

# ALBOURNE PARISH COUNCIL [2017]

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## Minutes of the meeting of Albourne Parish Council

held on: Tuesday, 8<sup>th</sup> August 2017, at 7.00 p.m.

*Present:* Cllr Graham Stafford (GS) – Chairman  
Cllr Nikki Ernest (NE)  
Cllr Di Howard (DH)  
Cllr Heather Jordan (HJ)  
Cllr Suzi Sawyer (SS)

*In attendance:* Iain McLean (Parish Council Clerk), Councillor Joy Dennis (JD) (West Sussex County Council), and 10 members of the public (for parts or all of the meeting).

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- (2017/092) – Councillor Stafford formally opened the meeting, welcomed those present, and received apologies for absence.** Apologies for absence were received from Parish Councillors Jerry Butler (Vice Chairman) and Nick Wergan, and these were accepted. Councillor Judy Llewellyn-Burke (Mid Sussex District Council) had also sent her apologies.
- (2017/093) – Declarations of interest.** SS declared a personal interest of a minor nature in planning item 4.1 on the Agenda (7 Barn Close) as she lives nearby in the same road. DH later declared a personal interest of a minor nature in the same application, for the same reason. Both Councillors stated therefore, that they would take no part in the proceedings or decision regarding the determination of this application.
- (2017/094) – Approval of Minutes.** The minutes of the Parish Council meeting held on 4<sup>th</sup> July 2017 were duly approved and signed, as a true record, by the Chairman.
- (2017/095) – Planning matters.**

4.1 Eight 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/17/2285 1 Butts Cottages, London Road	Proposed single storey side extension.	Albourne Parish Council has no objections to this application.

<p>AE/DM/17/2582 The Lodge, Truslers Hill Lane</p>	<p>Proposal to change the current flat roof to a pitched roof, to incorporate two prototype solar panels to the south elevation. Also to include a balcony on the east elevation.</p>	<p>This building has planning permission for private leisure use and occasional overnight stays. It is not a residential property. Albourne Parish Council objects to this application. The site is highly visible from a public footpath, and the proposed roof is a large structure which would change the nature of the area. We do not support the building of a large permanent structure for the purposes of experimental uses, and feel that solar panels on this site, which is completely surrounded by woodland, are not appropriate or viable.</p>
<p>AE/DM/17/1968 Land north of Lanehurst Cottage, Twineham Lane</p>	<p>Steel framed agricultural storage building.</p>	<p>Albourne Parish Council generally supports agricultural businesses. However, there is no explanation in this proposal as to why this new building is not located with the other farm buildings at New House Farm itself, which would seem to the Parish Council much more appropriate.</p>
<p>AE/DM/17/2713 Wellfont, Truslers Hill Lane</p>	<p>Demolition of the existing detached dwelling and the construction of a replacement detached, three storey and five bedroom, dwelling and detached garage building. Current vehicle access to be blocked up. Existing access point to front north corner of site to be re-opened and a new driveway constructed. Convert the existing stable block to an ancillary domestic outbuilding and rebuild existing shed.</p>	<p>Albourne Parish Council recognises that this site should be redeveloped. However, we cannot support this application due to its increased height and width from the previously approved plan, which was already for a substantial building. This plot is highly visible and we feel a 3 story building will be overbearing on the landscape. It therefore fails the tests set by policy B1 of the 2004 Local Plan in terms of demolition and new-build.</p>
<p>AE/DM/17/2887 7 Leyfield</p>	<p>Proposed front porch extension.</p>	<p>Albourne Parish Council has no objections to this application.</p>
<p>AE/DM/17/2922 Westwinds, 1</p>	<p>First floor rear extension, two storey side extension and porch</p>	<p>Albourne Parish Council has no</p>

Leyfield	to front.	objections to this application.
AE/DM/17/3002 Q Leisure, the Old Sand Pit, London Road	Proposed change of use of land from existing paintball and general use to second outdoor shooting range.	Albourne Parish Council objects to this application, as there is no information provided in the papers, on noise levels above the existing paint balling activities, or proposed lighting of the area taking into consideration the dark skies policies of the South Downs National Park, from which this site is highly visible. There is also nothing to indicate what the proposed hours of operation will be. The application should not be determined until this information is provided.
AE/DM/17/3062 7 Barn Close	Demolition of existing conservatory and erection of a new conservatory.	Albourne Parish Council has no objections to this application.

Note: In accordance with their respective declarations of interest above, Councillors SS and DH took no part in the discussion or decision relating to DM/17/3062.

4.2 On the Firsland Industrial Estate HGV issue, John Drew (a local resident) introduced his paper, which has been circulated to Councillors, outlining the results of the traffic survey(s), and the suggested recommendations. This paper is available from the Parish Clerk. The HGV issue has definitely increased since the Olus planning application, and the evidence of four recent surveys clearly shows that the estimate of HGV movements used by WSCC was vastly flawed. NE said that she wanted to understand the basis of the mere 48 movements estimated. It is clear that ineffective action is being taken by WSCC in terms of the breaches. It was noted that there is a meeting of the interested parties coming up with WSCC to discuss the issues, and hopefully some answers may come out of that meeting. Clarity is needed on Firsland's opening times, as the gates always seem to be open. The offer of borrowing a Speed Indication Device (SID) from WSCC (via Cllr JD) has been received, and will be taken up. The Parish Council will need to consider whether or not to purchase its own SID (cost about £2.5K). There may be s.106 funds or other grant monies available from WSCC for this, e.g. the Community Highways scheme. It was agreed that the Parish Council will work through and consider all the recommendations of the paper, and bring the matter back to a future meeting. Cllr JD said that the problem was also now occurring along Reeds Lane, and that the Parish Council would need to involve Hurstpierpoint and Sayers Common Parish Council to make sure that any controlling measures they may wish to take do not impact adversely on Albourne. GS said that he thought it would also be appropriate to install speed loops along the B2116, and the Clerk will pursue this with Richard Speller at WSCC. It is necessary to compare results with previous data. JD also made the point that the data is needed to rank the solution schemes, and these will need to be supported through the County Local Committee, especially if a Traffic Regulation Order is proposed. Finally, GS

thanked John Drew for all his hard work on the matter, and to all the volunteers who had participated in the surveys.

4.3 On current planning, and planning enforcement matters, NE took the opportunity of updating the Council on the progress of the District Plan. She had attended the examination hearings on 25<sup>th</sup> and 26<sup>th</sup> July 2017. It was noted that the Plan, and the 5 year housing land supply, are close to being agreed. The Plan sets a minimum housing provision figure of 16,390 homes in the 17 year period 2014 – 2031. Albourne’s total contribution should be 59 units over the Plan period. It was noted that 22 have been delivered to date. However, the figures will require reviews of most Neighbourhood Plans in due course (at least after 2024, but probably sooner in the case of the Albourne Plan). There is now a newly published timetable from MSDC towards final adoption of the Plan, and this is on the MSDC website. It was noted that the planning applications at the Old School (DM/17/2463) and at Unit 5, Albourne Court (DM/17/2344) have been approved by MSDC. The appeal at the Nursery, Church Lane (DM/17/2993) had been dismissed, and the grounds given by the Inspector were interesting, and could be quite helpful in the future. It was agreed that the Parish Council should make a direct representation to the Planning Inspectorate regarding the recently notified appeal at High Cross (DM/17/0007), and NE would take this forward with the Clerk. There is a potential new issue regarding land to the rear of Old School in that it appears that the land may be about to be changed from agricultural use to garden. The Clerk was asked to bring this to the attention of MSDC, so as to ensure that the due planning process is properly observed.

**5. (2017/096) – Finance report and matters.**

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

5.2 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 (July 2017)	West Sussex County Council
£40-00	Vegetation and overgrowth clearance at the Medieval Pound Henfield Road/The Street	Graham Stafford (reimbursement for work carried out by Mick Golbey)

(It was noted that the Operation Watershed invoices would be coming in soon, now that the drainage work in the Street is underway/completed. The Parish Council extended its formal thanks to GS for sitting outside in a hi-viz jacket (in inclement weather) in order to assist with the work.)

**6. (2017/097) – Any other urgent business (that cannot await the meeting in September).**

The meeting was adjourned to allow Mr Butler, the owner of Hackhurst, to speak to the Council about the “common copse” land to the rear of his property. He said that there had been a few issues with WSCC over its handling of the marking up of the boundary. However, he felt that this all stems from misunderstandings and miscommunication going back to when the original work was done in 2015. He confirmed that he has no real issue with

putting Tree Preservation Orders on the Oak trees within the land. His objections are more about the process. However, he said that one of the trees was cankered and distressed, and possibly dangerous. In his view, it therefore needs to be felled. He has an expert's tree report to support this, but as the tree is on WSCC land, it would need an independent report to confirm the position. There are also differences of view about what should be done with the land now, i.e. should it be landscaped, or left as it is? One view was that it could be made into a wildlife haven, as a small nature reserve. He made the point that his rights of access, which could be the subject of a formal, legal claim should not be interfered with. However, it was noted that there is a meeting coming up on 22<sup>nd</sup> August 2017 between all the various stakeholders, in the hope of resolving all the various issues. The matter would therefore come back to the Parish Council, as an agenda item for the next meeting in September.

The meeting closed at 8.38 p.m.

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

***NEXT ORDINARY MEETING: TUESDAY, 5<sup>th</sup> SEPTEMBER 2017 @ 7.00 p.m.***