

# Wisborough Green Annual Parish Meeting

## Minutes of the Meeting

Date: Thursday 19<sup>th</sup> April 2018

Present: Parish Councillors:  
Mr N Beresford, Mr K Charman, Mr P Drummond (Chairman), Mr A Jackson,  
Mr M Newell, Mrs S Overington, Mr H True

In Attendance: Mrs L Davies, Clerk  
13 Members of Public

Apologies: Parish Councillors: Mr A Burbridge, Mr M Watson  
Mr J Ransley, District Councillor  
Mrs J Duncton, County Councillor

The Chairman opened the meeting at 8.00 pm and extended a warm welcome. He explained that a detailed Annual Report had been provided, which would also be available on the website. It was not his intention to read the complete report but highlight the main activities. The Clerk was happy to answer any questions relating to the finances.

### **Chairman's Report – a review of the past year**

Although the Parish Council's financial year ended on 31<sup>st</sup> March, the first meeting of the Council's new year was May, with the first agenda item being the election of the Chairman. Keith Charman stood down as Chairman last May and he had now put his tiny feet into Keith's giant boots! It was almost impossible to quantify the debt the village owed Keith having served as Chairman since May 2009; his tireless work, knowledge, tact and all-round sagacity have helped keep the Parish Council effective in maintaining our beautiful village. Thank you Keith. Applauded.

Although as Chairman he had a role in managing the conduct of meetings, it must be remembered that he was just one of nine volunteer Parish Councillors who all generously gave much of their time. It was not an easy role at times, trying to balance the interests and passions of different community members or the, sometimes, frustrating opinions of higher authorities. Andrew Jackson, as Vice-Chairman, had more experience, personally, than many Parish Councils had in total. We should all be very grateful for his knowledge, experience, support and hard work, all of which he continued to give to the village so selflessly for the past 26 years. Andrew was Chairman of the all-important Planning Committee but the Chairman was also keen to acknowledge how other PC Members joined different Committees where they had to build specialist knowledge. Applauded.

The Chairman also took the opportunity to thank both Josef Ransley and Janet Duncton, who had sent their apologies for this meeting. Both were effective representatives at higher levels and provided updates and attended meetings; the Parish Council was grateful for their advice and support.

The Chairman found it hard to believe that it was almost a year since he took over from Keith and much had happened in that year. Whilst not direct PC responsibilities it was exciting to see the steady progress being made in the village on a range of major projects: the Sports Association was to be congratulated on the time, and money, they had devoted to the redevelopment of the Sports Pavilion, endeavouring to create a facility that would stand the village in good stead as it grew and evolved over the next 100 years; the Village Hall Management Committee had been working, and re-working, the plans to upgrade and update the Hall. When complete it would be an excellent asset for the village and would also be set fair for future years. Many thanks to the Sports Association and well done to Keith Carter and his team.

There were two new developments underway in the village: Jones Homes were toiling in the mud in Great Meadow on the Petworth Road and Runnymede Homes hoped to be on site at Winterfold soon. These developments went a long way to meeting the allocation of new homes that CDC required in the village and came with the bonus of affordable housing which would help to ensure that those who wanted to live in Wisborough Green, and had a connection to the village, should find a home here. Affordable homes were a significant issue for the village and the Chairman hoped that the establishment of a Community Land Trust would assist in addressing this in the future.

The Chairman highlighted that the appeal against the refusal of planning consent on Stable Field was upheld last month; this was a significant 'win' for the village and served to demonstrate that the time and effort put into writing a good Neighbourhood Plan was well spent.

Traffic, especially speed and parking, continued to be of concern and whilst there was nothing concrete to report the Traffic Management Plan group continued to plug away.

There was a legend, dating back to the time of Charles II, that if the six resident ravens were ever to leave the Tower of London then both the Kingdom and the Tower would fall; that was just a legend. However, the Chairman could say with almost complete certainty that if Louise were ever to stop being Wisborough Green then the village would fall into an, metaphorical, abyss: Louise is the Lionel Messi of Parish Clerks and we all owe her so much. He very much hoped that she didn't become a transfer target! Louise, after 15 years, we could not imagine life without you, thanks. Applauded.

The Chairman then highlighted the following items from the Annual Report:

Future Housing:

Land South of Meadowbank: The outline consent, which determined the number of houses and access, was permitted by CDC in July 2015. The site was acquired by Jones Homes and the Parish Council initially objected to their detailed plans. After satisfying conditions and further discussion with the Parish Council to amend final housing design, the Reserve Matters application was permitted by CDC in October and work had now started.

Although the site was still being marketed as Bluebell Meadow, CDC had now confirmed that it would be named 'Great Meadow'. The Parish Council was grateful to History Society members who investigated and provided the Parish Council with details from the Tithe Map, reference 1329, where the field was listed as 'Great Meadow', owned by George Tripp and occupied by George Tupper.

Winterfold Fields: The outline planning application was permitted by CDC in March 2016. During 2017/18 the Parish Council held several positive meetings with Runnymede Homes to ensure that the development would sit well in the village and as such, raised no objection to the recent Reserve Matters application. Once approved by CDC, it was anticipated that the work would start this summer.

Winterfold Community Land: The Parish Council was very excited that as part of this development, the village would gain another community open space, which would be gifted to the Parish Council. Members were currently negotiating the provision of a 750m circular route around the area, which would provide a path accessible to all throughout the year. It was hoped that this path would provide a useful exercise circuit for the school as well as village runners.

Community Land Trust: Wisborough Green was similar to many places but also different. The village had a shortage of affordable housing; homes for people who had grown up here, people who wanted to stay here, people who loved WG and, most importantly, people who could not afford to live here because it was such a wonderful place that demand had outstripped supply and prices had been pushed ever upwards.

When there was any new development site, of which there was currently two, there was a requirement that a percentage was provided as affordable homes. The Government's preferred scheme was that these were delivered on a 'shared ownership' basis, however, shared ownership in WG was still unaffordable; this was why WG was different. The Parish Council therefore wanted these homes to be available at a properly affordable rent and was committed to delivering this, one way or another.

The Parish Council had held discussions with housing associations and this was still a viable option although some housing associations appeared more committed to shared ownership than the Council. Another option was the establishment of a Community Land Trust which would own the homes and would give the community much greater influence over the eligibility criteria for occupancy. A CLT was not the Parish Council and was established as a separate legal entity. Having sought advice and fully discussed, the Parish Council had now agreed that a CLT should be set up. Expressions of interest in being involved had already been received, but any further offers of help would be welcomed.

Local Plan Review and Neighbourhood Plan Review: Chichester Local Plan Key Policies (2014-2029) was adopted in July 2015 (our Village NP in July 2016). The Inspector required CDC to complete a review within five years to ensure sufficient housing was planned to meet the needs of Chichester District (excluding the area in the South Downs National Park). The government gave high priority to increasing housing delivery and the Chichester District would be expected to take its share of new development. If the plans were not updated the district might be subject to speculative applications for new development which could lead to additional unplanned housing being imposed.

At this stage, the Parish Council was unsure what effect the Local Plan Review would have on Wisborough Green and its current NP. Further information was anticipated in June, but in the meantime, the Parish Council was establishing a working group to review the NP and policies. If anyone would be keen to join this group you do not need to be a Parish Councillor and new eyes and thoughts could make a useful contribution.

The Parish Council was also delighted to report that our Village Design Guide was considered by the CDC Planning Committee at its February meeting. Subject to a few minor amendments, the committee had resolved to approve the document as a Village Design Statement, to be used as supplementary planning guidance in support of the Neighbourhood Plan.

Gatwick Airport: The Parish Council was watching Gatwick Airport closely in terms of flight paths and further expansion. The Chairman explained that he continued to attend the Association of Parish Councils Aviation Group (APCAG) meetings and advised in the preparation of consultation responses. Discussions with Gatwick Airport were making reasonable progress. It was interesting to note that the Noise Management Board, established as a result of the

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immense public response to changes to and trials of new flight paths, was being fully consulted on the plans for Night Flight Trials in 2019: this wouldn't have happened 4 years ago. The Parish Council would provide more information about the Night Trials and include links on the village website when available.

Village Hall Lease: Following legal advice, the Parish Council entered into a new 99 year Lease with the Village Hall Trustees. This had allowed the Parish Council to be reimbursed for its investment in the Old Workhouse and provided a longer term lease to provide security for the planned modernisation and investment. During this process it became apparent that the property was not registered with Land Registry and this had now been completed.

Sports Pavilion: Over the last months and years the Sports Association had been putting time and money into developing plans for a replacement pavilion on the village green; it was another huge voluntary effort. As it would be a large new structure on the village's prime asset, the green, it was essential to 'get it right' as any error could not be undone. The Parish Council initially supported the first plans presented to the Parish Council and which were on display at the consultation event in February 2017. However, in discussion with CDC, changes were made and recent presentations had demonstrated the extent of the building in the context of the Green. The Parish Council had now established a working group to explore the necessary changes to the design to secure the unequivocal support of the Parish Council.

Traffic Management: A consultation event was held in February 2017 which gave the Parish Council direction on the community's priorities for road improvements. A number of meetings had been held during the year, with some success but also incredibly frustrating at times! The Chairman provided details of the different ideas being explored and expressed his sadness at the tragic accident on Hughes Hill earlier in the year; he gave his assurance that this matter would be followed up when the accident report had been released.

BT Kiosk: Having looked in a sorry state for some time, the Chairman was pleased to say that the telephone kiosk would shortly be restored and converted into an Information Point. As a result of the kiosk's condition and the presence of lead paint, this turned into a bigger project than originally intended. Starting fairly shortly, a professional contractor would be used to return the kiosk to its former glory, followed by the installation of a village map and leaflet dispensers to provide a reference point for visitors to the village as well as residents. Obviously the Parish Council would monitor the condition and ensure that it remained tidy, but any help would be much appreciated: would anyone like to step forward to take on the role of Grand Keeper of the Kiosk? Please let the Clerk know if you are prepared to help. The Chairman was delighted to say that CDC had awarded a grant of 50% of the total cost; £2,374.00.

New Homes Bonus: Using this funding available from CDC, the Parish Council agreed to replace the noticeboard on the side of the bus shelter. This had been looking untidy for some time, so the new enclosed board should protect notices and improve appearance in this visible village location.

Assets of Community Value: In the Neighbourhood Plan consultation, the Wisborough Green Stores was identified as an important village asset. With the limited bus service many people had difficulty leaving the village and the stores provide a vital service. The Chairman expressed thanks to Allan and Debbie Self for providing such a valuable service. For this reason, with the kind approval of Allan and Debbie, Wisborough Green Stores would appear on the CDC's Register of Community Assets. This meant that if the shop unit (excluding the residential element) was to be put on the market, CDC would be notified and the Parish Council would have a 6 week period to indicate their intentions. If the Parish Council provided a written request to be considered (or identified another community based or eligible organisation) as a potential bidder, the property could not be disposed of during a 6 month moratorium. This registration therefore gave the village an opportunity to ensure that the shop was retained, if this was the community's wish.

The Chairman highlighted that a detailed financial summary had been provided along with explanation of the income and expenditure over the past year: the Clerk would be happy to provide more detailed information, if required. He then invited any questions.

## Public Questions

In relation to the BT Telephone Kiosk, Cllr True asked if lighting would be provided. The Chairman confirmed that there was still a power supply to the kiosk, which was funded by British Telecommunications, and it was the intention to ensure that the kiosk would be lit for inclement days.

In terms of the Winterfold Open Space, the Chairman was asked if the circular path would be wheelchair accessible. The Chairman confirmed that the surface would be compacted type 1 which would allow access, and highlighted that part of the route would be pavement.

The meeting was then closed at 8.25 pm and refreshments served.

Chairman : .....

Date: .....