

ALBOURNE PARISH COUNCIL [2015]

Minutes of the meeting of Albourne Parish Council

held on: Tuesday, 3rd February 2015, at 7.00 p.m.

Present: Cllr Meg Price (MP) - Chairman
Cllr Graham Stafford (GS) – Vice Chairman
Cllr Mick Gratton (MG)
Cllr Nikki Ernest (NE)
Cllr Barry Compton (BC)
Cllr Heather Jordan (HJ)
Cllr Nick Wergan (NW) (from 7.25 p.m.)

In attendance: Iain McLean (Parish Council Clerk), and 5 members of the public.

- 1. (2015/395) – Chairman opens meeting and receives any apologies for absence.** Apologies for absence were received from Cllr John Allen (MSDC). Councillor NW had indicated that he may be delayed.
- 2. (2015/396) – Declarations of interest.** There were none declared.
- 3. (2015/397) – Adjournment for any questions or issues raised by members of the public.** A member of the public asked whether there had been any progress with the damaged public pay phone box in the Village. The Clerk said that this had been reported by telephone on the BT report number, and he would chase the matter up further.
- 4. (2015/398) – Approval of Minutes.** The minutes of the Parish Council meeting held on 6th January 2015 were approved and signed, as a true record, by the Chairman. Updates: None, not otherwise arising on the Agenda.
- 5. (2015/399) – To receive reports (if any) from WSCC Councillor Peter Griffiths, and MSDC Councillor John Allen.** There were none, as neither Councillor was present at the meeting. (Councillor PG later submitted a written report for the benefit of Council, to form part of these minutes – *to be circulated*).
- 6. (2015/400) – Street light issue at London Road.** After due discussion and consideration, it was **resolved not to support the proposal for an additional street light in London Road near Arden Grange (as had been proposed by**

the organisation). It was noted that previously residents had not been in favour of any further lighting in this area, and that in view of the response from SSE, one additional light could not be provided in isolation. It would have a knock on effect in terms of the street lighting standards applied.

7. (2015/401) – Planning matters.

7.1 Two planning applications were considered, and the plans and relevant policies discussed. It was therefore **resolved to comment to MSDC as follows:-**

APPLICATION/PROPERTY	PROPOSAL	AGREED RESPONSE
AE/14/04622/PADW – The Oaks, Henfield Road	Application for determination as to whether prior approval is required for the change of use of 1 agricultural building to become 1 residential unit	Albourne Parish Council has no comment on this application, as it appears to be a legal decision for the Planning Authority to determine, based on the weight of the evidence submitted, that the building the subject of this application, was in sole agricultural use on the due date, as part of an established agricultural unit.
AE/DM/15/0096 – Gessings, Henfield Road	Amendment to planning permission 14/02945/FUL – first floor extension. Conversion of bungalow to house. Amendment to include increase to footprint on east side, window to front gable and velux windows to rear and west side	Albourne Parish Council raises no objection in respect of this application, subject to a condition which requires the glazing (including the velux window) on the west side of the property to be of obscured or opaque glass, and which requires a condition securing prior agreement of MSDC to the boundary treatment to the eastern boundary of the site. This is because the proposed eastern extension will lie very close to the boundary hedge/tree line between the property and the adjoining MSDC owned public space known as Albourne Green. The Council considers that

		<p>the construction of the extension may result in the removal or significant reduction of this ancient hedge line, which the Council would oppose. The Council notes that the length of the northern end of this hedgerow has already been completely removed. The hedge line referred to is shown on various maps in the Village archive, including the Manor map of 1681.</p>
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On the first application, Cllr MG reminded the Council of the previous application in 2014, and the Council's response at that time. It was noted that MSDC had received a number of statutory declarations in support of the applicant's position.

7.2 On the Neighbourhood Plan, Cllr MG confirmed that he had received the first report from the planning consultant. In the main, there are no major concerns, but that some tactical changes were being suggested. There is a further meeting on 5th February to take the matter forward. Cllr MG reported that he has the terms and conditions of the appointment, and further to the minute of the meeting in January, it was **resolved to authorise him to sign the Agreement on behalf of the Parish Council.** It was noted that so far, 6 hours' worth of work had been undertaken, at a cost of £300. It was further noted that there should be sufficient funding in the budget set aside for neighbourhood planning to cover the expected costs.

7.3 On planning enforcement matters, it was noted that the first two on the list (previously circulated to Councillors) being Breechlands and the Mill, could be closed. On Wick Farm, Cllr MG has spoken with the planning officer at MSDC. There is a difference of view, and so MG is gathering evidence to support his position on the matter. On the land at Softech House, it was reported that the Company had dealt with cutting back their boundary hedge, but that the other boundaries, which were the responsibility of WSCC, needed to be reported. The Clerk will do this. The remaining matters were ongoing, and needed further action. In respect of the Albourne Equestrian Centre, the Clerk will follow up with MSDC enforcement to obtain the latest status, and in respect of the Firmland Industrial Estate, Cllr MG will write to the appropriate authorities to complain about the overuse of the site, and the excessive lorry movements, and possibly (insofar as still relevant) the lighting issue. A further update will be made at the March meeting.

7.4 On the SDNPA Dark Skies initiative and policy, it was noted that this could help with a number of issues, and was generally something to be welcomed, as although only a small part of the Parish is in the SDNPA area, it had views into it. **It was therefore resolved to support the policy**, and the Clerk was instructed to respond accordingly. Cllr MG also agreed to review whether this should also be a policy or aim for the emerging Neighbourhood Plan.

Action:	Cllrs MG/Clerk
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8. (2015/402) – Finance report and matters.

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

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

AMOUNT	PROCUREMENT	PAYEE
£358-05	Clerk's salary & on costs (January)	WSCC
£43-20	Payroll administration charges 01.10.14 – 31.03.15 (payment 2 of 2)	WSCC

9. (2014/403) – Operation Watershed. Cllrs GS and BC updated the meeting, although various more detailed emails reporting progress on the matter refer. Also to note that (i) the ditches and gullies in Reeds Lane are being done. WSCC is involved and have signed the work off under OW. They just need to issue a scoping document. Some involvement from Hurstpierpoint and Sayers Common PC will be needed, as the land to the north of the road is within its Parish, and the blocked ditches are having an adverse effect on Albourne, (ii) it was noted that some 22 tons of material will be needed by WSCC for the footpath from the Church southwards up the gulley towards the ridge. Cllr GS agreed to pursue this with them, (iii) the Council commissioned OW work should be starting on 5th February.

Action:	Cllrs GS/BC
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10. (2014/404) – Village Hall Management Committee. (i) John Rose spoke to the issue of VAT, and the ability of the Parish Council to reclaim this on works carried out to the VH by the decisions of the Committee. He thought that depending on the exact nature or interpretation of the set up between the Parish Council and the VH, it seemed that the intention was that VAT should be capable of recovery. The Clerk said that he would check back through the minutes to see how the works to the VH were authorised and commissioned. However, it was felt that an authoritative view from

HMRC might be the only course of action, given that the internal auditor would need to be satisfied on the matter, (ii) On the replacement garage issue, Councillor MG said that he had been in touch with MSDC, and it was possible, depending on the size, that planning consent might not be required, but that because the garage was on the land leased from MSDC, and so part of the demised property, consent under the terms of the Lease would be necessary.

11. (2014/405) – Current issues – The Clerk reported that Arden Grange had written to reverse its decision to agree to deal with the waste collection issue for the additional dog bin outside the property in the London Road. On that basis the issue of the procurement of the bin did not now arise. On a further question, the Clerk was asked to see if the exact cost of collection(s), under current arrangements, could be ascertained from MSDC.

12 (215/406) – Speed Indicator Devices (SIDs) – It was noted that the speed measuring carried out by the PCSO had been useful, and a number of warning letters to drivers issued. The problem with permanent devices is that they need to be connected to the mains electricity. There was also the roadside clutter issue to consider. It was therefore considered that it would be better to make more use, periodically, of the temporary devices. Councillors MP and GS will be meeting the PCSO in March, where this issue can be aired further.

Action:	Cllrs MP/GS
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13. (2014/407) – Clerk’s report. The Clerk confirmed the collective advice, which is that the earliest the Annual Parish Council meeting (of the new Council following the May elections on 7th May) can be held is 13th May. Therefore, it was noted that the meeting will have to remain as scheduled for 19th May (not the 12th). Cllr MP is not able to attend. However, subject to the elections, and if Cllr MP is elected to the Chair, and Cllr GS to the Vice Chair, Cllr GS will be prepared to chair the meeting on that evening. For the purposes of the Annual Parish meeting (for electors) set for 5th May, the Agenda would include (i) Operation Watershed, (ii) the Mayfield’s New Town proposal, (iii) MSDC District Plan, (iv) Millennium Garden, (v) Neighbourhood Plan, and on the suggestion of John Rose (v) the SDNPA Dark Skies policy. It was agreed to prepare and distribute (in the usual way) the traditional form of flyer, advertising the event to all residents.

14. (2014/408) - Councillors exchange of information/new matters. Cllr BC mentioned about the lights coming on at 6.00 a.m. in Albourne Court. MG can provide details of the estate manager, and BC agreed to contact the manager accordingly. Cllr GS raised the issue of the quiet run surfacing along the A23, and the focus that this now had in the local media, on the back of the work proposed to the A27. Patching is not the answer, and the Parish Council agreed that it should raise the matter at every

opportunity (such as the BBC Radio Sussex phone in programmes that GS had contributed to). It was noted that as near to a promise to have the work done in the next 5 years had been made, as a result of the involvement and interest from local politicians. GS also said that the gas gun explosions were getting worse. MG said this was to do with the Anglers Society, and that Environmental Health at MSDC, had been monitoring the levels of sound. MG will pursue this again. Cllr NE notified Council that the next inter Parishes meeting was on 24th February. It was hoped to have Gatwick Airport along to discuss the second runway plans, but they had indicated that they would prefer to talk to Parishes individually. NE confirmed that the APC response had gone into MSDC on the District Plan. On Mayfields, there is a LAMBS meeting on 6th February. The new planning consultant had asked that Parishes try and help with the production of as much evidence as they could, for the ecology reports. Suggestions were made regarding the Flora and Fauna Group, and possibly involving Woods Mill. Cllr HJ mentioned a further incident of a large lorry getting stuck in the Street. It was noted that these tend to be foreign vehicles going to the industrial sites in Albourne, e.g. Firlands. It was agreed that the Council should try and work with the Companies in order to ensure that when deliveries, etc., are organised, drivers know the correct access route. Cllr MG picked up the issue of signage, and it was noted that this still needs to be clarified by Cllr Peter Griffiths. The Council has received a copy of the policy of “brown” tourist signs, but the treatment of highway direction signs remained unclear. It was suggested that an audit of all the signs in and around the Village would be appropriate. MG also reported that the “give way” sign at Truslers Hill Lane had been knocked down, but that the matter had since been reported, and the sign has now been repaired.

The meeting closed at 9.02 p.m.

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

NEXT ORDINARY MEETING: TUESDAY, 3rd MARCH 2015 @ 7.00 p.m.