

Clerk to Council:

Sarah Mamoany

PO Box 881

Haywards Heath

West Sussex

RH16 9QW

07884 962453

clerk@woodmancoteparishcouncil.gov.uk

www.woodmancoteparishcouncil.gov.uk



Woodmancote
PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held at Blackstone Pavilion, Blackstone Playing Fields, Woodmancote on Tuesday 10 January 2023 at 7.30 p.m.

Present: WPC Cllrs C. Dixon (Chair), M. Batchelor, R. Hukin, L. Morris, W. Noel and R.Noel.
S. Mamoany (Clerk)

Others Present: 1 member of the public

Cllr. Dixon noted that the meeting was being recorded and that CCTV was present in the room which could also be taking images.

2023-001. Apologies

Apologies were received from Cllr. Donald, District Councillor. M. Croker and County Councillor P. Linehan.

2023-002. Minutes of the meeting held on the 13 December 2022.

The minutes of the meetings held on the 13 December 2022 were **RESOLVED** by the Council and duly signed by the Chairman.

2023-003. Action updates from previous minutes

The Clerk confirmed the precept request for 2023/24 has been submitted to HDC.

Meeting dates for 2023 have all been confirmed with Sussex Cricket in respect of the availability of the pavilion.

Cllr. Hukin advised that he will prepare a report on the Climate Change Workshop he attended for discussion at the next meeting.

Cllr. Dixon noted he met with Cllr. Eastwood (Henfield PC) and Cllr. Brown (Shermanbury PC) for a general update. He reported from Shermanbury Council that their SIDS south and north of Partridge Green had shown a significant impact in reducing speeds over a period of time. Henfield confirmed that they have no plans to put a SID on the A281 along the Common.

Cllr. Morris reported that she attended a Cost of Living workshop and it was good to learn that Blackstone residents were aware of some of the services provided in Henfield, such as the Citizen Advice drop-in service and the Council should promote these services where they can.

2023-004. Public Participation

No comments were made.

2023-005. Declarations of Interest from Members in respect of any items in the agenda

No declarations of interest were made.

2023-006. Reports from other Authorities

006.1. Horsham District Council

Cllr. R. Noel reported the following:

- HDC Councillors had voted to put a pause on the Local Plan until after the May elections, which would potentially mean the Plan would not be passed until towards the end of 2023.
- Some HDC Councillors raised concerns about the large number of smaller sites in Parishes that had been put forward in the draft plan due to strategic sites being removed.
- Water neutrality would protect the District to some degree but this will not last forever; and it still does allow for some development.
- HDC are awaiting further legal advice on housing numbers from the government, which has not been forthcoming.
- Further funding has been made available for work on the reed beds in Henfield on the common and HDC have been working with residents to clear them as the growth of willow trees is killing the reed beds and water is therefore not flowing as it should.
- HDC have confirmed Council Tax increase for 2023/24 will be 3%

006.2. West Sussex County Council

Cllr. Paul Linehan was not present at the meeting.

2023-007. Planning

007.1. DC/22/1962 - Barn Cottage Brighton Road Henfield - Installation of glazed link between house and stable building. Conversion of stable into habitable living space, incorporating roof lights and a window on the North West elevation.

It was **RESOLVED** to make no objection to the application.

007.2. DC/22/2161 - Blackstone Gate Blackstone Lane Albourne BN6 9JD - Erection of a detached outbuilding to provide agricultural and household storage space

It was **RESOLVED** to object to the application for the following reasons:

- the application does not comply with Woodmancote Neighbourhood Plan Policy 1: A Spatial Plan for the Parish; as the size and location of the building will undermine the landscape and character of the Parish and will make a visual impact on Blackstone Lane, in a rural location.
- there is no existing footprint as the suggested patio area does not exist and the development is therefore on a greenfield site.
- the purpose of the building is for additional storage for the property however, the main house is located some distance from the new building.
- concerns in respect of access.

Should the planning authority be mindful to approve the application, the Council would suggest the following conditions;

- the building should remain ancillary to the main dwelling;
- no floodlighting allowed.

**007.3. APP/Z3825/W/21/3287175 (DC/19/1783) - Meadow House Brighton Road Woodmancote BN5 9SR
Erection of four-bedroom two storey detached dwelling with associated landscaping and parking**

It was noted that the Council had objected to the above application in December 2020 when the original application was amended and the design changed. **It was RESOLVED** to submit an objection to the Planning Inspectorate on the basis of the original objections.

007.4. Any applications received since publication of the agenda

The following application was brought to the attention of the Council by a resident due to it being on the boundary of Woodmancote Parish.

DM/22/3814 - Wick Farm House Truslers Hill Lane Albourne BN6 9DU – Replacement of one barn and erection of a second barn with flexible use for either Class B2, B8 or E(g)

It was RESOLVED to object to the application as it is situated near to the Woodmancote Parish boundary for the following reasons:

It is a large development situated near to a Grade II listed building and further buildings of character; this development would harm the landscape of this rural setting and cause noise, disturbance, pollution and light pollution to the area which is also located close to ancient woodland. It is contrary to Policy DP12 of the District Plan in respect of protecting the countryside and landscape quality. There is a public footpath which crosses the yard and with the increased traffic this would cause concern for the safety of walkers, in addition to changing the surrounding landscape as the building design is more industrial than rural. Access to the site is down a narrow road and the location is unsustainable as it is a considerable distance from any town/village. Any employees would be reliant on traveling to work by private vehicle. It is therefore contrary to Policy DP14 in relation to sustainable rural development and the rural economy. The Council would also question if there is a need for further industrial units in the area.

Cllr. R. Noel noted that it was a missed opportunity for the Council to not comment on the MSDC Local Plan Regulation 18 in respect of the site DPSC2 Land to South of Reeds, Sayers Common for 1,850 – 2,000 homes. This potential development could have a large impact on the Parish. **It was RESOLVED** that the Council would send in a letter of objection, although it was noted the deadline for submissions had expired.

2023-008. Planning Update

008.1. The following planning decisions were noted:

DISC/22/0319 - Nut Knowle Farm Brighton Road Woodmancote West Sussex BN5 9ST - Approval of details reserved by condition 3 to approved application DC/21/2125 – Approved

DC/22/2063 - The Field Brighton Road Woodmancote Henfield West Sussex BN5 9ST - Prior approval for the enlargement of an existing dwellinghouse by addition of an additional storey resulting in an increase in height of 2.5m. – Prior approval required and permitted

DC/22/2061 - The Field Brighton Road Woodmancote Henfield West Sussex BN5 9ST - Prior Approval for the erection of a single-storey rear larger home extension, which would project 8.00m from the rear elevation, comprising a maximum height of 4.00m and an eaves height of 3.00m. – Prior approval not required.

2023-009. Blackstone Playing Fields

Item 009.1 was held under the 'Public Bodies (admission to meetings) Act 1960 S.1(2). which will exclude members of the public due to the confidential nature of the business to be discussed

009.1. To discuss any matters relating to the leases of a confidential nature and associated costs

Minute noted in a confidential report relating to rent review negotiations on the current lease.

The Clerk reported that an email had been received from Ian Waring in respect of the playground repairs. Following further deterioration of the facilities over the wet winter period the cost of the work has increased to £1,657 plus VAT. Sussex Cricket are responsible for the maintenance of the playground under the current lease.

2023-010. Highways/Traffic

010.1. Update on SID (Speed Indicator Device)

Following the December meeting the three SIDS have been ordered with delivery within the next 7 days. With further discounts the final cost for one solar unit, 2 battery operated units and the required battery chargers and batteries was £6,000 plus VAT. The sum of £2,729 will be drawn from reserves as resolved at the December meeting. The replacement pole has been ordered and installation is expected in 2/3 weeks at the cost of £667.50 plus VAT. Cllrs. Morris, Dixon and R. Noel offered to install the units once they were delivered. The Council has a risk assessment in place which has been updated and circulated.

2023-011. Woodmancote Martyrs Plaque/Engraving

011.1. To discuss the missing Martyrs plaque/engraving and associated costs

Cllr. Batchelor had carried out some further research into the costings for the replacement plaque. The original National Domesday Committee does not exist anymore. English Heritage and HDC could not provide any assistance either. Two companies can provide enamel replica plaques and Ward Signs provided the cheapest quote of £225 plus VAT, with delivery charges of £18.50 for a 12" round green enamel plaque. **It was RESOLVED**

that as this was an important part of Woodmancote history the Council would purchase a plaque which could be mounted on the pavilion.

2023-012. Finance/Payment

012.1. Reconciled accounts and bank statements

It was **RESOLVED** to approve the above dated 31.12.2022.

012.2. To approve schedule of payments for January

It was **RESOLVED** to pay the following, listed on the schedule of payments.

WSCC – Salaries December - £847.50

S Mamoany – reimbursement for phone - £10.00

R Noel – reimbursement for tree planting compost - £14.97

It was noted that the WSCC calculation for both November and December salaries needed to be amended due to an error in the calculations made relating to pensions, this should be reflected in the January invoice.

Cllr. Dixon noted that due to the SIDs being ordered and delivered in the next week, payment might be required in advance of the next meeting. It was **RESOLVED** to pay the invoice of £6,000 plus VAT To Elan City once the units were delivered.

012.3. Q3 Financial report 30.12.2022

The above report was circulated and noted.

012.4. To review opening of new bank account

The Clerk had made an application with Natwest Bank and was then advised that they do not take on Parish Council accounts, although the Clerk had been advised differently. Therefore, the only options available are Lloyds Bank, who offer no interest on savings and Unity Trust Bank who offer interest on savings but charge a monthly service charge of £6.00 on the current account. It was noted that the interest on savings would cover the costs of the bank charges and it was **RESOLVED** to open a current and savings account with Unity Trust Bank.

2023-013 Winter Plan

013.01. To review winter plan

The Winter Plan was reviewed and noted. The Clerk is still awaiting a response from WSCC in relation to the contractor's insurance information that was provided and will chase this matter. Cllr. R. Noel and Cllr. Austin were noted as 4x4 volunteers, although the current list needs reviewing. The Clerk has added the Winter Plan on a separate tab on the website to make it easier to locate.

2023-014. Correspondence/meetings/consultations

014.1. Southern Water Draft Water Resources Management Plan (WRMP) Consultation and meeting with Southern Water – 16 December 2022

A draft response to the Southern Water WRMP consultation had been circulated by the Clerk which **was RESOLVED** and will be submitted before the consultation closes on the 20 February.

Following a request by the Council a meeting was held on the 16 December 2022 with representatives from Southern Water to discuss the potential Blackstone Reservoir which was noted in the WRMP consultation. No detailed information was provided by Southern Water. However, it was noted that the site was previously looked at 20 years ago but no current surveys have been undertaken and landowners have not been approached in respect of the location. Southern Water were asked to keep the Council informed and agreed to contact the Council in March with any further updates.

014.2. SDNP Local Plan Review Update

This information was noted.

2023-015. Annual Parish Meeting

015.1. Arrangements for Annual Parish Meeting – 4 April 2023

The Council discussed having a speaker at the Annual Parish Meeting from the History Society, which could also incorporate the unveiling of the Martyrs Plaque. Alternatively, it was suggested the Council ask HART to carry out some defibrillator training. Cllr. Morris will approach the Henfield History Society and the Clerk will speak to HART and report back at the next meeting.

2023-016. Other Business

Cllr. Hukin noted that the hedgecutting that had been done had made a mess in Blackstone Lane and you could not see the edges of the lane. It was noted that this was due to the weather which was out of the control of the contractors.

Cllr. W. Noel noted that following a request by the Council the owners of Woodmancote Place had cut back the overgrowing branches which was appreciated by users of the lane. A letter of thanks will be sent.

Cllr. W. Noel noted that she had requested availability of the pavilion/playing fields in respect of a community event to celebrate the Coronation of King Charles and would report back at the next meeting.

It was noted that some issues with flooding had occurred outside Hascombe Farm and Cllr. R. Noel offered to talk to the owner.

The Clerk noted email correspondence from a resident in respect of the condition of the road on Bramlands Lane from the A281 to Horn Lane, this had been reported to ESCC Highways who have confirmed a Highways Steward will visit and inspect.

2023-017. Date of next meeting

The next meeting will be held in the pavilion at Blackstone Playing Fields at 7.30pm on Tuesday, 14 February 2023.

The meeting closed at 21.12 hrs.