

ARDINGLY PARISH COUNCIL

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Office: Tuesdays 10 am - 12 noon in Hapstead Hall, Ardingly

Minutes of Ardingly Parish Council meeting held on Tuesday, 6 December 2011 in the Main Hall at Hapstead Hall from 7.30pm.

MINUTES

Present:	Mr G Ruse (Chair) Mr M Brixey Mr T Clement Mrs R Chalk Ms S Chapman Mr Don Walker	Mrs P Dennis Mr W Meldrum Mr K Monk Mr N Moorey Mrs F Rocks In attendance: Mrs A Rumble (Clerk) & Mrs R Jarvis (RFO)	15 Members of Public
<p><i>The meeting opened</i></p> <p>The Chair agreed to take item 166.2 – AR/11/03383/OUT - Land Known As Butchers Field, Street Lane, at the beginning of the meeting following acceptance for apologies and approval of the minutes. This was approved by Councillors.</p>			
155.	<p>Questions/comments from members of the public</p> <p>The Chair welcomed members of the public to the meeting. <i>The meeting closed.</i></p> <p>In response to a question from the public, the Chair confirmed that MSDC Planning Department had agreed to an extension to the 11 January 2012 for comments from the Parish Council to the Standgrove Field Planning Application. Comments from members of the public must be submitted by the deadline, 30 December 2011. <i>The meeting opened.</i></p>		
156.	<p>To accept apologies for absence</p> <p>None</p>		
157.	<p>Declaration of Interests</p> <p>There were none.</p>		
158.	<p>To confirm and sign the minutes of the meeting held on Tuesday, 1 November 2011</p> <p>The Chair called for approval of the minutes of the Council meeting held on the 1 November 2011. With no alterations these were AGREED and the minutes signed.</p> <p>158.1 To confirm and sign the minutes of the Extraordinary Meeting held on Monday, 14 November 2011. The Chair called for approval of the minutes of the Extraordinary meeting held on the 14 November 2011. With no alterations these were AGREED and the minutes signed.</p> <p><u>AR/11/03383/OUT - Land Known As Butchers Field, Street Lane</u></p> <p>The Chair opened the meeting with a short explanation of the decision making process undertaken by the Parish Council with regard to the planning application. The Chair invited Councillors to comment. Mrs Rocks confirmed that plans had been circulated to members of the Planning Committee and comments received. A summary of these comments are given below and will form part of the Parish Council's response, along with Policy references where the proposals are deemed not to comply with the Mid Sussex Local Plan (MSLP) or South East Regional Plan (SERP);</p> <ol style="list-style-type: none"> 1. Butchers Field is not allocated for development. 2. It lies outside the built up area boundary, within an area of countryside restraint, where the area is protected. 3. The development would detract from the visual quality and essential characteristics of the area. The unspoilt views across open countryside of two protected landscapes of AONB to the South Downs are valued by members of the public who walk along Street Lane. 4. The site lies within important gap between two parts of village. 5. Development would affect the site's historic landscape character, setting of Ardingly Conservation Area, and trees along Street lane frontage which are protected by a TPO. 6. The development will have a damaging effect on biodiversity, species and their habitats, including the ancient woodland at Butchers Shaw. 		

7. The implication of increase in traffic along a very narrow country lane and pedestrian safety was identified as a major concern within the community during consultation on the Village Plan.

Mr Brixey stated that he would support a development on Butchers Field only if the final development is in accordance with the outline planning application submitted, with no increase in the number or density of dwellings. He believed that the 40% allocation for affordable housing units should not be reduced in number, even if a future change in legislation would allow for it. They should also be built to the same standard and at the same time as the rest of the development. His view was that this would not be a popular decision amongst some, but that we have reached a stage to give many families a chance to live in the village where they work or were brought up, we have to have new development. He stated that the current policy is to give 100% of any new affordable housing at the first let to people with a local connection (information received from MSDC). Furthermore, a policy of Right to Buy without replacement has seen the affordable housing stock suitable for families in the village diminish significantly. Before the Right to Buy scheme there were 88 council houses in Ardingly, 61 of those have been sold off for private ownership. The remaining stock is half the total of 30 years ago.

Mrs Rocks stated that of the 60 applicants listed on the housing register with local connections, 37 were in band D which meant they were adequately housed or already in social housing, therefore of low priority. Furthermore, Butchers Field was not the right place to develop.

Mr Meldrum reported that a survey had been delivered to every household in the village and a total of 210 responses had been received, of which, 185 (81%) wanted no development, 11 were in favour of Butchers Field and 1 not in favour of development of the site, but if we have to have development then would prefer it at Butchers Field and 4 in favour of the site with conditions, ie limit of houses. Mr Meldrum drew the meetings' attention to a concern brought about by the survey which was for the ecological aspect of Butchers Shaw. Mr Brixey's view was that the amount of people who responded was quite small. In response, Mrs Dennis stated that all residents had been given the opportunity to respond. Mr Walker believed that the building of houses on Butchers Field would harm the sensitive ecosystem. He stated that previous developments in the village had been on brown field sites. Mr Moorey's personal view was that he fully accepts that houses are needed for first time buyers, but to wait until new regulations are approved, such as the Neighbourhood Plan, in order that the community can identify what they want. Mr Monk stated that development is needed in the village to ensure its future and to help young members of the community by means of affordable homes. In addition, this will help support local businesses and services. Mr Monk pointed out that when Holmans was developed, Street Lane had not been widened and this was not seen as a problem.

The Chair stated that a vote would be taken by Parish Councillors in order to ascertain whether the Parish Council responds in favour of, or against Planning Application AR/11/03383/OUT - Land Known As Butchers Field, Street Lane.

11 councillors voted by show of hands. Out of the 11 councillors voting, 2 were in favour, 8 were against and 1 abstention. The Clerk recorded the result and agreed to send a response immediately to MSDC Planning Dept., informing them that the Parish Council voted against development of Butchers Field with detailed reasons to follow in due course.

Councillors AGREED that if Outline Permission is granted the following conditions should apply. These will be included in the response to MSDC;

- The development to include 40% social housing/shared ownership.
- Intermediate, low cost housing to be included in the scheme.
- Construction characteristics must be in sympathy with neighbouring buildings.
- Protection of trees subject to Tree Preservation Orders.

Clerk

159.	Matters arising from previous minutes None.	
160.	<p>Financial matters</p> <p>160.1 Any grant/donation requests – St Peters Churchyard £350 – A request for a donation had been received from St Peter’s Church of £350 towards the upkeep of the churchyard. It was AGREED that payment be made and an application made for a copy of their financial accounts for the year ended 31 December 2010.</p> <p>160.2 Schedule of Payments – Schedule of payments circulated prior to the meeting. Proposed by Mr Meldrum, seconded by Mr Monk and AGREED that payment be made.</p> <p>106.3 Internal Audit – Reported that the internal audit for half year completed and no issues arising. The Auditor had offered advice on the management of risk assessments and that Committees identify a responsible person for this task.</p> <p>160.4 Budget 2012/13 - Papers relating to the 2012/2013 Precept distributed prior to the meeting. 2012/2013 budgets were discussed. Following a summary of significant proposed adjustments it was noted that the Precept is at a slightly higher level than the current year, an increase of 1.6%, but still below inflation. Funding for one specific project, the production of a Neighbourhood Plan was considered. If the grant application was unsuccessful, it was felt that the Parish Council had adequate reserves to fund this strategy. It was reported that the Parish Council will continue to strive to find further savings in future years. Following a unanimous vote of those councillors present, it was proposed by Mrs Rocks, seconded by Mr Clement and RESOLVED to set the 2012/2013 Precept at £79,437.</p> <p>160.5 Review of Bank Accounts Mr Meldrum reported that a review of the Council’s financial risk has been undertaken and higher interest accounts identified for reinvestment. As funds will be spread over a number of Accounts, the Finance Committee considered and agreed that the sum insured for the Fidelity Guarantee Insurance is adequate.</p> <p>160.6 Long Term Service Awards – Councillors discussed financing a reward to recognise long term service by employees. It was AGREED that further consideration and research was necessary and RESOLVED to defer the decision until the next meeting.</p> <p>160.7 Parish On-line subscription – Councillors AGREED to subscribe to Parish On-line to support the work of Council.</p>	RFO/Clerk
161.	<p>Hapstead Hall Mr Monk thanked organisers, especially Mr Walker for another successful Christmas Fayre.</p>	
162.	<p>Recreation Ground There was nothing to report.</p>	
163.	<p>Village Plan Mr Walker reported that a meeting of the group had been postponed due to additional work pressures. He reported that copies of the existing schedule will be circulated for revision and an update will be available at the March meeting. Details will be published in the spring edition of the Village Voice.</p>	DW
164.	<p>Traffic Committee Mr Walker reported that a positive response had been received from WSCC to the meeting notes. A response was awaited from the National Trust to take the idea of setting up a Steering Group forward. Further discussions will take place. Councillors were saddened to hear of the fatal accident outside Worth School involving a student. As a result steps have been taken to bring forward traffic management on College Road in consultation with the College, which is fully supported by the Parish Council. A letter of condolence will be sent.</p>	RC/Clerk
165.	<p>Communications Committee A financial update was received from Mr Meldrum on publication costs for the recent edition of the Village Voice and ongoing improvements to the website. Councillors were appreciative of the work undertaken by Mr & Mrs Meldrum.</p>	
166.	<p>To consider planning matters <u>MSDC</u></p>	

	<p>166.1 Decisions AR/1/TPO/11 – Land South of Street Lane GRANTED - Provisions of the Order remain in force permanently. AR/11/03216/FUL – 3 Bingham's Green Cottages, Lindfield Rd., Removal of existing double garage, build 3 bed detached house and single detached garage – GRANTED.</p> <p>166.2 Applications AR/11/03212/FUL - 1 Orchard Cottages, 30 High Street, Replacing demolished shed with new shed. – Recommend approval. AR/11/03383/OUT - Land Known As Butchers Field Street Lane Outline planning application for 35 dwellings, a new scout hut with associated new access, landscaping and parking. Matters of layout and access to be dealt with at outline stage (see above). AR/11/03417/OUT - Standgrove Field Lodgelands Outline planning application for residential development comprising 37 residential dwellings including access roads, associated infrastructure, landscaping, and provision of 74 car parking spaces (see above). AR/11/03568/FUL - Newhouse Farmhouse, Paddockhurst Lane, Balcombe The installation of 108 solar panels 33.58m in length on central section of double pitched roof of existing storage barn. – Recommend Approval. AR/11/03472/FUL - Hill House Farm, Ardingly Road, Lindfield Installation of Ground mounted Photovoltaic Panels to generate electricity for on farm use. – It was AGREED that the Planning Committee would arrange a site visit and report back.</p>	Planning Committee
167.	<p>Litter Bin Provision An update on progress for a bin at the entrance to the primary school was received from Mrs Chalk. It was reported that the School had funded and installed an extra litter bin in the playground and therefore requested that the Parish Council consider sponsoring an additional bin inside the school gates? It was RESOLVED and AGREED to donate up to £120 for a new litter bin.</p>	RC
168.	<p>Neighbourhood Plans (VDS) A meeting has been arranged for 13 December 2011 at 7.30pm in the Reading Room, an agenda will follow shortly. <i>The meeting closed.</i> The strategy, delegation of work and timescales were provided by Mr Hadden. <i>The meeting opened.</i></p> <p>168.1 Draft Mid Sussex District Plan – consultation. Ms Chapman reported that the District Council is currently consulting on its draft District Plan. This incorporates and encourages all town and parish councils to undertake Neighbourhood Plans which will influence where and what type of development ensues, plus infrastructure over the next 20 years. It was AGREED that a response to the District Plan will be decided at the next meeting and submitted before the closing date, 13 January 2012. While initial comments on the Infrastructure schedule were required by next Monday, 12 December, final confirmation with costings were not needed until the end of March 2012. During debate subjects considered by Councillors to inform the response included; traffic management, school facilities, upgrade on sewage infrastructure (utility companies), parking provision, allotments, sports pavilion refurbishment, community accommodation, cycle path from Hett Close towards St Peter's Church, Parish office provision with internet access. It was AGREED that Ms Chapman will formulate a reply.</p> <p>168.2 Localism Act has received royal ascent, thus putting in place the process for all the regional plans to be rescinded and will include policies which will have an impact on the 5 year housing supply.</p>	SC
169.	<p>Youth Activities/Services 169.1 Formation of a Youth Management Committee. To address the expenditure incurred by the Youth Club, such as travel costs, equipment, etc., it was AGREED that Streetmate submit invoices for pre-approval by Mrs Rocks and</p>	

	<p>Mr Meldrum prior to submission to the Clerk. In addition the RFO will monitor costs against budget. Councillors thanked Mrs Rocks and Ms Chapman for their hard work and dedication to the project.</p> <p>It was RESOLVED and AGREED to form a Youth Club Management Committee. Members of the committee are to be Mr Brixey, Ms Chapman, Mrs Rocks, Mr Lewis, Mrs Crutchley and Mr Lambert.</p>	
170.	<p>Sports and Social Club - Jubilee Celebrations</p> <p>It was AGREED that Mr Meldrum will contact the resident in the village who has expressed an interest in organising such an event.</p>	WM
171.	<p>Christmas Festivities 2011</p> <p>Councillors expressed their appreciation to Mrs Ceri Samson for her hard work and tremendous support to the festivities.</p>	
172.	<p>Reports from representatives on outside bodies</p> <p>It was reported that data received from Sussex Police following a recent Speed Check in the area confirmed that a large number of vehicles were reported as not obeying the speed limit. Police will continue to attend to enforce those breaking the law. Consequently, Mrs Dennis reported that the Police wish to encourage the setting up of a new Speedwatch Scheme in the village. Although supportive of the proposal, Councillors requested further information and the commitment required.</p>	PD
173.	<p>Reports from committees</p> <p>173.1 Finance Committee – meeting held on the 22 November 2011.</p>	
174.	<p>Correspondence</p> <p>174.1 Letter from Ardingly FC, 8 November 2011 – pitch drainage was gratefully received.</p> <p>174.2 Letter from Mrs J C Fleming dated 14 November 2011 – Street Lane Car Park. The Clerk will prepare a response.</p> <p>174.3 Letter from Mr I Yeatman 18.11.11 & Parish Council response 28.11.11 – Butchers Field were noted.</p>	Clerk
175.	<p>Chairman's announcements</p> <p>Items for information</p> <p>Mr Walker had received a report of a newly installed grit bin being stolen from Highbrook. Councillors were reminded of the Winter Management Plan for salting and gritting roads and pavements. Research into the cost of a salt spreader will be undertaken by Mrs Rocks and Mr Meldrum. Councillors reminded residents to remain vigilant following reports from Farmwatch of stolen oil and riding equipment.</p>	FR/WM
176.	<p>Future meeting dates</p> <p>Pavilion Refurbishment Working Party – to be advised</p> <p>Emergency Planning Committee – to be advised</p> <p>Ardingly Parish Council – 10 January 2012</p> <p>Ardingly Parish Council – 7 February 2012</p> <p>Recreation Ground Committee – 22 February 2012</p> <p>Environment Committee – 11 April 2012</p> <p>Finance Committee – April 2012</p> <p>Traffic Committee – to be advised</p> <p>Communications Committee – to be advised</p> <p>Village Plan Monitoring Committee – to be advised</p>	

CONFIRMED MINUTES

SIGNED DATED