

Wisborough Green Parish Council

Draft Minutes of the Parish Council Meeting to be agreed on 20th November 2018

Date: Tuesday 23rd October 2018

Present: Mr P Drummond (PD) (Chairman), Mr A Jackson (AJ), Mr M Newell (MN), Mrs S Overington (SO), Mr H True (HT), Mr M Watson (MW)

Apologies: None

In Attendance: Mrs L Davies, Clerk

Members of Public: None

The Chairman opened the meeting and welcomed all, explaining that this extra-ordinary meeting had been called to primarily further discuss the new Pavilion project.

Action By

1. Apologies for Absence: There were no apologies.
2. Declaration of Members' Interests: MN highlighted that in relation to the Pavilion project, he lived on the west road leading to the Pavilion. No other interests were declared.
3. Minutes of the Last Meeting: The Minutes of the last meeting held on Tuesday 16th October 2018 were approved as a correct record and signed by the Chairman.
4. Public Questions: There were no members of public present.
5. Planning:
 - a. Planning Applications: The following application was reviewed. Application details and plans had been circulated in advance of the meeting and were also displayed:

Application Number:	Applicant and Reason
WR/18/01912/DOM - Case Officer: - Daniel Power - Other Dev - Householder Developments	Miss Louise Rason Farleys Newpound Wisborough Green RH14 0EJ Two storey rear extension and alterations. Demolition of conservatory and porch. Rebuild of porch. (Substitute Plans) O.S. Grid Ref. 506161/126663 Members reviewed the substitute plans and agreed that the Parish Council's concerns had not been addressed and its objection remained. The Parish Council had no objection to the principle of extending the property but objected to these plans as the increase in extent and bulk of the property was still significant and contrary to Neighbourhood Plan Policy DS3.
WR/18/02572/PNO - Case Officer: James Gellini	Mr James Austin Sparr Farm Skiff Lane Loxwood Billingshurst Erection of 1 no. agricultural building. O.S. Grid Ref. 504229/127265 <u>No Objection</u>

<p>WR/18/02568/DOM - Other Dev - Householder Developments</p>	<p>Mrs Nikki Parsons Northcote Petworth Road Wisborough Green Billingshurst Single storey extension to the rear (a) rear extension - 3.8m (b) maximum height - 3.15m (c) height of eaves - 2.2m. The Parish Council had no objection to the extension but in view of its support of dark sky policies and initiatives, would request that blinds be installed on the roof lights to prevent the egress of light at night.</p>
<p>WR/18/02678/OBG - Case Officer: Mike Bleakley</p>	<p>Mike Weeks Land East Of Winterfold Durbans Road Wisborough Green West Sussex Deed of variation to Section 106 Agreement for outline permission 15/03366/OUT relating to tenure and timing for agreeing a Housing Association. The Chairman gave explanation to the need to vary the condition, which was supported by the Chichester District Housing Officers. <u>No Objection</u></p>

5. New Sports Pavilion: AJ briefly recapped on the last meeting's discussion and the amendments he was asked to consider. He displayed area plans of the current building, the building proposed by the Sports Association (SA) and the revised design. He gave explanation to the changes that had been made to reduce the extent across the Green and the bulk of the building. The re-arrangement of the internal space had allowed this reduction but had also maintained the facilities identified by the SA as being a requirement in terms of regulations, funding and their own needs. The plans were discussed in detail and AJ provided explanation to the changes made. He displayed further views around the Green and gave explanation to the impact reductions. The inclusion of an enlarged rear extension and the potential implications for the internal arrangement were discussed. Small incremental changes were discussed which reduced the visual impact and extent across the Green.

Members discussed the requirements and agreed that this revised proposal appeared to meet today's needs whilst still providing some futureproofing. It appeared that the SA's intention for the use of the building was moving away from commercial activities, however, it was agreed that the use would need to be clearly defined in the Lease. Members agreed that they were happy with the current use and would not wish to support a commercial enterprise on the village green or a facility that was in competition with other valuable community amenities, such as the public houses, cafe and Village Hall. Members were delighted to see the Green being used for sport but had reservations that increased use of the building and membership would put further pressure on this limited area. Membership was briefly discussed and it was agreed there was a need for a better understanding; the National Association of Local Councils (NALC) Legal Topic Note and Defra Guidance made reference to the enjoyment of a village green for the locality, potentially implying the Parish.

Members agreed that the incremental changes had made a positive improvement and believed that the design, whilst providing a slightly modern look, was more in keeping with the Village Green. However, there were potentially still some slight changes that could be made to make the proposal acceptable.

Horse Chestnut Tree: AJ gave explanation to previous discussion with the CDC Planning Officer and her reluctance to support the removal of the tree. PD believed that there was a strong argument to be made. Although it was regrettable to remove a tree, a historic village green was more valuable than a tree that had confirmed decay and therefore life limited, and which could be re-planted with a mature tree. AJ gave explanation to the gain that might be achieved if the tree was removed; possibly moved back and slight change in angle, but being mindful of the cricket sight line and football pitch corner. It also provided an opportunity to enlarge the rear extension and re-arrange access and parking. AJ also highlighted the visual constraints relating to the adjacent Listed cottage and a more imposing building being closer to the road. AJ expressed his concern that this was quite a significant planning issue which was unlikely to be successful, but members agreed that the question should be asked as it was essential to do all that was possible to ameliorate the impact of the new building on the Green.

Legal Opinion: Reference was made to the NALC and Defra Guidance and the protection offered to all village greens which was embedded in law. Although it was felt that the reduced building was well within the allowed 5%, members agreed that for due diligence, the size and position in the Conservation Area, as well as the intended use, did require legal opinion to ensure that the Parish Council fulfilled its legal obligations. It was agreed that initial advice should be sought from the Open Spaces Society, but also authorised the anticipated expenditure of £500 should further advice be required from the Parish Council's solicitor.

Community Consultation: Members agreed that many in the village were totally unaware or had limited knowledge of the proposal. It was therefore important that the village was fully informed and in support. It was felt that the community should be consulted on a design that was supported by the Parish Council, Sports Association and CDC, prior to any planning application being submitted. It would be important to give explanation to the needs, justification, future use, options explored and the compromises that had to be made, providing details of the various iterations that had been explored. It was important to ensure that consultation questions were worded to provide feedback that would benefit the project.

The following actions were agreed:

- AJ to update current revised plan with the amendments discussed. AJ to review internal details to be confident the space met requirements.
- AJ to modify the current plan creating an alternative assuming the tree was removed: enlarge rear extension, shorten frontage, change angle, move back and provide the 5 parking spaces at the rear just retaining the turning circle at the front of the building. AJ to review internal details to be confident the space met requirements.
- England and Wales Cricket Board (ECB) to be contacted to ascertain if technology could be used to provide sight of the pitch from the changing rooms.
- PD to draft argument for the tree removal for approval prior to sending to CDC.
- Legal opinion on the size and use to be obtained from the Open Spaces Society and Parish Council's solicitor, as necessary.

AJ
MN
PD
Clerk

Meeting with Representatives from Fidelitas – Property Consultants Ltd: The Chairman explained that a returning resident had heard of the Pavilion proposal and requested a meeting with Parish Council members to give explanation to an alternative proposal. PD gave explanation to the discussion and the proposed construction method. Although this was an alternative construction method, members felt it was perhaps an option that could be explored by the SA later in the process.

SO expressed thanks to AJ for all his time and work on the design, and also to the other members of the working group for all seeking to find a positive outcome for the SA and village; concurred by all.

7. Any Other Matters to Report:

- a. HT asked the Clerk to confirm details for Remembrance Sunday so that he could coordinate help for the road closure.

8. Date of Next Meeting:

Planning Committee Meeting on Tuesday 6th November 2018 at 8.00 pm (only if required).
Parish Council Meeting on Tuesday 20th November 2018 at 7.45 pm.

There being no further business, the first part of the meeting closed at 10.20 pm.

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Chairman

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Date