

# Ditchling Parish Council

## Minutes of the Statutory Council Meeting held in the Old Meeting House on Tuesday 12 April 2016 at 7.30 pm

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

Declarations of Interest: None.

Public Participation: None,

- 1 Apologies for absence: Apologies received and accepted from Cllr Banfield, Smith, Madden (Mrs) Madden (Mr) and Ingham
- 2 Minutes of the Council Meeting held on 22 March having been circulated, were agreed as a correct record and were signed by the Chairman.
3. Proposed new village car-park, Middle Bollands Field. Standing orders were suspended in order that Mr Ellis could join discussions. Mr Ellis had been invited to the meeting to discuss the submission of a planning application by the Parish Council for a new car-park in Middle Bollands Field off Keymer Road. Mr Ellis had reviewed the sketch plans showing parking for 56 vehicles, outside the village boundary. Mr Ellis had also reviewed the pre-application advice provided by the SDNP in December 2013. There have been some changes in the handling of planning applications within the National Park over the past 2-3 years and he was hopeful that an application submitted now would be determined by LDC. The pre-application advice received in 2013 was positive overall, although there was considerable emphasis on landscaping and landscape appraisals which may not now be required, this means that a more streamlined approach could be taken which will be advantageous. Mr Ellis advised that a document should be drawn up setting out the case for the car park in order that a further request for, up- to- date, pre-application advice can be submitted. The next stage will be to submit a full planning application with a Design and Access Statement, a fully coloured up map, a wider view plan so that the planning officers can see how the site sits in context to the surrounding area. It is essential that ESCC Highways Dept have no strong objections. The Chairman advised that a recent meeting with ESCC Highways had been positive, although it was acknowledged that it may take 12 months to extend the 30mph limit to cover the entrance to the car-park.  
If the speed limit could be reduced to 30mph at the entrance then the entrance would need to be 6m wide with a tarmac lip into the site of 3m, ie a cars length. This is to enable a car to sit on the tarmac when pulling out. Grasscrete would provide a suitable surface, places can be marked by coloured gravel. Bodcrete is a less expensive alternative to grasscrete. The surface would be maintenance free once constructed.  
It is likely that a speed survey would be required. Legal fees will be payable. Other costs would depend on the contractors but at least three quotes should be sought. Approved provider lists could be consulted for contractors. The range of quotes is expected to be £50,000-£80,000 depending on the schedule of works. A phase one ecology survey may be required this should cost approx. £600. Mr Ellis offered his services to prepare the planning application free of charge. Mr Ellis explained that his professional background was as a planning consultant, although for the last six years he had been working for a development business. As far as timescales are concerned it was felt that an initial document could be prepared within two weeks. Pre -application advice should be within a few weeks and at this point it would be important to engage with ESCC officers. The planning application can then be submitted and hopefully it would be treated as a minor application and a decision should

therefore be given within 8 weeks. It was noted that if a planning approval was given for the proposed car-park, the Parish Council would seek to put in place parking restrictions in Lodge Hill Lane.

4. Planning applications

4.1 SDNP/16/00897/FUL Ivy Farm Lodge Lane Ditchling. Installation of an outdoor riding arena. **No Comment.**

4.2 SDNP/16/00976/HOUS Park Barn Farm, Beacon Road, Ditchling. Single storey side & rear extensions, single storey front porch extension, replacement of roof lights with rear facing roof dormers. **No Comment.**

4.3 SDNP/16/00700/HOUS 4 Barnfield Gardens, Ditchling. Single storey rear extension, alterations to north elevation, creation of rear facing dormer & balcony, new driveway and hard standing.. **No Comment.**

4.4 SDNP/16/00862/HOUS Kenton Beacon Road Ditchling.  
Roof conversion including dormer windows to the rear and PV panels **No Comment.**

4.5 APP/16/007 Appeal by Bovis Homes & Charles William Baldock  
Erection of 95 new dwellings, with the provision of two new bus stops, associated pedestrian and cycle access via Blackmores, landscaping and parking. Site: Land East Of Ditchling Road, Wivelsfield, East Sussex.

The Parish Council previously **objected** to the application LW/15/0607 on the grounds that LDC already has its 5 year supply of houses and any further development would adversely affect the traffic problems through Ditchling. It was agreed to submit these comments to the Planning Inspectorate and to emphasise that the proposal is large scale and is sited in an unsuitable location and the operation of the proposed development is likely to result in harm to the village of Ditchling and harm the South Downs National Park as a result of excessive traffic.

5. Matters raised by Councillors for exchange of information only

It was noted that litter picking may be possible along Ditchling Borstal, permission has been requested from ESCC to close the road on a Sunday morning from 8am.

It was noted that the Inspectors Report on the LDC Local Plan required an additional 1,500 houses. It is expected that this requirement will be met by smaller site developments not in strategic sites.

The meeting closed at 8.05pm.

Chairman 26 April 2016