

ALBOURNE PARISH COUNCIL [2017]

Minutes of the meeting of Albourne Parish Council

held on: Tuesday, 3rd October 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 Heather Jordan (HJ)
Cllr Suzi Sawyer (SS)

In attendance: Iain McLean (Parish Council Clerk), Councillor Judy Llewellyn-Burke (MSDC), and 15 members of the public (for parts or all of the meeting).

- 1. (2017/111) – Councillor Stafford formally opened the meeting, welcomed those present, and received apologies for absence.** Apologies for absence were received from Councillor Joy Dennis (West Sussex County Council).
- 2. (2017/112) – Declarations of interest.** There were none declared on this occasion.
- 3. (2017/113) – Adjournment for any questions or issues raised by members of the public.** The issue of the Firmland Industrial Estate HGV issue was raised. The size of the lorries, and the frequency of the traffic movements to the site, remains a major concern throughout the Village. It needs to be made clear to WSCC (through Cllr JD) that the site is no longer appropriate for a rural location, with access being possible only down small country lanes, and that the scale and size of the operation has completely outgrown the original purpose. There is still the issue of the perceived conflict of interest that WSCC has given its role as the waste authority, and major client of the site. It was noted that incredibly, WSCC won't reveal the lorry movement data they have, on the basis that it is somehow confidential. The matter may need to be escalated to legal action in due course, as it is clear that the information that WSCC relied on in granting the planning consent, is wholly flawed and incorrect.
- 4. (2017/114) – Approval of Minutes.** The minutes of the Parish Council meeting held on 5th September 2017 were duly approved and signed, as a true record, by the Chairman.
- 5. (2017/115) – To receive reports (if any) from WSCC Councillor Joy Dennis (JD), and MSDC Councillor Judy Llewellyn-Burke (JLB).** JLB said that she had

attended the MSDC full Council meeting last week, where members had received an update on the progress of the District Plan. The consultation on the modifications requested by the Planning Inspector has started, and it was hoped that the Plan could be adopted in January 2018. There are still concerns about infrastructure, and the loss of green space. It was also noted that because there is still no 5 year housing land supply legally yet in place yet, the Plan cannot carry full weight in determining planning applications. She mentioned the latest rules set by MSD on dog licensing, in terms of the number of dogs that could be walked by one person in MSDC parks and open spaces, and full details are posted on the MSDC website.

- 6. (2017/116) – Vacancy on the Council** – It was agreed to defer this matter, and the possible election of a new co-opted member to the Parish Council, to the next meeting in November, as there were three applications, or expressions of interest in the role, and it was felt that more time therefore needs to be given for the situation to work through. The Clerk will further advise the individuals concerned.

7. (2017/117) – 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/17/3002 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. Amended plans received on 29 August showing shooting range revised to be in an enclosed building.	Albourne Parish Council continues to object to this application on the same grounds as relate to the original application. The venue will in effect, now become a large enclosed building, visible from within the South Downs National Park. The views of the SDNP Authority will therefore be particularly important and relevant. The application still does not deal with the environmental noise issue, and although the range may now be enclosed, there is no evidence to suggest that the shooting activity will be any quieter, as compared with the paint balling activity. There is also now a serious security concern, in that it is presumably the case that the building will store rifles and guns, leading to an increased risk of burglary or intrusion. These issues are not adequately addressed in the application. Finally, it is

		<p>repeated that the application is clearly not in accordance with policies set out in the Albourne Neighbourhood Plan, which since they are not housing policies, should carry full weight in the decision making process.</p>
<p>WSSC/033/17/WK Olus Environmental Ltd, Unit 29, Firstrand Park Industrial Estate, Henfield Road, Albourne, West Sussex, BN6 9JJ</p>	<p>Amendment of condition 13 of planning permission CC/019/15/WK to allow the increase in height of stockpiles to 5m; installation of gale break on boundary wall; erection of dust containment enclosure.</p>	<p>Albourne Parish Council strongly objects to this application. The original stock pile condition was imposed on the basis of the allowed 75,000 tonnes, and was deemed a reasonable height. This application proposes to almost double the height which will have a totally unacceptable visual impact, given the rural location of this site. This site has an issue with breaching planning conditions going back many years, and the Parish Council submits that planning conditions designed to protect the amenities and environment of residents should be kept and adhered to. The Parish Council points out that when the original planning application was considered by WSSC Planning committee in 2015, when this condition was applied, Councillors on the Committee raised concerns about the potential carcinogenic dust created by this site. These concerns have never been addressed, and raising the height of the stock pile will only worsen the issues of toxic dust and rubbish polluting the surrounding areas. Increasing the height of the stock pile will also open up the possibility of the site processing even more waste, and therefore even more HGVs on the B2116, a rural road, passing through the village of Albourne, with residential properties and a primary school located very close to the road. The issues with HGVs on this road, and the adverse effects these movements are having, is well known to WSSC. This application must therefore be refused, and the operator of this</p>

		site needs to demonstrate that they can meet their existing obligations.
AE/DM/3784 Site of the former Hazeldens Nursery, London Road	Outline application for an extra care development of up to 110 units (comprising of apartments and cottages) all within use Class C2; associated communal facilities, provision of vehicular and cycle parking, together with all necessary roads and footpaths; provision of open space and landscape works; and ancillary works and structures. Works to also include the demolition of the existing bungalow on the site.	Please see separate post on the Albourne Parish Council website.

7.2 On the Firland Industrial Estate HGV issue, this had already been discussed as per minute 2017/113 above.

7.3 On current planning, and planning enforcement matters, it was reported that DM/17/3123 for a new dwelling at the Old Sand Pit, had been refused. DM/17/3253 for new fencing at Squirrels, the Street, had been approved. The refusals for DM/17/0007 for a new building at High Cross Farm, and DM/17/1500 for subdivision of an existing building at 4 Oakvale Cottages, Henfield Road had both been appealed, and the outcomes from the Planning Inspector are awaited.

7.4 On the progress of the District Plan, Cllr NE mentioned that although any responses on the proposed Plan modifications will go to MSDC, these will be passed straight on to the Planning Inspector. It was noted that the Plan now includes a new, third strategic housing site for some 500 houses at Hassocks. All the information is available on the MSDC Planning website.

8. (2017/118) – 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 (July) ***	West Sussex County Council
£240-00	External audit fee for accounts 2016/17	PKF Littlejohn LLP
£427-83	Clerk's salary + on costs (September)	West Sussex County Council
£96-00	Hedge cutting at the Street to	S Hall Agri Limited

*** WSCC has sent reminders for this payment. However, the cheque (no. 000750) was written and signed at the meeting in August, and sent to WSCC by 1st Class post on the 9th August 2017. According to Payments however, it has not arrived (or gone astray), and so the cheque has been cancelled and redrawn.

8.3 As this was not yet available, the Clerk will bring the half yearly budget monitoring report to the next meeting in November.

8.4 The outcome of the external audit/Annual Return for 2016/17 was received and noted. A clean bill of financial health had been given, but the error in the order of approval of the Annual Governance Statement and the Accounting Statement was noted, and the Clerk will ensure that this is corrected for 2017/18, as appropriate.

9. (2017/119) – Operation Watershed (OW). Councillor GS said that the project was still ongoing, but that there had been little progress since the last meeting. It was noted that the input from WSCC is still awaited on the issues previously reported and recorded in various minutes.

10. (2017/120) – Current issues. (i) On traffic issues, there is no update at present, but it was noted that Councillor JD (WSCC) is trying to get the stolen SID machine replaced, (ii) on the waste bin installation issue, as reported at the last meeting, Cllr GS has gone to another potential contractor to do the work, and they are looking at the site. It was noted that the license position with WSCC to carry out this sort of installation on highways land needs to be investigated, (iii) on the outdated signs issue, Cllr GS said that some of the signs had now been removed. He also confirmed that the “No HGV” signs had now been installed at each end of the Village, (iv) on the broken Millennium Garden fence issue, the correspondence with the adjoining land owner was noted, and the Parish Council recognised its legal responsibility for the fence. However, the very generous offer by the landowner to repair the fence, as a one off, was gratefully accepted. The nature of the repair in order to try and defer further damage was an issue, and the Clerk will pursue further with the land owner. (v) on overgrown hedges, it was noted that one of the hedges, where no one has admitted responsibility, has been done as a one-off by the Parish Council, but there are others that need to be taken up with the relevant landowners. Cllr HJ agreed to pursue this further, (vi) on the installation of the playground equipment, the Clerk expressed frustration that this had not moved forward in over six months, despite the fact that everything seemed to have been agreed. This is due to various re-organisations, and staff changes within MSDC. However, Cllr JLB has taken up the issue, and will try and get it moving.

11. (2017/121) - Councillors exchange of information/new matters. NE noted that the Avtrade alarm was continually sounded if the gates to the site were left open. The Clerk will write to the Operations Director. On a query from a member of the public, it was noted that there is still no progress on the A23 resurfacing, which it was thought was due about now. There was a timeline for this, which the Parish Council needs to revisit, and to find out what the plans are. It was agreed that information will be provided to NE, so that the matter can be further investigated. HJ said that that the “not fit for purpose” footpath stile (see previous

minutes) was due to be replaced with a wooden kissing gate on 27th October 2017. She also confirmed that she had handed over the Tree Warden duties to SS. JB reminded everyone that the Village Hall accounts needed to be approved by every member of the Parish Council, so that the statutory returns can be made. GS confirmed that (as above) the overgrown hedge at Barleycroft (at the entrance to the Street) had at last been trimmed back, and that this was a great improvement.

The meeting closed at 8.20 p.m.

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

NEXT ORDINARY MEETING: TUESDAY, 7th NOVEMBER 2017 @ 7.00 p.m.