

Wisborough Green Parish Council

Draft Minutes of the Parish Council Meeting to be agreed on 20th September 2016

Date: Tuesday 2nd August 2016

Location: Scout Hut as the Village Hall was unavailable

Present: Mr A Burbridge (AB), Mr K Charman (KC) (Chairman), Mr P Drummond (PD) (Vice-Chairman), Mr A Jackson (AJ), Mrs S Overington (SO), Mr H True (HT)

Apologies: Ms A Stone (AS)

In Attendance: Mrs L Davies, Clerk

Members of Public: 6

The Chairman opened the meeting at 7.45 pm and welcomed all to the extra-ordinary meeting.

Action By

1. Apologies for Absence: Apologies were received and accepted from Ms Stone.
2. Declaration of Members' Interests: No interests were declared and no requests for dispensation had been received.
3. Minutes of the Last Meeting: The Minutes of the last meeting held on Tuesday 19th July 2016 were approved as a correct record and signed by the Chairman.
4. Council Membership: The Chairman highlighted that the Parish Council currently had two vacancies and despite advertising, there had been no expressions of interests. Members were encouraged to make personal approaches; further advertising to be considered after the summer.
5. Public Questions: Six residents from Petworth Road attended the meeting to comment upon the planning application for Land South of Meadowbank.
 - They remained concerned about the site entrance from the construction stage through to use by new residents. All felt strongly that traffic speed was uncontrollable and there had been no attempt by authorities to regulate speed. The traffic survey had been undertaken some time ago and speed had increased since that time. It was felt that whilst the average speed figures had been quoted, there were many occasions when traffic, including heavy vehicles, far exceeded the 30 mph limit; the upper quartile figures would substantiate residents' concerns.
 - Traffic speed and volume also related to pedestrian use of the pavement which was considered by all to be extremely dangerous. Although the application indicated that a 1.8m pavement would be provided to the front of the site, no consideration had been given to the fact that the pavement narrowed between 1.1 and 1.5 m further up the road towards the shop.

The Chairman advised that the Parish Council had raised concerns about traffic speed and pedestrian access at the Chichester Planning Committee meeting which considered the Outline application; unfortunately, it was not considered a concern by West Sussex Highways or by the Councillors making the decision.

PD highlighted that the creation of a new entrance could possibly be seen by motorists as a hazard and with the additional signage, could slow traffic down.
 - A serious accident occurred outside the site within the last couple of weeks. Although the site access had been confirmed in the previous application, residents felt that the concerns should again be raised.
 - The house styles were considered unimaginative and out of character with the village. The style was urban and repetitive and did not reflect the design in the village.

ALL

AJ advised that design and styling information had been included in the Neighbourhood Plan and the Parish Council could make reference to this. The existence of the Village Design Guide had been highlighted to the developer and the suggestion made that they look around the village.

- There was ambiguity in the application as to whether the hedge was to be removed or retained. Retaining would be in character of the area, help reduce the impact of traffic noise for the residents and help to screen the site. Keeping the site hidden would retain driver's focus on the road.

AJ advised that a meeting had been held with the developer to discuss details of the application. It had been confirmed to the Parish Council that the hedge would remain with a fence on the road side. He believed there were many benefits to retaining a significant hedge which had also been a requirement for the Garmans development.

- Storage for refuse bins was important; they should not be visible at the front of properties.

8.00 pm – the members of public left the meeting room.

6. Planning:

- a. Planning Applications: The following applications were reviewed. Details of the application and plans had been circulated in advance of the meeting and were displayed.

WR/16/01928/FUL	Bucksgreen Holden Ltd Church View Billingshurst Road Replacing the existing windows and external doors of the ground floor premises with white PVC double glazed units. <u>No Objection</u>
<p>WR/16/02096/REM, Ms Kate Wallace, Land South Of Meadowbank Petworth Road Approval of the details of the layout of the site, the scale and the appearance of the buildings and the landscaping of the site.</p> <p>AJ advised that a meeting was held with the Managing Director and Land Manager for Jones Homes on 20th July 2016; meeting notes had been circulated to all. The site had been purchased from Rydon Homes with the Outline permission which determined the number, size, access, suggested plan and affordable housing provision. The application being considered was the same layout but with a selection of stock housing included. AJ gave a summary of the key points discussed:</p> <ul style="list-style-type: none"> - Housing size – inconsistency with Outline application and Neighbourhood Plan. - Affordable Housing provision (40%) – CDC now required 30%. - Character and style – the 3 storey buildings were noted. - Affordable rented and shared ownership. - Surface water drainage. <p>Members reviewed the plans and agreed to <u>OBJECT</u> to the application for a number of reasons which included:</p> <ul style="list-style-type: none"> - Housing size/mix – not in line with Neighbourhood Plan and Outline application. - Style/character/layout not in keeping with the village. - Reiterate concerns relating to traffic speed, access and pedestrian access to village. - Hedge to remain – quote size. Comment on maintenance aspects of site; hedge and communal grass areas. - Proposed entrance marking of brick pillars out of keeping. - Proposed air source heating/renewables. <p>It was agreed that members would forward comments to AJ for incorporation into the response, which would be circulated for approval prior to submitting to CDC. SO to provide Neighbourhood Plan policy details.</p> <p>Within the Section 106 Agreement, provision had been made for a piece of public art on the site. The developer had asked the Parish Council if there was possibly a better use of the funding in the village. To keep within the theme, it was agreed that the following would be suggested:</p> <ul style="list-style-type: none"> - Etched glass doors for the Village Hall to detail village history (also linked to the glass industry). - Village gateways to reinforce the village character. <p>It was agreed that the application response should be copied to the developer stating that the Parish Council was grateful for the opportunity to discuss but had no option but to object to the application. The ideas for funding to be given and to explain that the Council was unable to offer any further comment on affording housing provision until further enquiries had been made.</p>	

WR/16/02269/OUT	<p>Mr P White Land Adjacent To Paplands Farm Cottages Newpound Demolition of commercial building and removal of concrete hard standing and replacement with 1 no. dwelling. Outline application with siting and means of access for consideration. <u>Objection:</u> The proposal was outside the Settlement Area and therefore not compliant with the Neighbourhood Plan: Policy 0A3. The Parish Council would support suitable commercial redevelopment as stated in Policy ED3.</p>
WR/16/02286/DO M - Other Dev - Householder Developments	<p>Mr T Dawson Skiff Cottage , Kirdford Road, Wisborough Green, RH14 0DD To add a glazed walkway between house and barn/garage. It was unclear from the application documents as to whether the application was for the walkway or also included the dwelling extension. Clarification to be sought from the planning officer.</p>

7. Affordable Housing: The Chairman advised that a meeting was held with the CDC Rural Housing Enabler; minutes would be circulated shortly. Explanation had been given to the government changes in funding which affected rental properties, the housing need within the village, shared ownership and CDC policy, and Community Land Trusts (CLT). It was an extremely useful and informative meeting which highlighted that further enquiries into CLTs were warranted. It was known that Kirdford had established a CLT so a meeting with representatives to be arranged. The Clerk to circulate details. It was agreed that the Parish Council was unable to make any further comment about the Land South of Meadowbank affordable housing provision until these enquiries had been considered further.

Clerk

8. Any Other Matters to Report

- a. AB advised that the publican had left The Wisborough and Enterprise Inns was taking back; it would be closed until 1st October 2016.
- b. SO had been thinking about the parking issues outside Garmans and questioned whether there was any legal reason why the pavement was so wide. She suggested that reducing the width and making use of the area up to the hedge could provide a half layby for parking. Members believed that this would not be a viable option and would impact upon the hedge.
- c. At the last meeting it had been agreed that the Parish Council would fund a second public toilet clean at the weekends over the summer months. The cleaning company had responded to suggest that midweek cleans might be more cost effective. Members agreed that the weekend clean was desirable for the social visitors to the village rather than the many trade visitors during the week. Clerk to advise the cleaning company.
- d. A regular traveller through the village had contacted the Clerk to thank for the public toilet provision and to show her appreciation, had made a £30 donation which she would make on an annual basis. Members expressed their thanks.
- e. HT advised that a wasp nest near the playground had been removed and was not returning.

Clerk

9. Date of Next Meeting:

Planning Committee Meeting on Tuesday 23rd August 2016 at 8.00 pm.
 Planning Committee Meeting on Tuesday 6th September 2016 at 8.00 pm.
 Parish Council Meeting on Tuesday 20th September 2016 at 7.45 pm.

There being no further business, the meeting was closed at 9.15 pm.

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 Chairman

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 Date