

Ditchling Parish Council

Minutes of the Statutory Council Meeting held in the Old Meeting House on Tuesday 15th December 2015 at 7.30 pm

Present: Cllr.Madden in the Chair, Smith, Robinson, Leaver, Madden (Mrs) and the Clerk, Mrs M. Warner.

Apologies for absence: Apologies received and accepted from Cllrs McBeth, Jones, Banfield and Ingham

Declarations of Interest: None.

Public Participation: Jay Johnson from Crowther Associates and Ronan Mellet from Nova Developments Ltd spoke in support of planning application LW/15/0827. The Royal Oak, Ditchling. The previous application for 12 houses had been withdrawn and the recommendations from the District and County council had been incorporated into the new scheme. Three of the seven houses proposed will be in Ditchling Parish. The architectural style of the houses was now more varied in keeping with the locality where no particular style dominates. The general style follows the traditional style of the Sussex Barn. Plot sizes have been increased to better reflect the rural environment. The metal cladding has been replaced by more traditional materials. The visibility displays around the bend had been increased in consultation with ESCC Highways; the landscaping scheme will be low to maintain visibility. Two new bus stops will be provided. It was thought that two of the properties would be given over to affordable housing.

1 Minutes of the Council Meeting held on 24th November having been circulated, were agreed as a correct record and were signed by the Chairman.

2 Matters arising

Neighbourhood Plan. Responses from the public meeting will be used to refine the draft policies of the Plan and the next stage is to produce a single document. The Parish Council and Neighbourhood Plan Group will be responsible for taking the plan forward. It would be useful to consult with villages who have reached the stage of submitting their final version of a Neighbourhood Plan to a local authority for examination, in order to learn from their experiences.

Recreation Ground. All parties have agreed that the new pitch would not be ready to play until the start of the 2016/17 season in August 2016. Delays in works meant that the secondary drainage (the sand strips) was applied late and it has not taken properly yet. Meanwhile Ditchling Football Club is hiring alternative pitches at high costs from limited funds. It was suggested that the Parish Council may waive the hire fees for 2016/17 in view of the extreme disruption to the 2015/16 season.

The Pavilion Club estimates that they have lost income of £4,000 since the start of works on the pitch. The ground around the Pavilion is excessively wet; most of this water is coming from the roof of the building. The problem can be solved by running guttering along the front of the building with the water being directed straight into the main drain. The following quotation has been received:

Guttering to the front elevation of the decking area £460.
Facias and soffits and new guttering to the front elevation £850.

The Pavilion Club is unable to afford these repairs at this time. It is thought the Club has a repairing lease, the Clerk will check the lease document.

The Clerk will provide a breakdown of recreation ground project costs incurred to date and funds remaining for the next meeting.

Lighting 2 Clayton Road has not been repaired within the 10 working day window. The light with no number at the crossroads similarly was reported last month. ESCC will be contacted and asked to explain the delay in dealing with these faults.

Proposed additional car park The landowner had responded to the proposed Heads of Terms. The Council considered that the inclusion of landlords break clauses was unreasonable. In order to proceed the Parish Council would require security of tenure. It was agreed that the Clerk respond to the landowner making the position clear.

Broadband No update had been received from BDUK, it was hoped that further information would be available at the next meeting.

Post Office no further information has been received but the Postmaster is reported to be happy with the current situation.

Proposed Road Speed Alterations A meeting has been arranged with Michael Higgs, ESCC Senior road safety officer and his manager on Thursday 17th December, Cllr Robinson and Cllr McBeth to attend.

Court Farm Planning Application and DEFRA A letter has been sent to DEFRA given previous inconsistencies; a response has not yet been received.

3. Planning applications

LW/15/0827 The Royal Oak, Ditchling. Demolition of existing Public House and erection of 7x4 bedroom dwellings. **Recommend approval**, the improved visibility displays on this dangerous bend on the B2112 are welcomed. The derelict pub is unsightly and the proposed scheme will significantly improve the street scene at this site. The Parish Council understand that 2 of the 7 properties are expected to be given over to affordable housing. Ditchling in common with other rural communities in the District has an under supply of affordable housing for young people and those on low incomes. The Parish Council would request that the District Council if they are minded to approve the application, ensure that this is conditional upon 2 affordable homes being delivered on the site.

SDNP/15/05655/LIS_The Old Manor House, Lodge Hill Lane, Ditchling. Amendment to listed building consents re chimney. **No Comment**

SDNP/15/05748/PA3C 1 High Street, Ditchling. Change of use from shop to café. **No Comment**

SDNP/15/05598/FUL_ Wellhouse Farm, Wellhouse Lane. Change of use to mixed agricultural and equestrian, reception of stables & barn. **No Comment**

SDNP/15/05688/HOUS Pond Mead, 46A Lewes Road. Extension, alteration & loft conversion. **No Comment**

SDNP/15/05769/FUL 1 West Street, Retrospective application for change of use to C3 residential- **Recommend refusal**. The Parish Council object to this application with reference to the emerging

Neighbourhood Plan, the application will formalise the residential use in this building, in the centre of the Village, with a loss of valuable potential retail space.

It was noted that the Neighbourhood plan while not yet formally adopted should be considered and in particular the proposal that planning applications for changes of use from commercial and retail to residential should be discouraged.

SDNP/15/05782/LIS 26 West Street, works to strengthen floor joists. No Comment

4. Committee meetings The Burial Ground committee agreed a budget for 2016/17 with expenditure of £8,448 and income of £8,448. The Lighting committee agreed a budget for 2016/17 with expenditure of £11,250 and income of £11,250. The Grounds committee agreed a budget for 2016/17 with expenditure of £25,437 and income of £25,437. The Council considered the budget for other items and agreed expenditure of £40,500 including £12,000 to ensure that the Neighbourhood plan is properly resourced and can be progressed to a referendum and subsequent adoption. Income of £40,500 for the 2016/17 period was also agreed.

Finance matters.

a) To receive bank reconciliation This was agreed as correct

b) To approve invoices for payment Payments totalling £2,988.21 covered by cheque numbers 301665 to 301673 were approved.

c) Quotation for new pc. The quote of £594.17 from Diamond Computers was accepted.

d) *To agree the figures for the budget for 2016/17. Total income agreed was £85,635 and total expenditure agreed was £85,635 with a total precept of £81,935. The grant to be received from LDC has been confirmed as £853. The final precept will then be £81,082. This compares to a precept in 2015/16 of £82,522, overall a decrease of £1,440 or 1.74%.*

5. Correspondence

Cllr Madden and Leaver are to attend the Tree Development meeting on 13 January. The clerk confirmed that there were spaces available should anyone else wish to attend. The mobile wood fired pizza van could be a welcome addition to local services. It was felt that the Village Hall car-park provided the only viable parking area. LDC has been contacted to see if they would permit this commercial vehicle to operate from the car-park. No reply has yet been received.

6. Written reports by representatives.

Village Hall Management Committee – Mrs N Banfield – none received

Ditchling Pavilion Club – P.M. Smith – see Matters arising, recreation ground

The Ditchling Society – Mrs N Banfield – none received

Ditchling Village Association – none received.

Lewes District Association of Local Councils (two representatives) – D. Mc Beth and P. M. Smith, see correspondence

7. Matters raised by Councillors for exchange of information only

Cllr Robinson reported the poor state of the drains in Clayton Road at the South Street junction.

Cllr Leaver wished everyone a Merry Christmas.

The meeting closed at 9.15pm.

Chairman

9th January 2016