

# Ditchling Parish Council

## Minutes of the Statutory Council Meeting held in the Lower Hall, Ditchling Village Hall, Lewes Road, on Monday 25 June 2018 at 7.30pm

Present: Cllrs McBeth (Chairman), Smith, Leaver, Madden, Robinson, Ingham, Jones, Guggenheim, Farrands (from 8pm), Keeley, the Clerk Mrs Michelle Warner & the Deputy Clerk Mr. Derek Blackhall

### Public Participation:

Three members of the public were present. A neighbour spoke regarding item 4.2. There were concerns raised that this was the third application in a three-month period. The proposed conversion is out of character. The bridleway is to be used as access which narrows considerably and is currently enjoyed by cyclist, walkers and riders. The application does not adhere to the Neighbourhood Plan which is not referenced. This is development by stealth which has escalated.

A member of the public noted that the Ditchling Society will be opposing application 4.2. The same member of the public queried whether there had been any response from BT regarding broadband upgrades; and spoke regarding Court Farm. The planning application for a large further barn at Court Farm will be considered by the Lewes District Council Planning Committee on 27 June. The principal officer has recommended approval.

The Chairman was able to respond that other than a holding email he has not yet heard from BT and he will chase once again. Cllr Jones explained why the Court Farm planning application would be heard by the District Council and not the SDNPA. It was noted that Cllr Smith will attend the planning meeting on behalf of the Parish Council to speak against the application.

1. Declarations of Interest: None.
2. Apologies for absence. Cllrs Robinson and Orme unavailable.
3. Minutes of the Council Meeting held on 4 June having been circulated, were **agreed** as a correct record and were signed by the Chairman.
4. Planning applications
  - 4.1 SDNP/18/02129/LIS Refurbishment of stable/coach house to form guest accommodation and office space ancillary to the main house. Cotterlings 28 West Street Ditchling. Cllr Jones abstained. Cllr Farrands arrived.  
**No Comment.**
  - 4.2 SDNP/18/02906/FUL Residential conversion of existing redundant stables and tractor shed and creation of associated garden space and landscaping. Stables To The East of 44 Beacon Road Ditchling. **Objection**, the proposed new dwelling is outside the settlement boundary and is in conflict with policy DS1 of the Ditchling Streat & Westmeston Neighbourhood Plan. The proposed access is inadequate. The light emitted by the property will be visible at the top of the Downs and have an adverse impact on the dark night sky. Cllr Jones abstained
  - 4.3 SDNP/18/02797/HOUS Construction of two new dormers to the rear elevation. Insertion of new window to front elevation in lieu of existing garage door. Replacement of all existing windows and doors, including the existing conservatory. Waterfall Cottage Underhill Lane. **No Comment.** Cllr Jones abstained
  - 4.4 SDNP/18/02989/HOUS. Erection of 3 bay garage with room above, entrance to site re located reusing existing access gates with new brick piers, new boundary post and rail fence inserted with new hedging to match existing. 40 Beacon Road Ditchling. Cllr Jones abstained. **Objection.** The proposed garage would fail to respect and integrate with the overall scale and character of the dwelling and would be an incongruous and dominating structure in relation to the existing dwelling
5. Parish magazine –Edition four- we have 14 articles with only a few days to go until the cut off for pieces. Ideally there would be at least 18 articles per edition. Several groups have promised articles but have not delivered. Members offered photographs taken at the Ditchling Fair to fill any space
6. Proposed new car park the revised sales contract including the provision of bollards in front of the gate has been sent to the landowner's solicitor, there has not been a response. It was **agreed** that the clerk will contact the landowner directly. Regarding bollards in Lodge Hill Lane, the license form has been received from ESCC. A local contractor has been asked to quote for the work required.
7. Neighbourhood Plan – implementation of the plan over the next five years. Cllr Smith had circulated a paper previously noting that there are 5 policy areas in the Neighbourhood Plan; housing, transport, Business &

Tourism, Conservation & Environment, Community infrastructure. Individual councillors could play a more direct role in their own area of expertise or interest if at least one councillor covered each topic area. It was also proposed that the lists of planning policies and planning comments required updating to reflect new policies. It was **agreed** that the clerk should organise a planning workshop for all councillors, including Streat & Westmeston councillors.

8. New play equipment and recreation ground master plan. Cllr Smith, Keely & McBeth with the clerk had met with Andrew Ramsey and hope to have a draft plan in a few weeks.
9. Ditchling Common – possible change of management. Following the meeting with officers it is seems that ESCC are happy to maintain the management of Ditchling Common for now. It was noted that ESCC had compulsory purchased the common in 1989. It was noted that the council would like to work closely with ESCC in any matters affecting the common and would always require first refusal should the county council seek to surrender management of the area.
10. Finance matters
  - a) The bank reconciliation for May was **agreed** and has been authorised by Cllr Guggenheim
  - b) Payments totalling £5,895.80 were **approved**.
  - c) Grant of Exclusive Right of Burial for signature – postponed until payment received.
11. Correspondence.

P1 – It was **agreed** that a memorial stone bench could be placed in the burial ground, it was noted there would be no cost to the Parish Council.

P2- It was noted that any request for yellow lines would take several years to be realised, if agreed. It was noted that a long stretch of white line may not be appropriate. It was agreed that once the current building works were complete the situation could be re-assessed.

P3- discussed under item 6.

P4- It was noted that weed spraying had been taking place for a number of years. It was **agreed** that the clerk seek further details from ESCC regarding any potential health risks.

P5- Recycling in narrow lanes – it was **agreed** that the Clerk would contact Scott Reid at LDC regarding a practical solution.

P7- Keymer Road verge- the clerk to investigate the cost of an extra cut from ESCC
12. Written & verbal reports by representatives.
  - a. Village Hall Management Committee – none
  - b. Ditchling Pavilion Club – the Clerk had met with Sean Guirey regarding extending the decking area at the pavilion. Full details to be provided before the 9 July meeting – note to be circulated.
  - c. Ditchling Village Association – none
  - d. Lewes District Association of Local Councils – minutes have not yet been received for the recent meeting.

The meeting closed at 8.55pm

**Ditchling Parish Council**  
**Expenditure June 2018**

04/05/2018	Rialtus Business Solutions	898.74
11/06/2018	BT	91.28
25/06/2018	Cranleigh PC	96.00
25/06/2018	HMRC	816.64
25/06/2018	Simon Woodley -grounds	420.00
25/06/2018	Salaries	1,582.47
18/06/2018	Fly Traps	1,211.40
25/06/2018	LDALC subscription	30.00
01/06/2018	Hall hire	16.00
04/06/2018	Ant powder	2.13
31/05/2018	Easycopiers	42.00
05/06/2018	ESCC - verge cuts	381.60
20/06/2018	Fasthosts	14.39
30/06/2018	Website, monthly maintenance	35.00
15/06/2018	One Drive	1.99
25/06/2018	Mileage	44.10
14/06/2018	Surrey Hills Solicitor	165.60
18/06/2018	Stationery	46.46
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		<b>5,895.80</b>