

Ditchling Parish Council

Minutes of the Statutory Council Meeting held in the Lower Hall, Ditchling Village Hall, Lewes Road, on Monday 30 April 2018 at 7.30pm

Present: Cllrs McBeth (Chairman), Jones, Smith, Leaver, Orme, Guggenheim, Madden, Ingham, the Clerk, Mrs. Michelle Warner & the Deputy Clerk Mr. Derek Blackhall

Public Participation:

Two members of the public were present. The Ditchling Society congratulated all involved in the Neighbourhood Plan, who deserve a vote of thanks from the community. Residents will now want to know how the plan will be driven forward and implemented. Groundwork on the aspirational policies should begin now. Many of the projects will be beyond the staffing and funds of the Parish Council. It was understood that funds had been allocated for a part time specialist officer. What will be the timetable regarding this appointment? Cllr Smith & McBeth replied on behalf of members. The clerk has project management experience and the deputy clerk was appointed last year in order that the clerk could spend more time on projects. It was considered more appropriate to bring in specialists as required depending on the nature of the project as required. Preliminary discussions with Streat & Westmeston Parishes have commenced, it is likely that the three parishes will have quarterly meetings, it will be important to have a consistent approach to planning. The chairs of the three parishes will have a plenary meeting in the coming weeks. Implementation of the plan will be an agenda item at the next parish council meeting.

A member of the public advised that BT box 4 in the village was full and so no further super-fast broadband connections were available for residents linked to this box. Speeds are very poor south of the village. It was noted that BT have commenced a program of upgrades in East Sussex – with work taking place over the next 24 months. No details have yet been received regarding upgrades in West Sussex. The exchange for Ditchling is in Hassocks, which is of course in West Sussex. The Council has already been in contact with BT.

1. Declarations of Interest: None.
2. Apologies for absence: Cllr Robinson unavailable. Cllr Farrands on holiday. Cllr Keeley on holiday.
3. Minutes of the Council Meeting held on 9 April having been circulated, were **agreed** as a correct record and were signed by the Chairman
4. Planning applications
 - 4.1 LW/18/0195 - Demolition of existing flat/garage and erection of a new detached dwelling for Mr. Stuart Bellwood. Berrymead Spatham Lane Westmeston. Cllr Jones abstained. **Objection**, the council notes that some amendments have been made from the earlier application LW/17/0539, However the council's earlier objections still stand. The proposed new dwelling is outside the settlement boundary. The proposed dwelling would lead to an undesirable subdivision of the plot leading to an unacceptable form of backland development in an agricultural setting. The application site is not in a sustainable location for a new dwelling in terms of public transport, safe pedestrian routes, amenities and facilities and future residents will be heavily reliant on private car use. Which is contrary to core policy 13 in the Lewes District Local Plan. The proposed new dwelling does not conform to the recently adopted Ditchling, Streat & Westmeston neighbourhood development plan. Policy DS1 permits development outside of the settlement boundary under certain exceptions. The application does not meet any of the 7 exception criteria. The floorspace given over to living accommodation in the new dwelling represents an increase of more than 30%. The proposed new dwelling is to be located in a new site and the replacement dwelling is not on a like- for- like- basis. The proposed new dwelling is not in accordance with Reserved Policy 8 from the Local Plan as the new dwelling will not be similar in floorspace and is not located within the plot to the original.
 - 4.2 SDNP/17/05211/FUL Erection of a feed storage barn. Court Farm Keymer Road. **Objection**, the application contains no supporting evidence that there are cattle on site, no cattle have been seen on site by local residents. There is limited justification for the considerable mass of the proposed barn. The impact on the landscape is considerable. The Application is contrary to Cons 6 conserve landscape and important views and Cons 7 protect important gaps between settlements from the Ditchling, Streat & Westmeston neighbourhood development plan. The proposed barn would have an adverse impact on views from Lodge Hill and the views from the South Downs Way. The sensitivity of the area has not been addressed sufficiently in the supporting documents. Development in the strategic gap between Keymer and Ditchling should only be permitted where it conserves the character of the gap and does not reduce the physical gap between the settlements. The physical gap will be eroded if the proposed extensive barn is permitted at this site. The Council would request that this application is not delegated to officers but is considered by the planning committee.

4.3 SDNP/18/01042/HOUS. Demolition of car port and erection of single storey side extension, erection of garden shed, internal alterations. Stream Cottage 40 Beacon Road. **No Comment**

4.4 SDNP/18/01303/LIS New patio doors to rear of kitchen, new conservation rooflights to front and rear roof slopes, alterations to ceiling layout internally. 71 East End Lane, Ditchling. **No Comment.**

5. Parish magazine –Edition three has been delivered. Articles for edition 4 will be required by end June for delivery early August. Cllr Madden volunteered to act as editor for edition 4.
6. Proposed new car park- update on S106 legal documentation and lease including proposed relocated gateway. Teresa Ford at ESCC has advised that the gateway proposed by the landowner would not permit sufficient room for any vehicle to exit the field access and be at a right angle to the carriageway of the B2112 when exiting the access to the car park. It was **agreed** that a revised plan be sent to the solicitor with the gateway across the first two spaces on the left of the car park.
7. Neighbourhood Plan – a meeting will be arranged with the three parish chairs to discuss implementing the adopted neighbourhood development plan.
8. New play equipment and recreation ground master plan. The clerk will arrange a meeting with the landscape architect.
9. Traffic Meeting feedback including Spatham Lane and quiet lanes. ESCC have responded with an emphatic No to the proposal of quiet lanes. New horse warning signs for Spatham Lane have been agreed. It was noted that the highways working group needs an overall brief. This group started off concentrating on Spatham Lane following the incident on the lane. The group now needs to widen its remit without losing momentum. Either Beacon Road or the High Street must be prioritised in order that an achievable outcome can be accomplished with the money available. The brief will be produced by two members of the working group to be reviewed at the next meeting on 11 May. Once the brief is agreed the council will be asked for support.
Lodge Hill Lane and the terrible state of the verges was discussed at the SLR meeting, earlier in the day. The council is already aware that the parking review to consider yellow lines will not take place until September. The council has asked if it would be possible to install bollards or posts to protect the verges and prevent parking. This is acceptable to the highway authority as long as the required licences are obtained, the contractors have the proper licences and insurance and the project is funded in full by the Parish Council. It was **agreed** that the clerk should request the details required to apply for a licence. It was noted that consultation with local stakeholders should take place as a part of the process.
10. Application of a grant by Ditchling Pre-school Group for £1,710. A grant of £250 was **agreed**. It was noted that the pre-school provides a valuable community facility.
11. Finance matters
 - a) The bank reconciliation for March was **agreed**
 - b) Payments totalling £5,926.70 were **approved**
 - c) The Budget comparison quarterly report was noted.
 - d) Grant of Exclusive Right of Burial for signature was signed.
12. The Annual Return of the Council
 - a) The Council approved the Annual Governance Statement, of the Annual Return
 - b) The Council agreed the Accounting Statements 2017/18, section 2 of the Annual Return and signed the Annual Return
 - c) The Council approved the Fixed Asset Register
 - d) The Council noted the Internal Auditors report and that there are no actions resulting from it.
13. Correspondence.
P1 Broadband in Underhill – discussed in the public participation session
P2 Lighting the Beacon- it was noted that equipment including lighting would be required for this event to take place on 11 November.
S13- Cllr Leaver will attend the CIL briefing on 19 June.
14. Written & verbal reports by representatives.
 - a. Village Hall Management Committee – none
 - b. Ditchling Pavilion Club – none
 - c. Ditchling Village Association – none
 - d. Lewes District Association of Local Councils (two representatives) – Cllrs Mc Beth and Madden- none.

An event to mark the adoption of the Neighbourhood Plan is to be arranged.

The meeting closed at 8.55pm

Ditchling Parish Council
Expenditure Apr 2018

Date	Ref	Value (incl vat)
13/04/2018	Surrey Hills Solicitor	£699.00
23/03/2018	LDC	371.8
10/04/2018	BT	£124.39
01/04/2018	East Sussex ALC subscription	£643.88
30/04/2018	The Budding Foundation	£287.50
30/04/2018	Dame Vera Lynn Childrens	£287.50
30/04/2018	DVA	£500.00
20/03/2018	Kris Pawlwski	£78.00
29/03/2018	Newstyle Print	£75.00
26/03/2018	One Drive	£1.99
30/04/2018	Salaries	£2,307.42
30/04/2018	Stamps & Stationery	£11.00
20/04/2018	Fasthosts	£14.39
31/03/2018	Easycopiers	£52.92
01/04/2018	Hall hire	£32.00
01/04/2018	Office rent	£199.20
31/03/2018	Website, monthly maintenance	£35.00
30/04/2018	Auditor	£80.00
30/04/2018	Hall hire	£18.00
23/04/2018	Poster printing	£32.40
18/04/2018	Panda antivirus	£49.99
23/04/2018	Waitrose	£25.32
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