Albourne Parish Council has serious concerns with regard to this application related to lighting and flooding. The site is extremely visible from Albourne, and the current site already causes considerable light pollution, contrary to the dark skies objectives set out in the made Albourne Neighbourhood Plan, and the initiative of the South Downs National Park Authority. We also have concerns related to surface water management. Reeds Lane is well known to suffer serious flooding multiple times over the winter months, such that it is often impassable. This flooding causes water to back up in the ditch drainage system to Albourne, causing ditches to overflow and on occasion causing flooding to homes. The fire brigade has been called multiple times to deal with this issue. We are concerned that this development will significantly worsen these issues. If therefore, MSDC is minded to approve this application, we would ask that the warehouse building is very limited in terms of preferably having no windows in the building, and with no external lighting. We would also ask that the drainage is designed in such a way that the surface water run off from the building and the additional parking area is contained within the site, and is not discharged into the wider ditch/drainage system."

6.3 On current planning and planning enforcement matters, the Clerk updated the meeting on MSDC responses, as follows – (i) Copyhold Farm – “Copyhold Farm is actually Priestfield Barn – we have invited the owner to submit a planning application to regularise what he has done. However if this is not forthcoming I doubt it would be expedient for us to pursue the matter. I heard from the owner this week and he was intending to submit an application soonest.” On the Environmental side, the Clerk wrote again to the officer at WSCC, David Dutton, on 23rd November 2016, and is awaiting a response. (ii) The application for the revised design of the barn at Albourne Place is in but not yet validated, there are no other current planning concerns there. (iii) Land south of Ernest Doe site “Unfortunately the existence of a post box does not provide evidence of residential use. Most commercial premises have post boxes, For residential use to be proved there would need to be a dwelling/mobile home which is the primary residence of the occupant. We last investigated this allegation in 2011 and found that the mobile home was being used as a kennel. My powers only allow me to enter land to investigate suspected breaches of planning control, they do not allow me to go and have a snoop around... so can you please advise apart from the existence of a post box what evidence does the PC have to support an allegation that there is a breach of planning control? NB. DM/16/4516 refers to part of this parcel of land.” (iv) “Breechlands is currently the subject of a Lawful Development Application 14/02702/LDE for storage and distribution.” However, it was noted that it needed to be established whether any of the temporary storage was on the public highway. (v) Lorries parking on verges- DM/16/3399 “I discussed this application with Councillor Ernest earlier on in the week. This is an Agricultural application. There are no conditions that I can enforce. There is a Browns sweeper lorry on site to keep the road clear. Any damage to the verge is a matter between

Highways or the land owner and the haulier.” On recent MSDC decisions, it was noted that DM/16/4039 (Gallops) had been approved, DM/16/3239 (22 Hunters Mead) had been approved, DM/16/3369 (land parcel to the east of London Road) had been approved, DM/16/2993 (the Nursery, Church Lane) had been refused. On the Firsland Industrial Estate issue, said that there was a need to analyse and study the data recently obtained from the Environment Agency. The Winterpick site now has data for the third quarter, and this shows that at a movement of some 33K tonnes of material so far, they have already exceeded the annual limit of just under 30K tonnes. A Freedom of Information request has been made for further information. Councillor NE took the opportunity of updating the Parish Council on the examination hearings at MSDC held by the Planning Inspector into the housing aspects of the submitted District Development Plan. It was noted that the objectively assessed need (OAN) is likely to have to go up from the current 800 dwellings per annum. It was also likely that MSDC’s contribution to the unmet housing need of neighbouring housing Authorities (e.g. Crawley, and Brighton and Hove) would have to increase. However, there will have to be a sub regional strategy for B&H, as the level of their unmet need is too high for any one Authority to be able to meet it. It was also noted that Mayfields Market Town want an early review of the Plan, so as to try and get their proposal back on the table, but this is being resisted by MSDC. There will be further hearings in January 2017, after which the Inspector is expected to set out his views in the matter.

7. (2016/147) – Finance report and matters.

7.1 The financial summary and the Bank reconciliation for the month, were received, noted, and approved.

7.2 Invoices were presented for payment, and it **was RESOLVED to agree and to make the following payments:-**

AMOUNT	PROCUREMENT	PAYEE
£410-63	Clerk’s salary + on costs (October 2016)	West Sussex County Council
£115-00	Village Hall hire charges x5 meetings	Albourne Village Hall
£50-00 (s.137 expenditure)	Contribution towards refreshments for Village Carol concert	Albourne Village Hall
£400-00	Annual contribution towards upkeep of Churchyard – St Bartholomew’s Church	ASCAT PCC

7.3 The receipt of a cheque, which had been raised from the Family Fun day/Village Hall Social Group, in the sum of £471, as a contribution towards the project of installing some new play equipment in the Recreation Ground’s children’s playground, was duly noted, and much appreciated by the Parish Council. The cheque has been banked and was included in the financial statements set out above. The money would need to be ring fenced for the benefit of the project, and the RFO will ensure this.

7.4 It was **AGREED** that the £50 contribution towards the refreshments for the Village carol concert in December, as agreed at the meeting on 4th October 2016, should be made payable to the Village Hall (Social Group) rather than directly to the Church.

7.5 It was formally **AGREED** to make the annual contribution of £400 towards the upkeep of St. Bartholomew's Churchyard (as above). The Clerk confirmed that the funds were included in the budget for 2016/17.

8 (2016/148) – Operation Watershed. Councillor GS said that he was still awaiting the third estimate for the Oak Vale Cottages project, and the outside Yew Tree Farm. The three amended applications taking on board the revisions wanted by WSCC, still need to be signed off by Councillor Peter Griffiths (WSCC), and this is in hand. GS is also awaiting a price for investigating the culverts outside the Albourne Equestrian Centre. All matters are progressing, but quite slowly.

9 (2016/149) – Children's play equipment for the Recreation Ground. It was noted that MSDC had now responded on the costs issue, and had stated that this would be in the order of £6,525.52 for the preferred equipment (climbing frame). The Clerk is now pursuing an application to MSDC for a grant of £5,000 under the Grants for Voluntary and Community Groups scheme, but that it was noted that some of the money would have to be found from existing Parish Council funds.

10. (2016/150) – Car parking at Barleycroft. It was noted that the preferred option of the residents to alleviate the problem is to replace a strip of Green at the East end with hard standing for a row of cars. However, this would depend on MSDC being prepared to fund the work. The possible transfer of the land is also being looked at, and input from WSCC as the highways authority is awaited.

11. (2016/151) – Current issues. (i) On traffic issues, these are still ongoing, but there is currently nothing to report. It was noted that it would be an idea for Councillor Peter Griffiths (who is not standing at the WSCC elections in May) to update the replacement candidate for his party, on the various issues affecting Albourne, which WSCC is involved with, and even possibly bring along to a future meeting, (ii) On the signs issue, ditto. (iii) On the waste disposal bin for installation at the north bus stop (with the shelter), it was noted that a highways license from WSCC is not required, but that because of the required size of the bin, it would need to be ground fitted. The Clerk will pursue the order with the supplier on this basis. (iv) On the allotment hedge, the quote from Barcombe Landscapes Ltd was noted, but it was agreed that GS would try and obtain an alternative quote from a local contractor, (iv) On the possible purchase of a defibrillator, MP would just check the details and confirm the price, and then the Clerk would proceed with the order.

12. (2016/152) - Councillors exchange of information/new matters. DH said that the work done to take out the hedge along Barn Close/Village Hall had created a quite a mess, and some concerns about security had been expressed, but emails from MSDC indicated that the situation would improve. On the Q Leisure shooting noise issue, the shoots are very infrequent, and they have, and are providing sound bunds. It may be that the noise is from nearby pheasant shoots. GS said that he would look at the timing of the VH lights, given a recent email from a resident. It might be possible to arrange for time to stay on until 11.00 p.m., but this has to be a balancing exercise in terms of light pollution for other residents. He said that complaints had been received about a constantly barking dog from a property in the Village. The property was identified, and so the Clerk was asked to write to the owner of the

dogs accordingly. MP referred to a letter recently received from the Monday Group asking for a donation for the work recently done for a local footpath (installation of step and handrail). MP suggested a sum of £75, and on a show of hands, the donation was approved by three votes to none, with three abstentions. The broken Millennium garden bench needs to be removed, and this was agreed, and would be arranged. GS said that he would obtain a price for this. There was an issue about light pollution coming from the Golf Club/course, and the Clerk would take this up with the Singing Hills Golf Club. It was noted that on the possibility of the “park and ride” scheme at the Q Leisure Park, the owner of the land had indicated that he was not interested in using the site for this purpose. On the Councillor JA issue (see above) it was noted that members still had concerns, and so it was agreed that the Clerk would write to JA accordingly, copied to Councillor Garry Wall, and the Head of Legal Services at MSDC, Tom Clark. HJ noted that the hedge at Hunters Mead had still not been finished. MSDC had said that they would return to do this, but other priorities had taken over recently. It was therefore agreed to review in January 2017. It was also noted that hedge at the Millennium Garden still needs to be done, and although the Clerk has raised this with Barcombe Landscapes Limited, he would need to chase them up about it. The building works at 1 Barn Close were noted, and the Parish Council needed to ensure that this was being done in full compliance with building regulations, and policy. It was also noted that a retrospective planning application had recently been made for the work, which would probably come to the Parish Council at its next meeting in January 2017.

The meeting closed at 9.08 p.m.

SIGNED.....Meg Price/Graham Stafford
Chairman/Vice Chairman

NEXT ORDINARY MEETING: TUESDAY, 3rd JANUARY 2017 @ 7.00 p.m.