

Ditchling Parish Council

Minutes of the Statutory Council Meeting held in the Lower Hall, Ditchling Village Hall on Monday 24 July 2017 at 7.30pm

Present: Cllrs Orme (In the Chair, Smith, Madden, Ingham, Guggenheim, Keeley, Orme, Jones, Leaver, the Clerk, Mrs M. Warner and the Deputy Clerk Mr D. Blackhall.

Public Participation:

3 members of the public were present. A neighbour spoke to object to planning application 4.2. He noted that the revised proposal incorporated new materials, which were of a poorer quality than those in the refused application. He noted that the application was contrary to HSG1 in the Ditchling, Streat and Westmeston neighbourhood development plan; paragraph 55 of the NPPF and core policy 13 of the Lewes District Local Plan. The applicant spoke in favour of planning application 4.2. The current asbestos clad building has no function, it is therefore proposed that it be converted and put to use. The enhancements in the earlier application were not possible without internal reinforcements and such structural changes would have meant that the project was not considered a conversion. The simplified proposal requires no structural changes. The proposed dwelling will be more attractive than the existing building. Concrete around the structure will be removed and laid to garden. There will be no visible windows to neighbours and no light spill. The dwelling is close to the junction with Beacon Road and so will not lead to increased traffic in Underhill Lane. A second neighbour spoke to object to planning application 4.2. He noted that the proposed dwelling was not in a sustainable location. The structural engineer has provided a short opinion and not a full report. There is no tree survey included in the application. The drawings are insufficient to explain the sections. There is no information on the load specifications of the ceilings and therefore insufficient detail to show that the building is capable of conversion. There is insufficient information in the application regarding foul water drainage.

1. Declarations of Interest: Cllr Madden and Cllr Smith declared an interest in respect of item 8 as they are trustees of Ditchling Village Hall Management Committee.
2. Apologies for absence: Cllr Ingham unavailable. Cllr McBeth on holiday.
3. Minutes of the Council Meeting held on 10 July having been circulated, were **agreed** as a correct record and were signed by the Chairman.
4. Planning Applications
 - 4.1 SDNP/17/03067/FUL. Street Record Clayton Road Ditchling. Erection of a barn- **Application not valid**
 - 4.2 SDNP/17/03066/FUL. Downlands House Underhill Lane Westmeston. Change of use from Storage and Distribution building to self-contained dwelling house, re-cladding of roof and walls, enlargement of garden areas. **No Comment.** Cllr Jones abstained. The council considered paragraph 55 of the NPPF, HSG1 and HSG3 of the Ditchling, Streat and Westmeston neighbourhood development plan, the visibility of the building from the South Downs Way path and LDC Local Plan Core Strategy 10. Cllr Smith proposed that the council object to the application this proposal was voted upon and the result was 3 in favour, 4 against, 1 abstention.
 - 4.3 SDNP/17/02984/TCA - 4 Barnfield Gardens. Tree works. **No comment.**
5. Additional road signage at East End Lane The council is aware that Kelly Burr Senior Traffic and Safety Officer ESCC is reviewing the signage at East End Lane junctions and had reported the road to the Ordnance Survey who supply Sat Nav companies with maps for their systems. The clerk has been in contact with Kelly Burr and is waiting for a response.

6. Parish magazine The Clerk reported on discussions with the business producing the Dialogue magazine. It was noted that although the council can submit articles for the Dialogue it was not the most appropriate medium to engage the community. It was noted that Community Ad would act as the sub-editor for a parish magazine but an editor would be required. It was **agreed** that an editor could serve in rotation with Cllr Smith as the editor for the first addition, followed by Cllr Madden and Cllr Keely. It was hoped that the first quarterly magazine could be produced just before the neighbourhood plan referendum.

7. Infrastructure Projects SDNP CIL. The SDNP have requested that a form is completed for any project that the council may be looking at that could be partially funded through CIL money. Although such funds will be limited in Ditchling as there is expected to be very low levels of new housing or extensions over 100 sq metres. It was **agreed** that forms should be completed for the playground upgrade, a replacement pavilion, the new car park, the burial ground extension, and a feasibility study for traffic improvements. It was noted that a similar exercise will be required to draw down CIL monies from Lewes District Council.

8. Transfer of Village Hall status Cllr Madden had circulated the latest accounts. Planned expenditure in the year includes; new front doors and windows £7,000, Flat roof inspection £200, upgrade of ladies and gent's toilets £10,000 and work to the floor of the main hall £7,000. In addition, the steel stairways will be replaced. The village hall trustees have met with AIRS and agreed in principle to the change of status to a CIO. Ian Davidson has quoted £1,500 (inc vat) to undertake the legal work. He will need to be engaged by the Village Hall Trustees and paid by the Village Hall. The cost of advice and assistance from AIRS is also £1,500 and has been invoiced to the Parish Council directly. It was **agreed** that the council would grant £1,500 to the Village Hall management committee to cover the cost of the legal advice required to form a Charitable Incorporated Organisation and the Parish Council would pay the AirS fees directly.

9. Proposed new car park. The council **resolved** to agree to enter into a S106 agreement with ESCC Highways to enable the 30mph limit to be moved towards Keymer so that it extends through the area of the car park entrance at a cost of £5,000. The Council **resolved** to agree to provide funds for the pavement to be widened to 2 metres from the car park entrance to the war memorial.

10. Finance matters
 - a) The bank reconciliation for June was **agreed**.
 - b) Payments totalling £8,723.91 covered by cheque numbers 3019022 to 301932 were **approved**
 - c) To receive the Budget Comparison Report to 30 June. It was noted that no invoices had yet been received from Barcombe Landscapes for maintaining the recreation ground. It was noted that grant monies were due.

11. Correspondence

P1 ESCC Highways – response received that the Highways Steward has inspected the verges in Lodge Hill Lane and advised that there are no areas which meet the repair criteria. But they will continue to monitor the area

P2 Michael Stratford- pitch hire. The cheque received should be cashed.

P3 Steven Teale – the latest update was noted. The Council continue to support the residents suffering from the fly nuisance.

P4 ESCC Highways- noted there are no plans to paint the bollards in the High Street by the mini roundabout.

P5 Mr Felton - The Council continue to support the residents suffering from the fly nuisance.

14. Written & verbal reports by representatives.

Village Hall Management Committee – Cllr Smith– none

Ditchling Pavilion Club –Cllr Smith- none

Ditchling Village Association – Mrs C.M. Robinson-none
Lewes District Association of Local Councils (two representatives) – Cllrs Mc Beth and Madden

The meeting closed at 8.55pm

Chairman 7 August 2017

**Ditchling Parish Council
Expenditure July 2017**

Date	Ref	Value (incl vat)
28/06/2017	AirS	£298.80
24/07/2017	Connick Tree Care	£2,940.00
01/06/2017	Hall hire	£41.57
10/07/2017	ESCC Streetlights	£2,493.94
27/06/2017	Simon Woodley ground repairs	£228.00
24/07/2017	Salaries	£2,045.39
28/06/2017	One Drive	£1.99
18/07/2017	PFK Littlejohn	£480.00
09/07/2017	BT	£131.28
04/07/2017	Gift Neighbourhood Plan	£27.94
30/06/2017	Website, monthly maintenance	£35.00
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		£8,723.91
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