

Wivelsfield Parish Council
Minutes of the Parish Council Meeting
Held Monday 9 January 2017
8pm, Wivelsfield Church Hall

Agenda Item	Description	Agreed	Responsible
Present:	Councillors Ian Dawson (ID, Chairman), Judy Stoner (JS), Michelle van Bochove (MvB), John Fair (JF) and Stella Phillips (SP). Also in attendance: Liz Gander (Clerk), Edward Pascoe, County Councillor Sheppard and several members of the public.		
Open Forum	A couple from Valebridge Road had come to talk to the Council regarding agenda item 7a; the planning application for land to the rear of the Rosery, Valebridge Road. They expressed a number of concerns, including the speed of the road onto which all the extra traffic generated would be turning, the poor lighting, state of the pavement along Valebridge Road and surface water drainage issues caused by drains blocked up with silt and building debris that had, on occasion, led to flooding at the bottom of their drive. It was perceived that an additional 55 homes would be likely to exacerbate all these issues and compound the dangers of that stretch of road.		
1	Co-Option of New Councillor The Chairman invited Edward Pascoe to introduce himself to members. Following this, the Council resolved to co-opt Edward to the Council and he signed a declaration of acceptance of office.	Edward Pascoe was co-opted to the Council	LG
2	Apologies for Absence Resident, George Theakstone, had sent his apologies for the meeting.		
3	Declarations of Members' Interests a To receive declarations of interest from Councillors in respect of items on the agenda b To receive (and grant if appropriate) written requests for dispensations for disclosable pecuniary interests.	No declarations of interest were made or dispensations sought	
4	To approve the minutes of a <u>The Parish Council Meeting held 12 December 2016</u> - the minutes were agreed to be an accurate reflection of the meeting & were signed by the Chairman.	Approved and signed by the Chairman	
5	Correspondence To review the correspondence listed on the agenda, along with any further items received in the intervening period a <u>East Sussex Highways</u> - consultation to permanently extend the 30mph speed limit along North Common Road by approximately 30m and create a 40mph buffer zone of 350m before the derestriction boards. (Comments to be with Highways by 13 January). The Council resolved to support the proposals but wished to make the following requests: <ul style="list-style-type: none"> o To extend the 30mph speed limit area further east, away from the immediate vicinity of the Cala Homes site entrance. o To have the 40mph limit extended to the east of St Peter and St James Hospice. o To ensure that the village gateways are reinstated once the positioning of the 30mph signs becomes permanent. b <u>NHS</u> - Improvements to Local Stroke Services (for information only). c <u>Maria Caulfield</u> - congratulations on the adoption of the Neighbourhood Plan. d <u>Lewes District Council</u> (LDC) - had confirmed that the legal agreement to transfer the Section 106 money - allocated for outdoor recreational facilities in the	To support but with some requests	LG

	<p>vicinity of the Orchard Close development - to Mid Sussex District Council is nearing completion and should soon be signed. The agreement allows them to deliver projects at: World's End Recreation Ground, Bedelands Nature Reserve and the Railways Land North, with the majority of the funds being spent at World's End. Mid Sussex must carry out consultation with neighbouring residents - including the residents of Theobalds - as a part of their projects.</p> <p>e <u>Vodafone</u> - had written to the Council to request comments upon proposals to erect a 15m high mobile phone mast at Golf Course Farm. Following some discussion, a majority of Councillors voted in favour of the mast, recognising that an improved mobile signal for the village is very much needed. However, Councillors felt it would be preferable if the mast could be sympathetic to its surroundings, (eg by being disguised as a tree - something which councillors have seen done elsewhere).</p> <p>f <u>Letter from residents regarding planning application LW16/1040</u>. The concerns expressed in the letter had been voiced by the senders, in person, during the open forum.</p> <p>g <u>Lewes Citizens Advice Bureau</u> - request for funding. The Clerk had confirmed that the Council has the power to support the CAB. However, information about how many Wivelsfield residents have sought its advice in the last year was still awaited, so the item will be deferred to the next meeting.</p> <p>h <u>LDC</u> - proposed dates for meeting about rural exception sites. Dates to be circulated to Councillors after the meeting.</p> <p>i <u>Cala Homes landscaping plan</u> - the landscaping plan for the area from which the conifers have been removed, has been accepted by Lewes District Council (LDC).</p> <p>j <u>Screening opinion for Gamblemead</u> - the Clerk had been advised by a resident that an application for 150 dwellings at Gamblemead had been submitted. In fact, what has been sought is a screening opinion, rather than a planning application, but it indicates what the developer is planning.</p> <p>k <u>Report from Maria Caulfield</u> - the Chairman read out a report from Maria, which will be available to view on the notice boards and website.</p> <p>l <u>Play Streets initiative</u> - the LDC officer promoting the Play Streets initiative had replied to the Council's comments, accepting its views about perhaps being better suited to more urban environments. She also noted however that requests for play streets can come from residents and that, were she to receive any for Wivelsfield, she would liaise with the Parish Council.</p> <p>m <u>East Sussex Highways - changes to Contact Centre structure</u> - there will now be a small team of staff dedicated to dealing with Highways issues in the Lewes District, so that one staff member will follow a complaint or issue through from beginning to end. The PC will be able to contact the Team Manager directly.</p> <p>n <u>Request for Grant from Wivelsfield Green Playgroup</u> - Playgroup had requested financial help with providing necessary storage equipment for both paperwork and garden toys/equipment. The Council agreed that, subject to the matter's inclusion on the next agenda and formal ratification at that meeting, it will provide a grant of £1100.¹</p>	<p>To support the proposed mast, but with a request for it to be sympathetic to its surroundings</p> <p>Item to be added to Feb agenda</p> <p>Dates for meeting to be circulated</p> <p>Grant to be given to Playgroup (subject to ratification at next meeting)</p>	<p>LG</p> <p>LG</p> <p>LG</p> <p>LG</p>
6	<p>Financial Matters</p> <p>a <u>To authorise cheques for payment</u> - the Council resolved to make cheque payments for twelve items of expenditure, totalling £9851.34. An additional bill for £303.19 (paid by direct debit) had been received from BT. Of this the Clerk will challenge the £125 & VAT callout charge applied.</p> <p>b <u>To review and amend (as appropriate) the Council's Budget for 2017/18</u> - to be discussed at the February meeting.</p> <p>c <u>To set the Precept for 2017/18</u> - deferred until after discussion of budget at</p>	<p>Cheques authorised for payment. BT bill to be challenged</p> <p>For Feb agenda</p> <p>For Feb agenda</p>	<p>LG</p> <p>LG</p> <p>LG</p>

¹ Local Government Act 1972, s137, Class 8 – Contributions to voluntary bodies without premises

		next meeting. Clerk to advise LDC.		
7		<p>Planning Matters</p> <p>New Planning Applications for Review</p> <p>a <u>LW/16/1040 - Land To The Rear Of The Rosery, Valebridge Road</u> - Demolition of The Rosery and the erection of 55 residential homes, with associated access, car parking, cycle parking, refuse/recycling storage and landscaping.</p> <ul style="list-style-type: none"> o The Council resolved unanimously to object to this application. o Whilst it was acknowledged that it did have some things to commend it, there were a number of concerns which outweighed the positives, including: <ul style="list-style-type: none"> • The proposals fail to meet Policy 1 of the Neighbourhood Plan, as the proposals are outside of the developmet boundary. • They also fail to meet policy 2, as the proposed number of dwellings exceeds that supported by the Plan and it would not be a brownfield development. • The homes would not meet local need. • Safety concerns regarding both access onto and increased traffic volumes on Valebridge Road. • The poor state of the pavement. • Concerns around drainage/surface water flooding. <p>b <u>LW/16/1002 - Hole Farm, Nursery Lane</u> - Change of use of agricultural building (agricultural storage, tractors, farm implements and hay) to a residential dwelling house.</p> <ul style="list-style-type: none"> o The Council voted unanimously to strongly object to this application. The objection itself would be drafted after a site visit had been made with the Planning Officer, but it was expected to include concerns about: <ul style="list-style-type: none"> • The nature of the application submitted. In the Council's view, there should have been a retrospective application for work already completed. • The fact that by not seeking appropriate approvals at the relevant junctures, the applicant has failed to conduct wildlife surveys, including one for bats. • Nothing has been done to protect anything of historical value. • The judgement upon change of use, can surely only be made based upon what was there, not what currently is. • The laying of a new track to the barn, round the perimeter of a field, from Nursery Lane. • The barn is north of North Common Road, an area which LDC has said they do not want developing. • There would be an increase in traffic along the private road of Nursery Lane. • There have been a number of noxious bonfires in the area. <p>Notice of Planning Permission Received (for information only)</p> <p>c <u>LW/16/0862 - Shoulders, North Common Road</u> - Erection of rear single storey extension with glazed facade and flat roof.</p>	<p>To object to the application for the reasons given</p> <p>To object to the application for the reasons given, plus any other relevant objections identified by the Clerk & Councillors during the site visit.</p>	<p>LG</p> <p>LG</p>
8		<p>Clerk's Report</p> <p>a <u>Meeting with the Action in Rural Sussex 'Village Agent' for Wivelsfield</u> - Gill Blackwood (AiRS) had met with the Clerk and Chairman of the Village Hall Management Committee to discuss what groups and opportunities exist in Wivelsfield for socialising and support. Gill suggested that chair-based exercise classes could be something to look into as they have been popular in other areas. Gill will help generally with advice and support where she can, and has already sent through an example of an emergency plan for the Council to look at.</p>	<p>To review the sample emergency plan provided.</p>	<p>LG/ MvB</p>

	b	<u>Meeting with ESCC Highways to discuss forms of partnership working</u> - meeting to take place tomorrow. Councillors van Bochove, Phillips, Pascoe and the Clerk to attend.	To attend meeting with E Sx Highways	MvB /SP/ EP
	c	<u>Work to the culvert between the children's play area and Dumbrells Cottages</u> - Barcombe Landscapes had attended to clear the culvert on 5 December, only to discover that there was no culvert, hence the surface water issue. A new culvert was installed.		
	d	<u>Village sign</u> - awaiting designs from blacksmith.		
	e	<u>Working party for clearing overgrowth in Church Lane car park</u> - plans are progressing for the Clean-up on Saturday 28 Jan from 2pm. The key focus will be clearing the car park, but with litter picking an option too. Clerk to produce fliers to put through the doors of those who live in Church Lane. People will be advised to leave cars back from the edge of the car park, in order to allow for clearance work to take place.	Fliers to be made to advertised clean-up	LG
	f	<u>Parking at Baldings Cottages</u> - no further update available.		
	g	<u>Policy on use of grit spreader</u> - awaiting info from East Sussex Highways.		
9		Working Group Reports Communications Group		
	a	Website - some updates made, but more required. Both MvB and SP have sent through notes regarding updates needed to the existing content.	Clerk to refer to SP/MvBs notes	LG
		Asset & Planning Group		
	b	<u>Update on Bovis Planning Inquiry for land east of Ditchling Road</u> - those who spoke at the Inquiry in September had received an email from a Kevin White on behalf of the Secretary of State. The email invited comments upon the content of the Ministerial Statement on Neighbourhood Planning published in December (HCWS34), as well as upon the making of the Wivelsfield Neighbourhood Plan (NP) and their implications for the appeal. The Council resolved that the Clerk should respond on the Council's behalf, stating that - in its opinion - both documents strengthen the arguments against Bovis' application.	Clerk to prepare letter to Secretary of State re Ministerial Statement & making of the Wivelsfield NP	LG
	c	<u>Development at Hole Farm</u> - as discussed under item 7b above.		
	d	<u>Update on the Cala Homes Development</u> - Councillor van Bochove gave a summary of the current position. The monthly meetings are working well and we are starting to see action being taken on key issues. A public meeting with senior Cala staff present will be held on the evening of Wednesday 18 January. MvB to include on the agenda a summary of all the key issues that have arisen, and how these have been addressed. Cala to also be asked if it would be possible to install a pavement between their site and the public bridleway just to the east, to prevent pedestrians needing to step into the road.		
	e	<u>Findings of the recent Asset Inspection</u> - Councillor Fair to complete by next meeting.	Councillor Fair to complete	JF
10		Items for Noting or Inclusion on Next Agenda		
	a	Twinning		
	b	Cala Homes		
	c	Community Infrastructure Levy (CIL)		
11		Date of Next Meeting		
	a	Monday 6 February 2017 - Parish Council Meeting		

The meeting closed at 10.02pm.

Accounts for Payment for the Parish Council Meeting of
9 January 2017

Accounts for consideration at the meeting:

Payee	Expenditure	Value £	Total £	Chq No
Lewes District Council	January play area inspection		18.00	100545
E Gander	January salary		1123.99	100546
East Sussex Pension Fund	Pension contribution Jan 2017		365.13	100547
EAC Software	Email hosting Jan 2017		36.00	100548
Parish Online	Annual Subscription		50.40	100549
Lewes District Council	Dog Bin Emptying 1 Jan - 31 March 17 Litter Bin Emptying 1 Jan - 31 March 17	622.44 51.48	673.92	100550
The Cock Inn	Donation for use of office - Jan 2017		100.00	100551
WEL Medical Ltd	Purchase of defibrillators		6240.00	100552
Wivelsfield PCC	Hire of the Church Hall for Jan & Feb PC meetings		30.00	100553
Wivelsfield Village Hall	Hire of hall for Cala Homes Community Meeting		21.50	100554
E Gander	Reimbursement for cost of Grit Spreader		92.40	100555
Wivelsfield Green Playgroup	Grant for provision of storage facilities		1100.00	100557
Total			9851.34	

Plus an additional bill of £303.19 from BT, paid by direct debit, of which a charge of £125 & VAT is to be challenged.