

ALBOURNE PARISH COUNCIL [2023]

Minutes of the Parish Council meeting of Albourne Parish Council

held on: Tuesday, 3rd January, 2023 at 7.00 p.m. in the Village Hall.

Present: Cllr Graham Stafford (GS) – Chairman
Cllr Jerry Butler (JB) – Vice Chairman
Cllr Di Smith (DS)
Cllr Joy Parks (JP)
Cllr John Drew (JD)
Cllr Suzanne Sawyer (SS) (from 7.10 p.m.)
Cllr Geoff Zeidler (GZ) (from 7.15 p.m.)

In attendance: Iain McLean; Parish Council Clerk (via remote means), and two members of the public.

- (2023/001) - Councillor GS formally opened the meeting, welcomed those present, and received apologies for absence.** Councillor Suzanne Sawyer had indicated that she may be a little late to the meeting due to a prior commitment.
- (2023/002) – Declarations of interest.** There were none declared on this occasion.
- (2023/003) – Adjournment for any questions or issues raised by members of the public.** There were none raised on this occasion.
- (2023/004) – Approval of Minutes.** The minutes of the Parish Council meeting held on 6th December 2022 were duly approved and will be signed off, as a true record, by the Chairman as soon as possible.
- (2023/005) – To receive reports (if any) from WSCC Councillor Joy Dennis (JD), and MSDC Councillor Kristy Adams (KA).** There were no reports as neither Councillor was present.
- (2023/006) – Planning matters.**

6.1 Four 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/22/2485 - Site Of The Former Hazeldens	Reserved Matters Application following outline approval	Albourne Parish Council notes that the changes made to the

<p>Nursery, London Road</p>	<p>DM/19/1001 for an extra care development of up to 84 units, comprising of apartments and cottages, all within Use Class C2, associated communal facilities. 2 workshops, provision of vehicular and cycle parking together with all necessary internal roads and footpaths, provision of open space and associated landscape works, and ancillary works and structures. Works to include the demolition of the existing bungalow on the site. Amended plans received 02/12/2022, Including revised layout and alterations to Village Centre.</p>	<p>application are not significant or material, and do not address many of the points that the Parish Council raised in its response to the original Reserved matters application, which was made back in September 2022. The Parish Council therefore repeats and reiterates those objections. However, we note that the applicant is engaging with local residents, and therefore the Parish Council supports those efforts. The applicant should honour the commitment it has made to accommodate the views of local residents and to listen to their concerns, particularly with regard to design and layout matters.</p>
<p>AE/DM/22/3783 - Squirrels, The Street</p>	<p>Ground and first floor flat extension to front/side elevation, forming car port and balcony.</p>	<p>Albourne Parish Council notes that the property is within the Conservation Area. As such, we have concerns that the proposal is of a modern and inappropriate style, and is not therefore in keeping with the surrounding area. It will also be highly visible from the road. The Parish Council therefore objects to the application in its present form, as not being compliant with current policy, but will have regard to the views of the Conservation Officer.</p>
<p>AE/DM/22/3814 - Wick Farm House, Truslers Hill Lane</p>	<p>Replacement of one barn and erection of a second barn with flexible use for either Class B2, B8 or E(g).</p>	<p>In terms of the proposed new barns, Albourne Parish Council notes and agrees with the comments of the Conservation Officer. The second barn is substantial in size, and will have a significant visual impact on the surrounding area. There are concerns about the ecological effects of the proposal, particularly as regards the impact on the local bat population, given that the barns are located within their habitat area. We also note that there will be a loss of trees. There is single track access to the Barns, and we have concerns</p>

		<p>on the traffic impacts of the proposal on Truslers Hill Lane. At present, the use of the land is agricultural, but there is bound to be a substantial increase in traffic generation if any of the possible uses applied for are permitted. This traffic will go past the existing dwellings changing the nature of their environment, and will obviously come out onto Truslers Hill Lane, increasing the flow, and therefore the likelihood of accidents. These roads currently have a 60mph speed limit. As a general point it is difficult to assess the application fully, without knowing what the intended use of the barns is. For example, in regard to use E(g), who is to be the arbiter of what constitutes detriment to the local amenity? We therefore do not believe that any change of use to the agricultural and residential nature of this particular area, is appropriate. There is also the potential for the proposal to impact on the South Downs National Park Authority's Dark Skies initiative. For all these reasons the Parish Council objects to the application.</p>
AE/DM/22/3845 - Lanehurst Stables, Twineham Lane	Proposed single storey extension to existing utility room.	Albourne Parish Council has no objections to the application.

6.2 Cllr JD reported that the last of the old, redundant road signs had at last been taken down, and the residue removed. It was noted that the new speed policy announced by WSCC should help with the Parish Council's ongoing application for the Traffic Regulation Order under its road traffic management scheme as submitted to WSCC. The Council needs to find out, possibly through Cllr Joy Dennis, if anything more needs to be done in terms of the application, pending its review under the new appraisal scheme. It was further noted that national statistics back up the Parish Council's rationale behind the reduction of speeds from 30 mph to 20 mph in the appropriate places. It was confirmed that there has been no further interest in the Speed-watch scheme, but it was thought that it would be worth trying again in terms of advertising the proposal. A response from Steve McConnell regarding the road safety survey is still awaited.

6.3 Cllr GZ confirmed that Parish Council's response to the Regulation 8 consultation on the revised District Plan, was submitted within the deadline, and a copy is available to view on

the Parish Council's website. The residents' consultation meetings in December had been well attended, and informative. The Regulation 19 consultation process is now awaited, and it will be interesting to see how this has been affected by the responses, and also the Government's consultation and proposed changes to the planning system, e.g. the possibility that Planning Authorities need no longer be required to demonstrate a 5 year housing land supply, or to apply top down housing targets. It was noted that the affordability issue in West Sussex has not been mentioned or addressed, and this is something that LAMBS will be taking up at the appropriate levels.

6.4. There were no appeals or enforcement matters to discuss at present, although some updates are still awaited from MSDC, e.g. as to the Equestrian Centre issue. The Clerk will chase this up once again.

7. (2023/007) – Finance report and matters.

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

7.2 The 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 2022)	West Sussex County Council
£40-00	Data Protection registration	Information Commissioners Office
£16-29	Refreshments for December's Parish Council meeting	Albourne Village Hall
£21-00	TENS Licence to open Albourne Arms after Christmas Carol service on 21.12.22	Jerry Butler (reimbursement)

7.3 The proposed budget for the financial year 2023/24 was presented. This proposes a few changes from the current budget (2022/23), mainly in relation to (i) increasing the street lights electricity budget, (ii) the planning budget, given the need to respond to the various stages of the District Plan consultation, and (iii) the possibility of a contested election in May 2023. The total budget is therefore slightly increased from £31,860 to £32,410. On this basis it was **RESOLVED** to agree the budget as recommended.

7.4 In the light of the agreed budget, and after discussion about whether the precept for 2023/24 should be raised, it was **RESOLVED** to keep the precept at the same level as for the current year, i.e. £15,022. The Clerk will make the request to MSDC accordingly.

8. (2023/008) – Current issues. There were no updates to report at the present time.

9. (2023/009) - Councillors exchange of information/new matters. Cllr DS raised an issue over the grant of planning permission at Gunners Cottage, and why MSDC take the view that no separate planning application for a change of use of the new, now permanent, access track was necessary or required. The Clerk will take this up with the Planning Officer. On the safer route to School fence issue, there is still no sign of this being done, and the

officer at WSCC has stated that it will be done as soon as it can be. Cllr SS mentioned the state of the roads in the area at the moment, with a significant amount of pot holes that need fixing. These can be reported directly using the new on-line reporting system. Cllr JP said that the fly-tipping (see previous minutes) had now been moved by someone (in effect re-fly-tipped) at the back of the Village Hall. The items include things that cannot be easily removed, e.g. tyres. The Clerk will take this up with MSDC, in order to see what can be done. Cllr GZ indicated that he wanted to take forward, and to re-engage with the Inter Parishes Group, which was set up to discuss common matters of interest amongst local Parishes. Cllr GS advised that the continual flooding issue on the B2118 (outside Ernest Doe) has been reported to WSCC. They have responded to say that photographs of the problems would be helpful, and Cllr JP volunteered to do this. GS also asked if there had been any progress on the disappearance of the post box (see previous minutes). The Clerk said that that there had been no response from the Post Office, but he would try and chase this up. Finally, he reported that the post and rail fence in Church Lane on the bend (near the clapper boards) needs repairing, and is currently dangerous as it may not prevent pedestrians falling into the stream. The Clerk will report this to WSCC Highways.

The meeting closed at 8.45 p.m.

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

NEXT ORDINARY MEETING: TUESDAY, 7th FEBRUARY 2023 @ 7.00 p.m.