

ALBOURNE PARISH COUNCIL [2018]

Minutes of the meeting of Albourne Parish Council

held on: Tuesday, 2nd January 2018, at 7.00 p.m.

Present: Cllr Graham Stafford (GS) – Chairman
Cllr Jerry Butler (JB) – Vice Chairman
Cllr Nikki Ernest (NE)
Cllr Di Howard (DH)
Cllr Suzi Sawyer (SS)
Cllr John Drew (JD)

In attendance: Iain McLean (Parish Council Clerk), Councillor Judy Llewellyn-Burke (MSDC), Councillor Joy Dennis (WSCC), and 3 members of the public (for parts or all of the meeting).

- 1. (2018/001) – Councillor Stafford formally opened the meeting, welcomed those present, and received apologies for absence.** An apology for absence was received from Councillor Heather Jordan, and the reason accepted.
- 2. (2018/002) – Declarations of interest.** There were none declared on this occasion.
- 3. (2018/003) – Adjournment for any questions or issues raised by members of the public.** It was asked whether there is any update on the “Common Copse” land in the Street (see previous minutes). The matter is still with Richard Speller from WSCC. A problem with drains was reported near the Village Hall, where a blockage has occurred. The clearance work was done by Southern Water, but it took quite a time to complete. Cllr JB will take up the issue of wet wipes being flushed down the toilets in the VH, with users of the Hall, particularly the Under 5s Group. It was reported that the rubbish waste bin in the Street is in need of repair/replacement, and could do with being bigger. The Clerk will pursue this with MSDC in terms of responsibility and cost. In principle, APC would be prepared to make a contribution if necessary. It was noted that the hedge at Hunters Mead needs trimming, and most of the grass on the green (which is owned by MSDC) has gone due to increased activity on it (goalposts for example, have appeared on the land). It may be that the land is being used in connection with a children’s nursery at a property in Hunters Mead. This is likely not to be in accordance with any planning requirements. Cllr JLB (MSDC) will look into with relevant MSDC officers. It was noted that there is a water leak in the Street, and this could be a burst water main. It needs to be resolved by either South East Water or Southern Water. There is also further flooding along Reeds Lane outside Coombs Hill Cottage. There will be a need to involve

Hurstpierpoint and Sayers Common Parish Council, as this is on their side of the Parish boundary. Richard Speller (RS) at WSCC needs to investigate from a highways point of view. It was also noted that there is always flooding in heavy rain outside Arden Grange in the B2118. This has already been reported to WSCC. In the context of Operation Watershed, Cllr GS will take these matters up with RS. The flooding in Church Lane was also referred to, but it was noted that even despite the work that has already been done to resolve this, there is nothing much more that can be done because of the water-table level in heavy rain. It was asked if there is any progress on the defibrillator training equipment since the last meeting. The matter has not progressed, but it was **AGREED** by the Parish Council, to purchase the equipment (see November 2017 minutes) and two sets of pads. The Clerk will be emailed with the details, in order to be able to order and procure the appropriate equipment. It was noted that two people in the Village had offered to contribute towards the cost, and the Clerk needs to be provided with the contact details in order to take this forward. It was also noted that the equipment could be lent out to other organisations, in return for a contribution towards the cost.

4. **(2018/004) – Approval of Minutes.** The minutes of the Parish Council meeting held on 5th December 2017 were duly approved and signed, as a true record, by the Chairman.

5. **(2018/005) – To receive reports (if any) from WSCC Councillor Joy Dennis (JD), and MSDC Councillor Judy Llewellyn-Burke (JLB).** Cllr JD said that she is still waiting for information on the availability of s.106 planning consent money, but the situation looks promising. WSCC is very much looking at rural broadband issues in the County, and appropriate meetings are taking place. The telephone number for UK Power Networks to report power supply issue is 105. She reported on a campaign to stop door step trading, especially so as to protect the old and vulnerable. Finally, JD mentioned the difficulty of attending all future meetings (certainly from the start), because they will clash with a number of other Parishes she covers. This was completely understood by APC. Cllr JLB said that the planning enforcement notice for the Pear Tree Farm storage of caravans issue has been served. There is no change in the District Plan situation – the Inspector’s report has not yet been received. She recommended the “Well Being” section of the MSDC website, as this contains a lot of useful information. She will get back to the PC on the Old School planning issue, although this has been taken up as previously promised. It was noted that there is a further issue of caravan storage locally (along the B2116), but that the area is within Hurstpierpoint and Sayers Common Parish. The matter therefore needs to be brought to their attention.

6. (2018/006) – 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 and to WSCC (on the second application) as follows:-**

PROPERTY	PROPOSAL	AGREED RESPONSE
DM/17/4824 Kings Head Stud, London Road	Full planning application for the erection of a single detached dwelling, following the granting	Albourne Parish Council has no objections to the design of the new dwelling. However, it does

	<p>of Outline Planning Approval under reference DM/17/1649. To include the demolition of existing shed and removal of existing mobile home.</p>	<p>object to the proposed re-positioning of the building on the site. This site is outside the built-up-area boundary in an area of countryside development constraint, and is also a defined local gap between Albourne and Hurstpierpoint. Outline permission was given due to the original location's proximity to the existing built-up-area, and given that the development broadly followed the linear pattern of development to the south. The proposed re-positioning meets neither of these criteria, and would have an unacceptable impact on the landscape, being further from the screening hedgerow and further into the agricultural field. This re-positioning is therefore contrary to policy ALC1 in the Albourne Neighbourhood Plan and Policies DP10, DP11, C3 and C1 of the Mid Sussex local plan(s). It also does not comply with new policy DP6 in the submitted District Plan. We would also ask that MSDC consult the South Downs National Park Authority on this application, and if MSDC are minded to approve it, that conditions are included to prohibit any further housing development on this site.</p>
<p>WSCC/046/17/WK Unit 29, Firstrand Park Industrial Estate, Henfield Road</p>	<p>Amendment of condition 9 of planning permission WCC/033/17/WK to remove the requirement for the approval and implementation of a scheme for thermally insulated block walls to separate stockpiles.</p>	<p>Albourne Parish Council strongly objects to this application. This condition was imposed on the granting of consent for application WSCC/033/17/WK, given the serious concerns about fire risk raised by David Boarer of West Sussex Fire and Rescue Service (the Fire Service). Mr Boarer is clearly very familiar with the site and its history. In fact, the permission given under</p>

		<p>WSCC/033/17/WK did not address all the concerns he raised, specifically the need to ensure that no materials are stored in an area, which by smoke or heat should affect the integrity of the overhead power cables. It is not at all clear that these issues have been properly addressed, and so the condition should remain in place. However, if WSCC is minded to approve this application, the Parish Council would expect a detailed response from the Environment Agency (EA), the Fire Service, and National Grid demonstrating that satisfactory fire mitigation measures are in place, so as to completely remove any risks. It also needs to be clear that the EA has adequate enforcement powers in order to ensure that their own requirements are met. In the meantime, as the Fire Service clearly has major fire risk concerns about the current 5 metre high stockpile, the Parish Council would expect WSCC, as the relevant Authority, to require the stockpile to be reduced to the previous limit of 2.8 metres, until satisfactory mitigation measures are put in place.</p>
DM/17/5058 (LBC) The Old Rectory, Church Lane	Proposed retention of front entrance steps and provision of steel safety railings.	Albourne Parish Council has no objections to this application, subject to the approval of MSDC's Conservation Officer.

Note: In the context of the Firsland application, Cllr JD (WSCC) said that she would try and obtain the official figures for HGV movements in 2017, from appropriate officers.

6.2 On the Firsland Industrial Estate HGV issue, Cllr JD gave an update and said that research was continuing into whether or not WSCC misdirected itself in granting the original planning consent, and what could be done about it. He has a firm possibly lined up (GTA) to carry out the traffic survey, and this looks promising. He will be speaking with the Clerk at

Hurstpierpoint and Sayers Common Parish Council to discuss how they did their recent survey, and who it used. There is also the funding of the project to take forward and discuss, and this relates to the possible use of s.106 money. JD said that there had still been no response from Olus on the need for setting up the liaison group, which is at the moment, a planning condition. NE asked if JD could try and get the figures from the Environment Agency for the annual figures/data for the use of the Winterpick site, and the status of the current application. Finally, JD mentioned the lorry vibration issue, and possible damage being caused to properties. He said that he has a quote from a firm to carry out some measurement of the problem, but further work on the necessary procurement is needed.

6.3 On current planning, and planning enforcement matters, it was noted that there is a new issue at the new Horsham and Mid Sussex Equestrian Academy (HMSEA) (formerly the Albourne Equestrian Centre) in that they are using very bright lighting to illuminate the outdoor riding area, in contravention of planning requirements. It was agreed that in the first instance the Clerk, in liaison with Cllr NE, will email and write to the HMSEA accordingly.

7. (2018/007) – 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
£427-83	Clerk's salary + on costs (December)	West Sussex County Council

7.3. The Clerk presented the proposed, draft budget for 2018/19 (as previously circulated to members). It was noted that 3K had been included for the road traffic HGV survey, although if the work takes place (and is funded) this financial year, it won't be necessary. Otherwise, the discussion centred on the possible need to budget for possible legal advice in connection with the Firsland Park Industrial Estate planning issues, and a possible contribution towards broadband improvement in Truslers Hill Lane. However, it was noted that there is an existing £1,000 budget for miscellaneous matters, and it was **AGREED** to increase this to £10,000 in order to help fund future decisions on both these matters, which could be taken later in the year, when the situation becomes more clear. This gives a total budget of £31,960, which is just about fundable from total resources available to the Parish Council in the next financial year, even if the precept is not raised.

7.4 In the light of the above, it was **RESOLVED to keep the precept for 2018/19 at the same level as for this year (2017/18) at £15,022, and the Clerk was authorised to respond to MSDC accordingly.**

8. (2018/008) – Operation Watershed (OW). This had been addressed under minute 2018/003 above, but Cllr GS reminded the meeting that that the consent of the new Equestrian Centre Academy will be needed to carry out the necessary drainage work under that particular part of the OW project. Cllr GS had also mentioned that the work is out to tender, and that he had recently spoken with Landbuild (one of the contractors invited to bid).

9. (2018/009) – Current issues. On the waste bin installation issue, it was noted that the bin has now at last been installed by the bus stop, and that the Clerk is liaising with MSDC in order to ensure that it is added to the collection round for Albourne.

10. (2018/010) - Councillors exchange of information/new matters. Cllr DH raised an issue about dogs in sheep fields, and the need for farmers/landowners to post suitable notices, when grazing sheep in fields through which public footpaths go. Cllr GS will liaise with appropriate contact details. Cllr JD mentioned the latest publicity drive by Mayfields Market Town (MMT) regarding the new town proposal. There appears to be no basis to the claim that MMT has options on 900 acres of land. It was noted that Cllr NE is attending a meeting at Horsham District Council with the new Head of Planning there (who was not involved in the District Plan process), so as to be sure that when the Horsham District Plan comes up for review shortly, the new Head understands the issues, and the relationship between the Horsham Plan and the MSDC Plan.

The meeting closed at 9.00 p.m.

SIGNED.....Graham Stafford/Jerry Butler
Chairman/Vice Chairman

NEXT ORDINARY MEETING: TUESDAY, 6th FEBRUARY 2018 @ 7.00 p.m.