



## Minutes of the Extra-Ordinary Meeting Held Monday 17<sup>th</sup> May 2021 7.30pm, Wivelsfield Church Hall

Agenda Item	Detail	Resolved
<b>Present:</b>	Parish Councillors I Dawson (Chair), N Dutt, I Haffenden, R Morris & S Morris. District Councillor Bikson, Liz Gander (Clerk) and twelve members of the public.	
<b>Open Forum:</b>	<p>The Chair welcomed everyone to the meeting, explained the Open Forum and the Council resolved to move the planning item to the top of the agenda (after item 2).</p> <p>Members of the public present had all attended owing to agenda item 5a and the concerns they have around this. Several of them spoke to explain their reservations, which were wide ranging and significant. There were concerns raised about the protocol followed by Lewes District Council's Planning Department in publicising the application, as several of the neighbouring properties had not been consulted. There was also confusion over the consultation deadline, as conflicting information had been given.</p> <p>With regard to the application itself, one resident stressed that they are not anti-development per se (and indeed no one had objected to the pair of houses recently built adjacent to their properties), but that there are a number of reasons why the current proposals are inappropriate.</p> <p>One key issue is access, with legal access rights being a key stumbling block which would need to be resolved. Access to the site is via a very narrow single-lane track, with no passing places, which then goes to four private garages. The width of the track in places is only 2.7m, with many standard cars being 2m wide. There are blind spots on the drive and a barn along it has been hit four times in two years by vehicles. A lot of deliveries are now on foot, because of how narrow the track is and the dustcart will not go up there. The track is therefore not suitable for the construction traffic that would be needed, nor for the additional vehicle movements/deliveries etc that would be created by two more properties.</p> <p>Another issue is that the proposed 5 bedroom houses would be cramped and overbearing within the plot and are not sympathetic to the surroundings. The side of the house on plot 1 would be only 2m from the fence of Kiln Cottage and the proposed height could be 7.5m, as compared with the 4.8m ridge height on Kiln Cottage. The houses would impact on light and generate additional noise.</p>	

		<p>The planned double garages to allow for parking only have door entry points of 2.2m in width and with many cars around 2m, it is unlikely that the garages will be used for parking, meaning they will have to park on the drive.</p> <p>The plot includes a steep hill with very little drainage, causing flooding below, which is likely to be increased by these proposals.</p> <p>No consideration has been given to pedestrian access or cyclists and there seems to be a lack of consideration for biodiversity. There are three active badger setts on the site. At some point the plan for plot 2 has been shifted to give a 10m protection for badgers, but it is likely that their tunnels will be under the site. Likewise, the development during construction would require a tree protection barrier, but this would block badger access. There are two separate reports that deal with different elements of biodiversity, but they conflict with each other.</p> <p>Similarly, a bat survey showed that the field is a transient feeding spot for bats, however the developers have reportedly already cut down trees and gone back into the ancient woodland.</p>	
<b>1</b>		<p><b>Apologies for Absence</b> Apologies had been received from Councillors Martin and Pascoe.</p>	Apologies accepted.
<b>2</b>	a	<p><b>Declarations of Members' Interests</b> To receive declarations of interest from Councillors on items on the agenda</p>	None noted.
	b	To receive (and grant if appropriate) written requests for dispensations for disclosable pecuniary interests	None noted.
<b>5</b>	a	<p><b>Planning Matters</b> <b>New application considered at the meeting.</b> As per the agreement made in the Open Forum, this item was brought forward on the agenda for the benefit of those residents attending. <u>LW/21/0192 – Land Adjacent to Kiln Cottage, Coldharbour Farm, Hundred Acre Lane</u> - Erection of 2 No. detached dwellings with car parking and associated works. The Council resolved to object to this application. For, whilst this site is an allocated housing site within the Wivelsfield Neighbourhood Plan, this is on the basis (as detailed in policy 2iii) that any scheme brought forward:</p> <ul style="list-style-type: none"> <li>• relates well to the existing cluster of buildings at Coldharbour Farm</li> <li>• Access is achieved using the existing access to Coldharbour Farm</li> <li>• The landscape scheme provides a soft edge to the adjoining countryside.</li> </ul> <p>This application is felt to fail on all fronts. The proposed 5 bed homes are not at all sympathetic to the existing cluster of buildings. They are too big, too tall and too close to neighbouring dwellings. Neighbours have demonstrated that access is not practical for a number of reasons (including the width of the track, which is not suited to more than standard cars, increased vehicle movements and, crucially, safety – for pedestrians, other vehicles and the adjacent buildings). Likewise, landscaping will struggle to provide a 'soft edge' to these homes from the perspective of the neighbouring dwellings.</p> <p>The proposals also fail to meet the key housing policy objective of the Wivelsfield Neighbourhood Plan (5.2) 'to provide a mix of dwelling types, particularly smaller dwellings for young families and older people wishing to downsize, and starter homes for younger people and key workers.'</p>	To object on the grounds detailed.

		<p>Furthermore, there are key concerns around biodiversity, with the impact of the development on nearby badger setts and bats.</p> <p>Finally, the car parking provision is considered inadequate for the size of the proposed dwellings. As five bed dwellings, each home could reasonably have multiple cars, exceeding provision on site (particularly given that, owing to the large size of modern cars, a majority of people use their garages for storage, not parking vehicles). Even if the two driveway spaces allocated per dwelling were enough for the occupants, there is no provision for visitor parking and the rural nature of Hundred Acre Lane means that this is not suitable for housing any overspill parking required.</p>	
	b	<p>To ratify comments submitted by the Clerk to:  <u>LW/21/0262 – Land Adjacent to Nolands Farm, Station Road, Plumpton Green</u> – the Council ratified the comments which had been compiled, circulated and approved informally between meetings.</p>	Response ratified.
	c	<p><b>Other Planning Matters</b></p> <p>To acknowledge the notes from an inter-council meeting held with CPRE on 11th May.</p>	Noted.
<b>3</b>	a	<p><b>Village Hall Improvement Project</b></p> <p><u>To review the confirmed quotes for items previously listed as provisional sums and to ratify these as a part of the contract.</u> The council ratified the costs that had been firmed up for the asbestos work, main hall ceiling insulation and electrical work to the western end of the building.</p>	Costs ratified.
	b	<p><u>To note the cost of shipping containers needed for storage owing to the asbestos work required.</u> The Council agreed to cover the cost of two, twenty foot shipping containers, anticipated to be needed for 15 weeks, at a cost of £971.85, whilst asbestos removal work is undertaken in the Hall.</p>	Agreed to cover the cost of 2 x 20ft shipping containers.
	c	<p><u>To sign the contract with Sunninghill Construction Limited</u> – the three copies of the contract provided were signed by the Chair and Councillor Morris and witnessed by Councillor Dutt.</p>	Contract signed and witnessed.
	d	<p><u>To discuss whether the Council would wish to have a representative attend a promotional photograph opportunity, to mark the start of work at the Hall</u> - the Chair would be happy to do this.</p>	Chair happy to attend.
	e	<p><u>To discuss the revised payment dates and their impact on the Council's meeting schedule.</u> It was agreed to follow the meeting schedule recommended by the project manager, which will put meetings at the end of the month from June – October, with the addition of a second meeting in June, at the start of the month, so that the gap between any two meetings is not too long.</p>	Revised meeting dates agreed.
<b>4</b>	a	<p><b>Finance</b></p> <p><u>To agree new bank signatories for the Co-op and Barclays accounts</u> – it was agreed that all seven councillors would be signatories on both accounts and be able to authorise payments through online banking.</p>	Signatories agreed.
	b	<p><u>To agree any movements to earmarked reserves as recommended by the Clerk.</u> It was agreed to move £11k (most of the recent CIL receipt) to the earmarked reserve for the Hall Improvement Project, to create a contingency to cover things like the storage containers discussed under item 3b.</p>	Agreed to move £11k of CIL into the Hall Improvement Project reserve.
	c	<p><u>To approve purchase of a rope/foohold part for the Lars Laj equipment</u> – purchase agreed, but Clerk to double check that only one is needed.</p>	Purchase agreed.
	d	<p><u>Request to purchase Microsoft Office 2010 for Councillor Pascoe</u> – It was agreed to pay up to £40 towards the cost of a licence key, to allow him to</p>	

		access his council email address. However, the Clerk to reiterate that Office 2010 is no longer supported.	Purchase of up to £40 to be reimbursed.
<b>6</b>	a	<b>Clerk's Report</b> <u>Request from the pub to vacate the existing office as soon as possible as they need additional storage space.</u> The landlady has agreed to allow the Council to retain the landline connection and post box at the current office, until such time as these can be switched to the office at the Hall. Members of the Village Hall Management Committee have agreed that it should be possible to find some storage space for the Council's equipment on site, until the new office is ready.	Office contents to be stored temporarily. Risk assessment to be prepared.
<b>7</b>	a	<b>Correspondence</b> Notification of a London 2 Brighton Challenge event passing through Wivelsfield Green on 29 <sup>th</sup> - 30 <sup>th</sup> May.	Noted.
	b	Joint statement from Lawyers in Local Government (LLG) and the Association of Democratic Services Officers (ASDO), in relation to the recent High Court virtual meeting judgement.	Noted.
	c	Request to support a 'Wivelsfield's Big Party' event, being organised by the Village Day team. The Council had been asked to support the event by way of a £2200 grant to match what has been given to Village Day before, and by paying for temporary toilets (as this would result in a saving commensurate to the value of the VAT). The event would be rather like the 'On the Green' music event of previous Village Day evenings, but with the addition of children's entertainment, to make it a family-friendly event. Without the full Village Day event however (organisation of which would not have been possible in the timescale), the organisers would need to charge for tickets in order to make the event financially viable. After some debate, the Council resolved to provide £2600 for the event (£2200 plus paying for toilets), subject to a discussion with the Village Day team and receiving further information around areas of concern which included noise, fencing, ticket prices and financial risk. Final decision to be ratified at the next meeting.	Financial support agreed subject to the receipt of further information and ratification at next meeting.
<b>8</b>	a	<b>Items for Noting or Inclusion on Next Agenda</b> West Wood.	
	b	Neighbourhood Plan update.	
	c	Remembrance Sunday.	
<b>9</b>	a	<b>Date of Next Meeting</b> 7 <sup>th</sup> June 2021 – Parish Council Meeting	