

ARDINGLY PARISH COUNCIL

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Office: Tuesdays 10 am - 12 noon in Hapstead Hall, Ardingly

Minutes of Ardingly Parish Council meeting held on Tuesday, 10 January 2012 in the Reading Room at Hapstead Hall from 7.30pm.

MINUTES

Present:	Mr G Ruse (Chair) Mr M Brixey Mr T Clement Ms S Chapman Mr Don Walker	Mrs P Dennis Mr W Meldrum Mr K Monk Mr N Moorey Mrs F Rocks In attendance: Mrs A Rumble (Clerk) & Mrs R Jarvis (RFO)	23 Members of Public
<p><i>The meeting opened</i></p> <p>The Chair agreed to take item 185.2 – AR/11/03417/OUT, Standgrove Field, Lodgelands and item 186 – Neighbourhood Plans at the beginning of the meeting following acceptance for apologies. This was approved by Councillors.</p>			
177.	<p>Questions/comments from members of the public.</p> <p>The Chair welcomed members of the public to the meeting.</p> <p><i>The meeting closed</i></p> <p>The Chair invited comments from members of the public.</p> <p>Hilary Smith read out comments received from WSCC Landscape Architect in response to the Planning Application. The main points covered; The site is a previously undeveloped Medieval Assart Greenfield site dating back to 1066, the site is within the AONB and outside the village boundary; scale of the proposal is potentially damaging to the local landscape character, the proposals involve the loss of local settlement separation and loss of local landscape views. She concluded that the adverse impact of allowing development would significantly harm the rural surroundings and special qualities of the AONB.</p> <p>Sheila Brown read out an extract from the letter sent by Andrew Shaw, Policy Manager, High Weald AONB Unit to the Planning Authority; “The development is contrary to all plan policies and is only justified on the 5 year land supply argument, which is not to be considered sufficient to allow for the loss of and structural damage caused to this High Weald AONB. This development is thus considered to be contrary to the High Weald AONB Management Plan 2004.”</p> <p>Mr Overy asked how many letters of objections have been received? In response, Mr Meldrum stated that from the survey circulated to all households, a total of 136 responses in respect of Standgrove Field have been received, of which, 82 wanted no development, 11 were in favour (same as Butchers Field) and the majority of qualified yes’s were in favour of the site with conditions, ie limit of houses. He stated that from the comments received, residents were concerned that if they said no to all development, that this would leave us in a weak position, therefore if the village had to take some development they would prefer Standgrove. The proposals to include affordable housing was discussed. Key points raised; the Social Housing Register shows that there is a need for affordable housing for people with local connections; Ardingly has a higher proportion of affordable housing than surrounding villages and therefore has a lesser need for further affordable housing; the Right to Buy Scheme without replacement, has seen the affordable housing stock in the village decrease significantly; any new affordable housing at the first let go to people with a local connection.</p> <p>In response to a comment from Alice Fulton that the Village Primary School is already full, (this was contested by Mr Lawson) with no space for expansion, Mr Clement commented that developer contributions (S106) can provide improvements to the school facilities.</p>		
178.	<p>To accept apologies for absence</p> <p>Mrs R Chalk</p>		
179.	<p>Declaration of Interests</p> <p>Ms Chapman declared a prejudicial interest - AR/11/03417/OUT - Standgrove Field Lodgelands and AR/11/03767/LBC Jordans, Church Lane.</p>		

180.	<p>To confirm and sign the minutes of the meeting held on Tuesday, 6 December 2011 The Chair called for approval of the minutes of the Council meeting held on the 6 December 2011. With one alteration these were AGREED and the minutes signed.</p>	
181.	<p>Matters arising from previous minutes AR/11/03472/FUL - Hill House Farm, Ardingly Road, Lindfield Installation of Ground mounted Photovoltaic Panels to generate electricity for on farm use. Although Councillors support the principle of this proposal to generate electricity for use at Hill House Farm, if granted, a landscaping scheme should be submitted to reduce its visibility, so as not to detract from this sensitive location in an AONB – RECOMMEND REFUSAL.</p>	
182.	<p>Financial matters 182.1 Any grant/donation requests - none 182.2 Schedule of Payments – Schedule of payments circulated prior to the meeting. Proposed by Mr Meldrum, seconded by Mrs Rocks and AGREED that payment be made. 182.3 Long Term Service Awards – It was AGREED that further investigation is required. 182.4 Mobile Waste Services - Ltr WSCC dated 8.12.11 withdrawal of financial support for mobile waste services. Councillors were disappointed but accepted the reasons for the withdrawal of this service. It was AGREED to monitor the situation.</p>	WM
183.	<p>Hapstead Hall Mr Monk revealed that the revenue from the Christmas Fayre has increased and thanked everyone for their support. At a recent meeting of the Hapstead Hall Management Committee it was agreed that next year's Christmas Fayre will be held on the 1 December with extended opening times.</p>	
184.	<p>Recreation Ground Mrs Rocks asked whether the tennis courts require cleaning on an annual basis and the associated cost implications? Mr Brixey confirmed that the Parish Council had agreed to a two year Maintenance Contract with Proline Tennis Courts following refurbishment.</p>	
185.	<p>To consider planning matters <u>MSDC</u> 185.1 Decisions AR/11/03330/FUL – 32 College Road Partial two storey and partial single storey extension to create two further bedrooms and a study. The proposed scheme is to extend to the side of the property and virtually mirror the existing opposing side of the property. All materials will match existing.– GRANTED. AR/11/03212/FUL - 1 Orchard Cottages, 30 High Street, Replacing demolished shed with new shed – GRANTED. AR/11/03568/FUL - Newhouse Farmhouse, Paddockhurst Lane, Balcombe The installation of 108 solar panels 33.58m in length on central section of double pitched roof of existing storage barn – GRANTED. 185.2 Applications <i>Ms Chapman left the room.</i> AR/11/03417/OUT - Standgrove Field, Lodgelands Outline planning application for residential development comprising 37 residential dwellings including access roads, associated infrastructure, landscaping, and provision of 74 car parking spaces. The Chair invited comments from Councillors. Mr Clement said that there were a number of issues, firstly villagers concerns regarding social housing and the need for low cost housing, as well as the loss of the local bus service. He also felt that there were too many houses proposed. As the development included affordable housing, Mr Brixey confirmed his support for the proposals. A view shared by Mr Monk, as well as the additional support to local shops and businesses from inhabitants of the development. Following a request from the Local Authority for available sites in the village, Mr Walker considered that his view has not altered when this site was identified for development by the Parish Council some 18 months ago. In addition, Mr Meldrum referred to the housing targets published in the South East Plan and he felt that of the three sites identified for development, Standgrove was more suitable. However, with the current reforms of the planning system, he was concerned that if the application was refused and went to appeal, the parish may have little influence. Mrs Dennis reported that she had</p>	

	<p>given the matter great thought by visiting the site and reviewing the papers submitted. She stated that the College was the largest employer in the village providing work for local people and that this should not be ignored. Mr Moorey stated he was against the development and felt that the community should await the publication of the Neighbourhood Plan and thus giving the village what it wants. This was a view shared by Mrs Rocks. Her preference would be for the inclusion of more affordable housing and to await the publication of the Neighbourhood Plan whereby the community would have more influence over the character and housing needs. Although she stated there is a risk that not to identify a site for development, the village may not be given a choice. Mr Ruse stated that a survey undertaken 3-4 yrs ago identified a need for housing and believed that of all the sites identified for future development, Standgrove, although not a good site, was the most preferable. In addition, there were too many units for the site.</p> <p>The Chair stated that a vote would be taken by Parish Councillors in order to ascertain whether the Parish Council responds in favour of, or against Planning Application AR/11/03417/OUT - Land Known as Standgrove Field, Lodgelands. 9 councillors voted by show of hands. Out of the 9 councillors voting, 4 were in favour, 4 were against and 1 abstention.</p> <p>The Parish Council's vote on this Planning Application was equally split and therefore no decision reached. The Chair chose not to make the casting vote. However, matters strongly identified as requirements should MSDC propose to grant approval and material considerations, were considered. Comments will be sent to the Planning Authority. <i>Ms Chapman returned to meeting.</i> <i>The meeting closed</i></p> <p>Sue Karle addressed the meeting and gave her opinion as to why the response to the questionnaire was low. A short discussion ensued regarding the national housing shortage and Neighbourhood Plans. <i>The meeting opened</i></p> <p>Councillors considered the draft proposals received from MSDC for the distribution of developer contributions (S106) if the planning application at Standgrove was granted. Councillors AGREED that on-site natural play facilities should be included within the development site. With one amendment, the draft proposals were ACCEPTED.</p> <p>AR/11/03299/FUL - 7 The Close Erection of new two storey side extension and single storey rear extension, including new porch and alteration to parking to the front of the property. New windows are being fitted throughout (Amended elevation and block plans received on 05 December 2011.) – RECOMMEND APPROVAL. Councillors confirmed their now support for this application, subject to any comments that were made previously about overlooking windows on the side (south) elevation.</p> <p>AR/11/03758/FUL - 41 College Road Part single storey rear extension and first floor rear extension.- just a ground floor ext amended – RECOMMEND APPROVAL. <i>Ms Chapman declared a prejudicial interest and left the meeting.</i></p> <p>AR/11/03767/LBC - Jordans, Church Lane Replacement of existing modern crittal window which has a rotten sill. The replacement will be wooden with Slim Lite double glazing – RECOMMEND APPROVAL.</p> <p><i>Ms Chapman returned to the meeting.</i></p>	<p>Clerk</p> <p>Clerk</p>
<p>186.</p>	<p>Neighbourhood Plans The Chair invited Mr Hadden to give a verbal report of the Steering Group meeting held on the 13 December 2011. Mr Hadden outlined the schedule of work, allocation/responsibilities, priorities, budget, timetable of meetings and how he felt it should be taken forward. He reported that in some districts, Parish Councils were being told how many houses were required in their Neighbourhood Plans and nearby parishes suggest that Neighbourhood Plans will need to have not less than a 5% increase in housing numbers to meet the Policies of the Plan. He stated that MSDC is developing its</p>	

	<p>own District Plan for 2012 and has already requested an indication of the number of houses the village could accept and sites earmarked for development by the end of March 2012. Several specific areas had been identified and delegated responsibility, including membership of the groups established. Monthly meetings will be held, with the next meeting of the Steering Group to be held on the evening of the 24 January, whereby the questionnaire to be circulated to all households will be approved.</p> <p><u>Village Plan</u> Mr Walker circulated copies of the existing schedule for revision and update (Deadline 24 January).</p> <p>186.1 Response to Draft Mid Sussex District Plan. Ms Chapman confirmed that she was in the process of preparing the Parish Council's response and will circulate for comment shortly.</p>	<p>ALL</p> <p>ALL</p>
187.	<p>Youth Activities Mrs Rocks reminded Councillors that Streetmate was a voluntary organisation and requested that Councillors review the policy for payment of invoices. The Clerk reminded Councillors of the Financial Regulations relating to expenditure. It was AGREED that the money set aside in the budget of £987 be paid quarterly from April (3 payments of £246, one off payment of £249) to Streetmate together with a request for quarterly accounts (with receipts where applicable.)</p>	<p>Clerk/RFO /WM</p>
188.	<p>Jubilee Celebrations Councillors were disappointed to learn that arrangements for the celebrations had suffered a setback and suggestions to resolve the problem were considered. However, Councillors were pleased to hear that the organisers were making arrangements to hold a village fete in September.</p>	
189.	<p>Sports and Social Club There was nothing to report.</p>	
190.	<p>Reports from representatives on outside bodies There was nothing to report.</p>	
191.	<p>Reports from committees A meeting of the Traffic Committee will be held on the 23 January.</p>	
192.	<p>Correspondence Email dated 6 December 2011 from Beverley Rosling; Dangerous High Street. Ms Chapman and Mr Walker had met with the Safer Routes to School Officer following an incident at Hett Close/High Street.</p>	
193.	<p>Chairman's announcements - Items for information Councillors received an update regarding the Post Office. Councillors expressed their gratitude to Rosemary McLeary for the donation of the Christmas tree and Mr Joe Overy and Mr Chris Jackson for their assistance. Mrs Dennis was impressed with the speed at which the Highway Authority dealt with a fallen tree in the village. Mr Clement reported on a road sign warning of deer south of Lindfield Road, which had "disappeared". Mr Meldrum thanked Mr Moorey for resolving the gas bill for Hapstead Hall.</p>	
194.	<p>Future meeting dates It was AGREED that the date for the Parish Council Meeting in February be postponed to the 14th February 2012.</p> <p>194.1 Date of Annual General Meeting (1 May 2012) – Draft reports will be prepared and returned to the Clerk by 30 January.</p> <p>Pavilion Refurbishment Working Party – to be advised Emergency Planning Committee – to be advised Ardingly Parish Council – 14 February 2012 Ardingly Parish Council – 6 March 2012 Recreation Ground Committee – 22 February 2012 Environment Committee – 11 April 2012 Finance Committee – April 2012 Traffic Committee – to be advised Communications Committee – to be advised Village Plan Monitoring Committee – to be advised</p>	<p>Chairs</p>

CONFIRMED MINUTES

SIGNED DATED