

LOWER BEEDING PARISH COUNCIL

Minutes of the Parish Council Meeting held in the Church Room, Plummers Plain
on Tuesday, 24th October 2017 at 7.30p.m.

Present :

LBPC Councillors Ed Allen (Chairman), Gevin White, Andy Hinton and Mrs. Kate Hough.

HDC Councillor Toni Bradnum.

10 members of the Public including Rev. Mark Betson, Mr. Paul Richards (Clerk to Shipley Parish Council), Mr. Wayne Bayley and representatives of Arun Dawn Kennels.

Clerk: Michael Tuckwell

Note: The Chairman announced that, in view of the low number of Councillors present, and the resignation of Mrs. Jaimie Daniels, the Meeting was Non-Quorate (50% of the full number of Councillors i.e. 9 being required). The published Agenda would not therefore be followed in full and no firm decisions would be taken. However, the following items were discussed and recommended actions recorded.

Minutes of the Lower Beeding Parish Council Meeting held on Tuesday, 26th September 2017.

Review/Sign-off of these Minutes was postponed until the next Meeting (28th November) when more Councillors would, hopefully, be present.

Apologies.

Apologies for absence were received from WSCC Councillor Liz Kitchen and LBPC Councillors Geoff Peckham, Michael Lloyd (Vice Chairman), Jaqui Ward and Leslie Bamford. Councillor Jaimie Daniels was also not present at the Meeting and the Chairman confirmed that she had resigned from the Council.

Smell of Burning Coffee from Old Howards Nursery Site

The owner of the Coffee Business had been invited to attend the Meeting, and was present, to give his point of view on recent complaints made by neighbours/residents regarding the smell of burning coffee emanating from the site.

He stated that, in his opinion, only 1 resident in 1 house was actually affected by a relatively minor 'toasty' smell. Nevertheless, he had recently installed After Burners that would effectively remove almost all of the smoke. LBPC asked the owner if he would kindly supply support documentation to which he agreed.

Highways, Traffic and Open Spaces

Mr. David Dyer, who operates a fleet of 15 ton HGW lorries from Stonecross Farm, was present at the Meeting to answer any concerns that LBPC and residents might have concerning his recent application for a renewal of their existing licence. It was established that the lorries were left parked in Stonecross Road on a 'strictly overnight' basis only. Further discussion on the various business activities at Stonecross Farm (including HGW lorries, Alpha Skips and the Anaerobic Digester) was postponed until the next Meeting.

Councillor White stated that, by his estimation, a total of 8 Traffic Regulation Orders (TROs) were still required to meet road safety/improvements in the Parish. A further TRO may be required for Church Close where changing permissible parking from the right to the left of the road may be desirable. **Action: Councillor White to map the locations of the TROs and then ask Bob Lanzer and Chris Stark of WSCC Highways to advise their priorities.**

Pathways, Footpaths & Hedgerows

Councillor White stated that he had concerns about the safety and state of the oak trees in Lower Beeding Park particularly since children often played nearby and under the overhanging branches. **Action: Councillor White/Clerk to write to Will Jones, HDC Tree Officer requesting that a survey of the trees be carried out urgently.**

Records of Park Maintenance. It was established that none were kept at present but there was a requirement to do so. There was some uncertainty whether this was an LBPC or School responsibility. **Action: To be reviewed with Councillor Jaqui Ward, if present, at the next Meeting.**

Footpaths Maintenance. **Action: Councillor White was asked to produce a list of the locations of footpaths in Lower Beeding Parish for the next Meeting.**

Installation of Benches. Councillor White is actively progressing the acquisition of a number of benches with Biff Harrison of HDC Parks Dept. and various residents who have offered to fund same.

Website and Communications. Councillor Hough reminded all Councillors and the Clerk that they should use the Parish e-mail system and addresses at all times.

Neighbourhood Plan.

Councillors Geoff Peckham and Leslie Bamford (Joint Leads for the Neighbourhood Plan) were not present at the Meeting but submitted the following Report:-

“The exhibition over the weekend of Friday 6th and 7th October has been held and was well supported.

The comments made are now being analysed and will enable the working party to move forward towards drafting an initial Neighbourhood plan, which will set out the developments which most people seem to be happy with. Although we appreciate that the dates were not suitable for everybody it was a good turnout and we appreciate the time people have taken to view the plans at the exhibition and to put forward their comments which the working party will take note of.

The process still has some way to go and it is right that the working party will consult and to this aim, we are hopeful that the feedback from the exhibition will be available in the early part of November, and it is intended that in early December there will be a meeting of the full working party, which will be open to the public, where we will inform of the feedback from the exhibition and the options open to us. The working party feels it is important that we get it right first time, rather than have it rejected and having to go back several stages in the process”.

District Councillor’s Report. HDC Cllr. Toni Bradnum reported, as follows:-

“The Chief Executive of Horsham District Council has announced he is to leave HDC in April 2018. Advertising has begun for his replacement.

The new temporary accommodation at Burstow Court in the Bishopric has now been filled with 20 families who were in bed and breakfast leaving, I believe, 6 families still in B & B. This is great news as people who need B & B are usually scattered around as we do not have sufficient accommodation in Horsham.

We have been looking at traveller sites as we have to meet a certain criteria under national planning laws, and at the moment there are no new sites scheduled for the area, although someone has put in an application for 6 traveller units in Copsale. Nuthurst Parish Council are of course resisting this.

Under the Housing and Planning Act of 2016 all Councils are required to prepare, maintain and publish a list of brownfield sites suitable for development. Therefore, a draft register has been prepared in line with best practice for publication for consultation. The purpose of the register was to identify brownfield land within the District which is considered to be suitable for housing development. I have not seen the comprehensive list. The consultation period is from 20th October to 17th November 2017.

The launch of 20 new affordable housing units in Cowfold would be taking place on 22nd September 2017. These would be primarily for local residents, followed by those in neighbouring villages or with a local connection to Cowfold.

The matter of Community Wardens was discussed recently and there is a subsidy which will be offered by the District Council to Parish Councils for two years to try and get the scheme off the ground. After that, Parish Councils will need to fund the Wardens themselves. Some Parishes are sharing Wardens with adjoining Parishes.”

Planning

DC/17/2086 (Kennels and Rehoming Centre, Hammerpond Road, Plummers Plain – Retention of existing kennels and rehoming centre with ancillary overnight accommodation. Extension to existing detached outbuilding in connection with this use).

Post Meeting Note:

Following a site visit by an LBPC Councillor, and having heard detailed verbal summaries from both the applicant and neighbours to the site, LBPC, after much deliberation, is in support of the application, for the following reasons:

- 1. We have assumed, have not committed to analyse, documentation and evidence that the site has been in use for the statutory period of 10 years described in the design and access statement. The Parish Council anticipates HDC planning officers will consider the accuracy and the appropriate level of proof and the 10year planning law relief for dog re-homing cited in the application.**
- 2. The Parish Council did receive verbal testimony from local people that similar activity, if not to the scale currently undertaken, had been present on the site for more than 10 years.**
- 3. The application is for no expansion or alteration to the existing site, simply authorisation of the current use. We would anticipate that Horsham DC planning officers will consider whether extensions and alterations previously undertaken meet other planning requirements.**
- 4. Were the application not approved, the activity would need finish under enforcement action and this would be a loss to the welfare of very needy animals both locally and more generally**
- 5 The site is not in an ideal location due to its proximity to neighbouring houses and because “kennelling/rehoming” can have both extreme and variable noise levels**
- 6. The site is also sharply sloping and would be expensive to adjust for a compromise location.**
- 7. Implementation of noise proofing may prove expensive and fruitless in light of the proximity to neighbours.**

8. **The site is large and has been used for “natural” waste disposal. There is no specific dog waste removal or storage facility, an issue considered but not deemed sufficient to reject the current application. We anticipate planning officers will consider this.**
9. **Horsham planning policies: this application meets many objectives and this was relevant to our decision.**

DC/17/1867 (Holme Farm, Winterpit Lane) – Extension and alteration of existing building to create further stables with office/rest area above and construction of sand school.

DC/17/2052 (South Lodge Hotel, Brighton Road) – Two new tennis courts

In view of the low number of Councillors present, it was decided that the above 2 Applications should be reviewed at a separate Planning Meeting to be held the following week i.e. on Tuesday, 31st October.

Post Meeting Note:

At the 31st October Planning Meeting, LBPC decided that they had No Objections to either Application. Subsequent to the Meeting, The Clerk received 2 Letters of Objection to DC/17/1867, from Mr. Wayne Bayley, which he undertook to forward on to HDC Planning for consideration.

Parish On Line

Paul Richards, Clerk to Shipley Parish Council very kindly gave the Council an excellent demonstration, with paper copy handouts, of the Parish On Line facility that was available and offered to provide further instruction and guidance when required. The Chairman expressed LBPC’s gratitude to Paul for his time and assistance.

Finance

10 Cheques, totalling approximately £9,600, were signed.

Date of Next LBPC Meeting

The next Meeting of Lower Beeding Parish Council will be on Tuesday, 28th November 2017 at 7.30 p.m.

Signed _____

Date _____