

ALBOURNE PARISH COUNCIL [2019]

Minutes of the meeting of Albourne Parish Council

held on: Tuesday, 5th February 2019, at 7.00 p.m.

Present: Cllr Graham Stafford (GS) – Chairman
Cllr Nikki Ernest (NE)
Cllr Jerry Butler (JB) – Vice Chairman
Cllr Heather Jordan (HJ)
Cllr John Drew (JD)

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

- 1. (2019/011) – Councillor GS formally opened the meeting, welcomed those present, and received apologies for absence.** Apologies for absence were received from Councillors Suzi Sawyer, and Di Smith, and the reasons accepted. An apology for absence was also received from Councillor Judy Llewellyn-Burke (MSDC).
- 2. (2019/012) – Declarations of interest.** Councillor NE declared a personal interest in the planning application for Wellington Cottage below, as she is a neighbour of the property concerned, and so said that she would not take part in the discussion, or consultation response.
- 3. (2019/013) – Adjournment for any questions or issues raised by members of the public.** There were none specifically, but it was noted that Cllr JLB (MSDC) has responded in writing to a number of issues raised at the last meeting, and this is available from the Clerk.
- 4. (2019/014) – Approval of Minutes.** The minutes of the Parish Council meeting held on 8th January 2019 were duly approved and signed, as a true record, by the Chairman.
- 5. (2019/015) – To receive reports (if any) from WSCC Councillor Joy Dennis (JDS), and MSDC Councillor Judy Llewellyn-Burke (JLB).** JDS said that she has met with Richard Speller (Highways) regarding the points set out in the studies, and mitigation measures documents previously circulated and discussed. The intention is to meet again with JD in order to try and move the issues forward. JDS is still pursuing the concerns raised about WSCC's waste strategy. She said that Reeds Lane will be closed from the 19th to 22nd February 2019. JDS will chase up Richard Speller to try and get the issues about the "Common Copse" land finalised. The Parish is due to have the Speed

Indication Device (SID) again shortly. It may be appropriate to locate this in Truslers Hill Lane. It was agreed that data for the junction at this point would be a good idea in order to help justify traffic calming measures. It may also be appropriate to have road traffic loops, and so it was **AGREED** that if this is necessary, the Parish Council will fund the £150 cost. It was noted that the damaged road traffic signs (see previous minutes) have now been done by WSCC, and JDS was thanked for helping to ensure this.

6. (2019/016) – 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/19/0048 Wellington Cottage, Henfield Road, Albourne	Proposed demolition of existing garage and construction of new garage with room over and single storey link to main house accommodating enlarged kitchen and utility room.	This is a large extension, which in the Parish Council's view, will overpower and dominate the existing listed building. It will therefore have an adverse impact on the setting of the property. The Parish Council believes therefore, that the input of the Conservation Officer will be important. In any event, there needs to be a clear commitment to using matching materials and finishes, e.g. hanging tiles. As it stands therefore, the Parish Council objects to the application on the grounds that it is not in accordance with District Plan policy.
AE/DM/19/0050 (Listed Building Consent application) Wellington Cottage, Henfield Road, Albourne, Hassocks	Proposed demolition of existing garage and construction of new garage with room over and single storey link to main house accommodating enlarged kitchen and utility room.	As above.
AE/DM/19/0166 Webbers, Truslers Hill Lane, Albourne	Demolishing existing stables, rug room, feed store and tack room and rebuilding on same footprint with new stable block with internal covered yard.	Albourne Parish Council has no objection to this application, provided appropriate conditions are attached, ensuring that the relevant building/area can be used for private equestrian use only, and that there must be no external lighting.
AE/DM/19/0259 Kings Head Stud, London Road, Albourne	Full planning application for the erection of four detached dwellings, each with garaging, along with associated hard and soft landscaping works. To	<i>Note: This application has not yet been validated by MSDC so will come to a future meeting.</i>

	<p>include new highway access to London Road. This application seeks an amendment to the vehicular access approved under reference DM/18/0025.</p>	
<p>AE/DM/19/3167 Horsham And Mid Sussex Equestrian Academy Stables And Riding School, Henfield Road Albourne</p>	<p>Retrospective application for the installation of permanent artificial floodlighting to the outdoor arena. Additional lighting report received 22/01/19.</p>	<p>Albourne Parish Council continues to object strongly to this application. The first point we would highlight is that as from December 2018 the property is no longer being run as an equestrian centre, and the riding school ponies have been re-homed. The property is now used as a private yard. It is disingenuous of the applicant to state that this is due to the issues with the lighting, for two reasons. Firstly the lighting is still in place, even though it has not secured planning permission, but secondly and more importantly, the property - without this lighting – was run very successfully as a riding school for 25 years prior to it being recently purchased by the current owners in April 2017. We would also like to comment on the new lighting report submitted. The MBA exterior lighting report dated 18th January 2019 provides no additional evidence that this lighting is compliant with the Mid Sussex plan and Albourne Neighbourhood plan policies and aims especially those related to dark skies. In fact, the report just adds confusion, as it provides contradictory information to the previous lighting report submitted from the same Company dated 19th July 2018, and also inaccurate/selective information in relation to the receptor points. The issues include a) The 2018 report states that the lighting needs to be angled at 0 degrees whilst the 2019 report suggests they should be angled at somewhere between 35 and 45 degrees. Albourne Parish Council has no confidence that even angled at 0 degrees the</p>

		<p>lights would not be visible from the surrounding area. The applicant has had 6 months to reangle the lights to demonstrate the reduced impact, and was requested by the MSDC case officer, Andrew Clarke, to do this in August 2018 - 5 months later these measures have still not been implemented. b) The 2019 report states in section 1.1 that the expert who installed the lighting, confirmed the lighting had been angled as far down as possible already. c) The 2018 report states the area is classed as E1 whereas the 2019 report states it is E2. The application site is clearly not E2 as it is in an open rural area, not village or suburban location. d) The 2019 has been very selective in the receptor points chosen and not provided any photographic evidence that the lights are not visible from receptors 15 – 20. Also, no measurement has been taken from the footpath running through the property to the west of the arena, or another public footpath running some 350 metres further south of the site where the lighting is clearly visible and intrusive. As an example below is a photo (available on request) taken on the same evening as the 2019 MBA analysis, Tuesday 8th January 2019, on the public footpath a few metres south of receptor 18 which clearly shows the lighting as well as the isolated location. Also residents living adjacent to the footpath where receptor points 16 and 17 are located have confirmed that the lights are clearly visible from that footpath.</p>
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N.B. In accordance with her declaration of interest above, NE took no part in the discussion or decision relating to Wellington Cottage.

6.2 On the traffic issue, Councillor JD confirmed that he will be meeting with Councillor Joy Dennis, and Richard Speller (RS) to discuss the “wish list”. However, RS is broadly

supportive of the approach. JD has prepared the application for the Community Highways scheme. Some proposals such as highway pavement improvements have been agreed in principle, but will probably not be done until the next financial year (19/20). RS had said that the issue of creating bell mouths at the entrances to Firsland and Winterpick sites were matters that needed to be addressed by the owners, not WSCC. There is a further liaison meeting with Olus on 7th March 2019. The Traffic Working Group is meeting next on 19th February 2019. The Parish Council mirror complaints regarding WSCC's handling of the 2015 Firsland planning application (see previous minutes) has been lodged by the four volunteer individuals, as the required step prior to any follow up Ombudsman referral. The SID (see above) is currently with Pyecombe Parish Council, and arrangements will be made to pick this up. The application to set up the local Speedwatch programme has now been lodged with Sussex police, and there are about twelve volunteers for this.

6.3 On current planning and planning enforcement matters, Councillor NE reported that there are currently no enforcement issues. She advised that Horsham District Council (HDC) is in the process of reviewing their District Plan, and that Mayfield Market Towns (MMT) has signed a planning performance agreement with HDC as part of their continued efforts to get a scheme (straddling HDC and MSDC) approved. Objections have been raised, and there is to be a meeting with the interim Head of Planning at HDC on 13th February 2019. There will also be a meeting of the Inter Parishes Group on 26th February 2019. HDC will be represented at senior officer level, and there will also be HDC and MSDC Councillors present. GS said that there is still work going at the Old School, Church Lane, and although some of the land is being used for storage in shipping containers, this is likely to be only temporary, pending completion of the work.

7. (2019/017) – 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 (January 2018)	West Sussex County Council
£150-00	Grass cutting/hedge trimming (nos. 10-12 of 12)	Barcombe Landscapes Limited
£54-05	Drinks + nibbles for after Christmas meeting refreshments	Graham Stafford (reimbursement)

7.3 The revised budget for the financial year 2019/20, following changes discussed at the last meeting, was noted and confirmed for the record.

8. (2019/018) – Current issues. It was noted that (as above) the Parish Council is still waiting for confirmation that everyone is agreed with the plan measurements for marking out the "Common Copse" area. The Clerk has already written to Richard Speller to ask about progress, and has also raised a query as to the nature of the plan provided to the private land owner.

9. (2019/019) – Operation Watershed (OW). It was reported that the WSCC grant for the Oakvale Cottages project, along with the associated paperwork, in the sum of £29,041-20 had just been received. Councillor GS said that the shortfall (just over £2,000) in regard to the extra work required will be paid for by the owners of the equestrian land, and they will deal with Landbuild directly. It is hoped that the work will be done sometime in March. The Clerk and GS will take this forward. Councillor HJ asked about the situation with regard to the flooding issue near Church Lane. GS said that this had been looked at previously, but there was an issue with regard to tree roots, and the possibility that in doing any remedial work, trees would be damaged. However, it was agreed that the matter should remain on the OW radar, and periodically reviewed.

10. (2019/020) – Village Hall Management Committee (VHMC). The draft minutes of the meeting held on 22nd February 2019 have been circulated. Councillor JB said that the final co-opted member (of three) for the VHMC had been filled, and the new member is John Parks. JB will be stepping down as the Chairman at the next meeting on 26th March 2019. The Pop up Pub is doing well. The replacement of the bar with a new one, with a set-in fridge, has been agreed in principle, and is moving forward.

11. (2019/021) - Councillors exchange of information/new matters. JD mentioned the issue of the Village Gateway signs, and said that he now has some information on these. There are also some comparative costs from similar signs put up by Hurstpierpoint and Sayers Common Parish Council. These worked out at about £1,000 per gate. There would also be an installation cost to factor in. GS also has some information on these signs, and it was agreed that in the light of varying views, and the costs, it will be appropriate to put the matter on the Agenda for the next meeting. GS said that there was a possible new candidate for standing at the Parish Council elections in May, and raised an issue about the nomination form, which the Clerk will address. NE asked to be reminded of the relevant dates, and the Clerk will provide these.

The meeting closed at 8.20 p.m.

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

NEXT ORDINARY MEETING: TUESDAY, 5th MARCH 2019 @ 7.00 p.m.