

Ditchling Parish Council

Minutes of the Statutory Council Meeting held in the Lower Hall, Ditchling Village Hall on Monday 28 November 2016 at 7.30pm

Present: Cllrs McBeth (Chairman), Madden (Mrs.), Madden (Mr), Leaver, Smith, Robinson, Jones and Ingham and the Clerk, Mrs M. Warner.

Public Participation:

11 members of the public were present. Mrs Crowther in her role as the chair of the Ditchling Society raised concerns in respect of item 5.5. The field lies in a strategically important area which separates the two villages. This area has conservation status and a change of use on the south side of the Keymer Road has long-term implications. The transport statement included in the application is inaccurate. There is no public transport to the site at the weekend. There are 21 parking spaces, but there will be up to 58 two-way car journeys. This is not a community facility but is privately owned by a specific club. The area is waterlogged during the winter. There will be considerable disturbance to neighbours on Saturdays and Sundays, and when training takes place. Only 18 months ago, the rugby club had greater ambitions and there is likely to be further development over time. The council is urged to resist any change of use. A member of the public confirmed that there were no buses running to the site at the weekend. A resident spoke to object to item 5.5 which is contrary to planning policy CT1- to protect the character of the countryside. The strategic gap between Keymer and Ditchling is only 1km. The application is also contrary to policy RE4 and CT4, as there would be an adverse impact on the rural character and natural beauty of the area, and the quiet and informal enjoyment of the area would be reduced. The proposed pitch would be visible from Lodge Hill and Ditchling Beacon. Lodge Hill is an area of high visual sensitivity. The Lewes District Council Local Plan and the SDNP planning policies prioritise landscape qualities.

1. Declarations of Interest: Cllr Jones declared a non-pecuniary interest in respect of item 6, by virtue of being the chairman of the Ditchling branch of the Royal British Legion.
2. Apologies for absence None
3. Minutes of the Council Meeting held on 7 November having been circulated, were agreed as a correct record and were signed by the Chairman
4. Minutes of the Finance Committee Meeting held on 7 November having been circulated, were agreed as a correct record, for clarity they were amended to show that the precept was to increase from £81,935 to £83,365 and the discount to be applied to Sports Clubs rents would be reduced to offset any future vat. The minutes were signed by the Chairman.

5. Planning Applications

5.1 SDNP/16/05238/FUL 10A Shirleys, Ditchling. New double garage extension with accommodation above. **No Comment**

5.2 LW/16/0875 Pottery House, Folders Lane, East, Ditchling increase the pitch of the cat-slide roof to provide for a small first floor storage room, erection of a single storey front extension, erection of a detached double garage with log store. **No Comment**

5.3 SDNP/16/05649/HOUS Pine Tree Cottage Lodge Hill Lane Ditchling Removal of rear elevation

bay window and installation of bi-folding doors, replacement of window on front elevation, installation of 2 velux roof lights on front elevation, installation of timber decking to rear garden and removal of solar panels on rear elevation. **No Comment**

5.4 SDNP/15/05504/HOUS 2A Beacon Road. Erection of a side two storey extension. **No Comment**

5.5 SDNP/16/05154/FUL Land at Keymer Road Ditchling. Change of use of land to provide one rugby pitch for Ditchling Rugby Club.

Objection: the area lies outside any planning boundary as defined by LDC and is in countryside defined as being within the South Downs National Park, where development other than that related to agriculture, forestry or another rural enterprise would be resisted; it is contrary to the purposes of the National Park whose purpose is the 'protection, conservation and enhancement of the natural beauty of the National Park, including its biodiversity and cultural heritage', it is essential to retain and protect the strategic gap between the villages, the sports field would have an adverse impact on the gap between Ditchling and Keymer. The application is contrary to policies CT1 and RE4 of the Lewes District Local Plan. The council supports the letters of objections from neighbours and residents.

Standing Orders were suspended to allow Mr Burr to address the council.

Mike Burr updated the council on the status of the Neighbourhood Plan. Following the consultation period earlier in the year and particularly the comments received from the SDNP on green spaces and housing proposals. A detailed survey on the green spaces has now been completed. The SDNP confirmed that the minimum number of houses required remained at 15. One of the previously identified sites was removed from the plan and new sites were required, there followed a call to land owners to put forward potential sites. A new site will be included in the revised draft plan and there are now sites containing a total of 22 houses identified. It is important to exceed the minimum figure as some sites will fall away over time. A further public 6-week consultation on green spaces and housing only will take place from December. The steering group will meet on 4 January 2017. On 21 January 2017, a public drop in session will be held at the Village Hall. The revised draft will be available on the Beacon Villages website as soon as possible. It is hoped that the plan will be submitted to the SDNP at the end of January. The Steering Group were thanked for their hard work.

Standing Orders were resumed.

6. Outstanding Matters

Recreation Ground to consider the quotations for Grounds maintenance. It was **agreed** to appoint Barcombe Landscapes as contractors for grounds maintenance and for the contract to commence on 1 March 2017.

Lighting the clerk has been advised that all faults reported have been repaired. Cllr Robinson is to check light 4 Beacon Road.

Proposed additional car park The Landscape and Visual Impact report is almost completed. There have been a number of different car park plans produced, the latest one has been circulated and shows spaces around the edge of the site. The project manager, Ben Ellis has recommended that the council use Aspect Ecology Ltd for the Ecological Survey - but suggested that we hold off appointing then until he speaks with the planning officer. It was **agreed** that Aspect Ecology would be appointed as soon as the clerk heard from the Mr Ellis.

Working party- it was **agreed** that the clerk would approach the Scouts with proposed heads of terms for a 1 year recurring lease, given that the lease expires in 7 months. There has been no date set for a meeting of the working party as we council is awaiting feedback from the Pre-school.

Speed watch It was noted that a minimum of 10 volunteers were required. Cllr Robinson volunteered, It was agreed that further volunteers would be sought, through the next newsletter.

War Memorial it was **agreed** that the parish Council would meet the cost of removing the plinth of £325 but it was the responsibility of the Royal British Legion to pay ongoing storage costs. The payment was added to the payment list.

Meeting dates 2018 the dates circulated were **agreed**, it may be necessary to call an additional meeting in May 2018 if there are a large number of planning application, this would be a Tuesday meeting to be held in the Parish Office

7. Committee Meetings Finance Committee Meeting held on 7th November 2016: It was **agreed** to accept the recommendations of the finance committee:
 - a) It was **agreed** that the Parish Council's Budget for 2017/18 be adopted and that the precept be increased by 1.74% or £1,429, bringing the precept up to a figure of £83,364
 - b) Recommended changes to the internal audit processes were agreed
 - c) It was **agreed** that the revised Finance Regulations as circulated, be adopted
 - d) It was **agreed** that the Risk Assessment be adopted
 - e) It was **agreed** that the council move to an online banking system and a bacs payment system
 - f) it was **agreed** that the Parish Council become vat registered at the appropriate time.

6. Finance matters.
 - a) To receive the bank reconciliation. This was **agreed** for October 2016
 - b) To approve invoices for payment. Payments totalling £11,771.47 covered by cheque numbers 301775 to 301789 were **approved**.
 - c) Budget comparison report- no questions arose.

7. Correspondence. The list had been circulated prior to the meeting.
 - P1 Bruno Peak – Lighting a beacons 11 November 2018. A decision was deferred until 2018.
 - P2 Planning authority local list – no comment
 - P3 Footpath 35C- no comment
 - P4 Spring Conference 14 March 2017 – noted
 - P5 BT cabinet – no comment
 - P6 – ashes internment, it was **agreed** that the clerk write an appropriate response to Mrs Clarke.
 - P7-Cricket Club grant- deferred until the next meeting. But future use of the groundsman's hut was discussed and Cllrs McBeth & Smith will visit the hut.

8. Written & verbal reports by representatives.
 - Village Hall Management Committee – Cllr Ingham. Nothing to report
 - Ditchling Pavilion Club –Cllr Smith. Nothing to report
 - Ditchling Village Association – Mrs C.M. Robinson. Nothing to report.
 - Lewes District Association of Local Councils (two representatives) – Cllrs Mc Beth and Madden. There is a meeting next week.

9. Matters raised by Councillors for exchange of information only Cllr Smith requested that the list of project circulated be discussed at the next meeting. Cllr Leaver proposed a motion to be included on the agenda at the next meeting.

The meeting closed at 9.10pm.

Chairman 19 December
2016

Ditchling Parish Council
Expenditure November 2016

Date	Ref	Value (incl vat) £
01/11/2016	Ditchling Village Hall rent & electricity	31.03
16/11/2016	S.Woodley Grounds maintenance	1,667.50
08/11/2016	Sussex Sign Centre	176.40
18/11/2016	Derek Tourle Memorials	500.00
08/11/2016	CBC Fencing	1,600.00
24/10/2016	BT	(4.03)
28/11/2016	Salaries	1,809.00
30/11/2016	Website	35.00
11/11/2016	Wreath	17.00
08/11/2016	Legal fees	370.91
17/11/2016	Accounts software	252.00
03/11/2016	Training	144.00
01/11/2016	Copier lease	117.00
25/11/2016	LDC Pitch maintenance	4,587.52
24/11/2016	Helen Mary Skelton	325.00
28/11/2016	Table	115.79
28/11/2016	Travel	27.35
	Total	<u>11,771.47</u>