

ALBOURNE PARISH COUNCIL [2017]

Minutes of the meeting of Albourne Parish Council

held on: Tuesday, 7th November 2017, 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) (from 7.25 p.m. on election to the Parish Council)

In attendance: Iain McLean (Parish Council Clerk), Councillor Judy Llewellyn-Burke (MSDC), Councillor Joy Dennis (WSSC) (from 8.25 p.m.) and 23 members of the public (for parts or all of the meeting).

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- 1. (2017/122) – 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. Councillor Joy Dennis (WSSC) had indicated that she hoped to be able to attend the meeting later on as soon as possible.
 - 2. (2017/123) – Declarations of interest.** There were none declared on this occasion.
 - 3. (2017/124) – Adjournment for any questions or issues raised by members of the public.** (i) Representatives from the promoters of the planning application at the site of the former Hazeldens Nursery (DM/17/3784) for a retirement village presented their case for the development of the site, and the thinking behind the proposal. They were keen to engage with the Parish Council and local residents, and try and address the various concerns, and the Parish Council's response to the planning application, which had been submitted to MSDC. They hoped that the scheme would provide community benefits for the community, in terms of local facilities. The Parish Council felt that it would not be appropriate to engage with the developer until the District Plan had been formally adopted, hopefully at the end of January 2018. This would enable everyone to assess how the proposal fits in, and how the Neighbourhood Plan might be affected. The Parish Council also stated that it would be unhappy to deal with the marketing Company acting for the developer, as the Council felt that the Company did not have a good track record in handling a previous, much larger development near to the Albourne area. It was also felt that the pre-application publicity and communication with the Parish Council, and very close residents to the site, had not been good. This

point was acknowledged by the developer, and it was agreed that there was room for improvement. Concerns were expressed about the lack of infrastructure to support such a scheme, but the developer sought to point to other examples, where these had been overcome. Cllr GS thanked the representatives for attending the meeting and for explaining their position. (ii) Geoff Zeidler raised the idea of establishing a volunteers Group in the Parish, akin to a similar arrangement at Bolney. This could assist with various Village activities and initiatives, and take them forward. The idea is to enable people to contribute to the life of the Village. It could for example, link with the Pop-up-Pub. He said that he and Cllr JB are looking at having some meetings in January, and asked that if anyone is interested, to please contact him. It was noted that the Christmas Carol service is on the 15th December this year.

4. **(2017/125) – Approval of Minutes.** The minutes of the Parish Council meeting held on 3rd October 2017 were duly approved and signed, as a true record, by the Chairman. Cllr NE asked the Clerk to chase up the issue with regard to the Avtrade alarm, and also the issue of the schedule for the re-surfacing of the A23 (as no responses had so far been received).
5. **(2017/126) – To receive reports (if any) from WSCC Councillor Joy Dennis (JD), and MSDC Councillor Judy Llewellyn-Burke (JLB).** Cllr JLB gave an update on the progress of the District Plan, and that the consultation on the proposed modifications would be ending on the 13th November 2017. It was still hoped that with a positive report from the Planning Inspector, the Plan could hopefully be adopted by MSDC at the full Council meeting at the end of January 2018. Cllr JD mentioned the County Local Committee meeting in February, and that there was still money in the Community fund, which could help e.g. with the playground equipment costs if necessary. She has chased up the clearing of the Reeds Lane ditches (south side) through Operation Watershed. It is believed that there is still some highway infrastructure s.106 money in the pot. She reported that there was a trend of Speed Indication Devices (SID) machines being stolen across the County, and that when these are replaced, they will need to be made much more secure. The Burgess Hill waste disposal site hours are changing, and these are available on the WSCC website. She encouraged all those over 65 to have a free flu jab this year. She reminded the meeting of adopting and fostering needs in the County, and mentioned the corporate parenting scheme.
6. **(2017/127) – Vacancy on the Council** – The Clerk reported that there was now only one applicant for the vacancy, John Drew, and that as he was qualified to become a Parish Councillor, it was open to the Council to co-opt John onto the Parish Council at this meeting should it so wish. Accordingly, Cllr JB proposed that John Drew be co-opted on to the Parish Council, and this was seconded by Cllr NE. On a show of hands, John Drew was therefore unanimously elected to serve on the Parish Council as a co-opted member. Councillor John Drew was then welcomed to the Councillors' table, and he duly signed the Declaration of the Acceptance of Office at the end of the meeting in front of the Clerk, who also signed.
7. **(2017/128) – Planning matters.**

7.1 Three 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/17/4035 The Nursery, Church Lane	Change of use of the existing building from a light industrial B1 (c) use to a residential (C3) use together with associated works to facilitate the conversion including external alterations, access, landscaping and services.	Albourne Parish Council cannot support this application as the issues raised in it seem to be covered by the Planning Inspector's report, where a previous appeal APP/D3830/W/17/3169782 was dismissed. In the Inspector's report he covered para 55 of the NPPF, and concluded the conditions were not met. It doesn't seem that anything has changed. Indeed, the structural engineers report submitted for this application implies that this would not be just a straight change of use, but that structural works would be required. However, if MSDC is minded to grant permission, we would request the following conditions are attached:- (1) the provision of a detailed and comprehensive independent soil analysis contamination risk report based on an on-site survey. This should be based on a sample analysis of the entire site surrounding the existing building, and along the entire length of the track. The survey should also incorporate testing of the watercourse along the southern boundary. (2) Removal of all vehicles, machinery, building materials and other rubbish from the site, including any and all subterranean hazardous material identified in the risk report. (3) Removal of permitted development rights.(4) Prevention of any further development on the site and the adjacent land.
AE/DM/17/3875 The Old	Two additional extensions to the rear of the existing building,	Albourne Parish Council objects to this application. Although the

School, Church Lane	supplementary to that approved under DM/17/2463.	property is not listed, this is a heritage building for Albourne, located in one of the most scenic parts of the Parish. The Parish Council supported the previous application to extend the Old School House, as it felt it respected the design of the existing building. However, the Parish Council feels that the additional glass roofing is not in keeping with the existing building, and will cause light pollution in a very rural area. In addition, we feel the flat roofed rear extension is not in keeping either, and will cause visual harm especially from the nearby public footpaths. Therefore, the application is not in accordance with saved policies in the 2004 Local Plan.
AE/DM/17/4230 1 Wellcroft Cottages, Church Lane	Proposed front porch and single storey side extension and two storey rear extension.	Albourne Parish Council has no objections to this application.

7.2 On the Firsland Industrial Estate HGV issue, Parish Cllr JD reported that the application for the variation of the condition so as to increase the height of the stockpile had been agreed by WSCC at the Planning Committee meeting this morning in accordance with the officer's recommendation. It was noted that a condition of the consent is that Olus must regularly liaise about issues of concern, and so they are to set up a Liaison Group comprising Olus, WSCC, the Parish Council, and local residents. However, there is also a need to look at other options, such as taking legal advice. There is still an ongoing need to monitor the amount of lorry movements. Other points were that the road infrastructure is now entirely unsuitable for the size of the Firsland operation, especially since the roads are not wide enough, and don't comply with modern day standards; that the location of the site is now contrary to WSCC policy; that there remains the conflict of interest issue, given that WSCC are a big user of the site. Cllr GS formally thanked all those who attended the meeting at Chichester including Cllrs JD and NE. WSCC Cllr JD later stated that she was looking with officers at the possibility of addressing the issues through the contractual arrangements with operators, rather than through planning.

7.3 On current planning, and planning enforcement matters, it was reported that the appeal against the refusal of planning permission (DM/17/0007) for a new building at High Cross Farm had been dismissed. The matters of enforcement in terms of the landscaping condition are ongoing, but it was noted that the shipping container had at least, now been removed. It was further reported that the refusal of planning permission for the subdivision of an existing building at 4 Oakvale Cottages, Henfield Road (DM/17/1500) had been dismissed. The

decision at Q Leisure regarding the shooting range proposal (DM/17/3002) is still awaited.

8. (2017/129) – 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
£427.83	Clerk's salary + on costs (October)	West Sussex County Council
£196.64	Street lighting maintenance contract (payment 2 of 2)	Streetlights
£44.21	Payroll admin charges for the period 01/04/17 to 30/09/17	West Sussex County Council

8.3 The half yearly budget monitoring report for the period 01.04.17 to 30.09.17 was presented by the Clerk. This showed that the budget was only one third spent so far, and that no individual budgets were likely to be overspent. Overall, the budget was therefore on target, and there were no concerns or issues to record. The report was therefore duly noted and approved.

9. (2017/130) – Defibrillator Training. Cllr DH reported that the need for training was ongoing, and needed to be progressed. The training was open to anyone, and seven people volunteered from the floor. Friday nights would be a good evening to carry out the training, and this could be combined with the Pop-up-Pub (as the Hall would already be booked). Sessions would be about ninety minutes in duration, and the proposal would be put round the Village so that volunteers could contact Cllr DH with their names. It was noted that there would be cost to the training, as the training equipment is £418.80, and the pads are £22.80 a time. The Parish Council agreed in principle, to fund the above, subject to a full breakdown of the costs.

10. (2017/131) – Operation Watershed (OW). Councillor GS said that the scoping document for the Reeds Lane work was still awaited from WSCC, but that Cllr JD (WSCC) is on the case, and pressing for a response.

11. (2017/132) – Current issues. (i) On traffic issues, these are ongoing, but in terms of the HGV issue, has been covered in the minute above, (ii) on the waste bin installation issue, the second contractor contacted has declined the work, but Cllr GS has found an alternative contractor who will do the work for £250. It was resolved to agree the cost, if the amount is confirmed. Cllr GS will take the matter forward, (iii) on the broken Millennium Garden fence issue, the repair is ongoing, but the need for a more robust fence was noted. The Clerk is in correspondence with the adjoining landowner, (iv) on the installation of the playground equipment, the latest costs information from MSDC was noted, but it was considered that as the matter had been considerably delayed, a further meeting with MSDC would be appropriate in order to ensure that everyone is clear about what has been agreed, and where the funding is coming from, (v) on the light pollution issue at Singing Hills Golf Club, it was noted that the

Club has said that the measures taken have not worked, and so they are putting in hand alternative solutions in order to try and resolve the problem. The matter therefore remains under review.

11. (2017/133) - Councillors exchange of information/new matters. SS has been to a training session in her role as the new Tree Warden. WSCC want an audit on Ash tree die back, and want to work with landowners in order to monitor the situation. SS wondered whether the volunteer scheme, which is hopefully being set up by Geoff Zeidler might enable the Village Spring Clean idea to go forward. DH said that she is concerned about the smelly Olus lorries, and wondered whether these should be covered. It was a point that should be taken up with the new Liaison Group (see minute above). GS noted the new Village gateway signs in Ardingly, in the hope that these might reduce the speed of traffic, and wondered whether these might be something that Albourne could consider in the future.

The meeting closed at 8.55 p.m.

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

NEXT ORDINARY MEETING: TUESDAY, 5th DECEMBER 2017 @ 7.00 p.m.