

Minutes of the Extra-Ordinary Meeting Held Monday 17 September 2018
8pm, Wivelsfield Church Hall

Agenda Item	Description	Resolved
Present:	Councillors Dawson (ID, Chair), Stoner (JS, Vice-Chair), van Bochove (MvB) and Haffenden (IH). Several members of the public.	
Open Forum:	<p>The acting Chair of the Theobalds Road Residents Association, who lives in the Mid-Sussex part of Theobalds Road, asked what proportion of the Council Tax from new properties at the Nuggets will go to Lewes and what to Mid Sussex, given that residents from those properties will inevitably use all the Mid Sussex infrastructure. The Council explained about Section 106 agreements with cross border development.</p> <p>Another resident of Theobalds Road asked whether the Council had been able to convene a meeting of the Neighbourhood Plan Steering Group yet. This had not been done owing to the absence of the Clerk.</p> <p>A resident from the Colwell Lane area of the Parish asked that, when a representative of the Council attends the Lewes District Council (LDC) Planning Committee on the 19th September to object to the Hurst Farm development, they express concern about access from Hurstwood Lane onto the Ditchling Road at Fox Hill. The gentleman also asked if Mid Sussex own the land included within the proposed development area which falls within Wivelsfield – to which the answer was ‘yes’.</p>	
1	<p>Apologies for Absence</p> <p>Councillor Pascoe was unable to attend due to work commitments. The Clerk had sent apologies owing to family illness. Councillor van Bochove agreed to take notes of the meeting in the absence of the Clerk.</p>	Apologies noted and accepted.
2	<p>Declarations of Members’ Interests</p> <p>a To receive declarations of interest from Councillors on items on the agenda</p> <p>b To receive (and grant if appropriate) written requests for dispensations for disclosable pecuniary interests</p>	None noted.
3	To Approve the Minutes of 3 September 2018	Approved.
4	<p>Planning Matters</p> <p>New Planning Applications Reviewed at the Meeting</p> <p><u>LW/18/0566 – Nuggets, Valebridge Road</u> – demolition of Pump House and Nuggets and the development of 25 residential dwellings on land at Valebridge Road. Discussion focussed on both the positive and negative aspects of these proposals.</p> <p>In the development’s favour was:</p> <ul style="list-style-type: none"> ○ Modest development of under 30 dwellings ○ Parking ○ Favourable layout and design <p>However it was also noted that:</p> <ul style="list-style-type: none"> ○ The site is outside the planning boundary, contrary to Policy 1 of the Wivelsfield Neighbourhood Plan (WNP) ○ There would be an unacceptable impact on Valebridge Road in terms of safety of access/exiting the site and overall traffic (as noted in para 5.11 of the WNP) 	To object and comment as detailed.

		<ul style="list-style-type: none"> o There was concern about how, if the road ends on the north side of the site, there is no buffer to the ancient woodland <p>Following a casting vote by the Chair, it was agreed to object to the development making the following comments:</p> <ul style="list-style-type: none"> • The proposed development lies outside the planning boundary • We have concerns about the cumulative effect of additional traffic movements on Valebridge Road. • We are concerned about the buffer to the ancient woodland in respect to the turning bay/road ending on the north side of the plot. • Should permission be granted, we would ask that replacement trees are sourced locally. 	To support.
	b	<p><u>LW/18/0696 - 26 Orchard Close</u> - Two storey extension to rear to enlarge existing bedroom above ground floor reception.</p> <p>To Discuss the Parish Council’s Representation to be made at the Lewes District Council Planning Committee on 19 September.</p>	
	c	<p><u>LW/17/0593 - Outline application for the development of up to 375 new homes, a 2 form entry primary school with Early Years provision, a new burial ground, allotments, Country Park, car parking, 'Green Way', new vehicular accesses and associated parking and landscaping</u> - only means of access determinable. The Chair was asked to add to his speech comments about:</p> <ul style="list-style-type: none"> o The issues with both access points for the new development: the turn onto the B2112 being dangerous, and the turning onto the A272 being heavily congested. o The need for no burials to be allowed to take place before 10am or between 2.30 and 3.30pm. o How the allocation of school places between Mid Sussex and Wivelsfield residents will work. o Drainage from the burial ground. o The need for a cumulative impact study on traffic movements given the great number of developments currently ongoing locally. <p>To Acknowledge Notices Of Planning Permission Received (for information only)</p>	
	d	<p><u>LW/18/0559 – The Beer Piper Company, Green Road</u> – Certificate of Lawfulness application for continued use of building not in compliance with condition 1 relating to LW/86/0277.</p>	
	e	<p><u>LW/18/0498 - More House Farm, Ditchling Road</u> - Planning Application for Proposed extension of hardstanding and use for agricultural and commercial storage related purposes (Part Retrospective).</p>	
	f	<p>Notice of Appeal</p> <p><u>APPEAL/18/0015 (planning ref LW/18/0184) Rocky Bank, Valebridge Road – proposed single storey rear extension, hip to gable roof extension and front and rear dormers, erection of detached garage.</u> As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit further comments. Planning Inspectorate ref: APP/P1425/D/18/3207477.</p>	
	g	<p>Other Planning Matters</p> <p><u>Springfield Industrial Estate</u> – no update available.</p>	
	h	<p><u>Cala Homes</u> – no update, other than that more grass cuttings have been dumped on the drovers’ road.</p>	
5		<p>Financial Matters</p>	
	a	To review and authorise cheques for payment.	Items a-c deferred until next meeting.
	b	To review and sign bank reconciliations to July 18.	
	c	To discuss moving forward with our accounts package given Sage’s	

	d e f	<p>decision to only provide the facility to manage VAT within the package to those on a monthly subscription.</p> <p>Confirmation of refund from BT. The Council said well done to the Clerk for persevering with seeking a refund from BT who have confirmed that the significant sum of £950 will be refunded.</p> <p>To review and accept the letter of engagement for this year's internal audit service.</p> <p>Update on CIL application and to agree (if appropriate) how much CIL is to be applied for. Councillors Dawson and Haffenden attended the last Village Hall Management Committee meeting. Costs for the full scheme are being estimated at £650k plus fittings. This needs to be broken down into separate mini projects for the purpose of funding applications, which the Committee is now looking into. It was agreed that, at the next meeting now that planning consent for the scheme is in place, it would be a good idea for the Council to review the amount of CIL that it is prepared to commit to the hall upgrade project. The Hall Committee will report back to the Council on progress with the CIL application at its meeting of 1 October and the Council will hold an extra-ordinary meeting on the 15th or 17th October in order to approve the CIL bid before it is submitted.</p>	<p>Deferred to 1 October. Council to discuss whether to increase its CIL commitment for Village Hall project at the next meeting. An extra-ordinary meeting to be held to approve CIL bid.</p>
6	a b c	<p>Report of Clerk</p> <p>To agree dates for GDPR training</p> <p>To agree dates for a meeting with the Emergency Planning Officer at East Sussex County Council.</p> <p>Outdoor gym inspections.</p>	<p>Deferred until next meeting.</p>
7	a b c d	<p>Correspondence</p> <p>Invitation to attend the Lewes District Town and Parish Council Conference, Thurs 11 October, 5.30-9pm, Pelham House Hotel, Lewes.</p> <p>Invitation to attend a free Sussex Resilience Forum conference, entitled 'What if – You Can Make a Difference'. 9.15am-4pm, Capitol Theatre, Horsham (buffet lunch provided).</p> <p>The Rita Project – the Council was in favour of having a representative of this charity which works against domestic abuse come to talk to it. A meeting to be set up, either to precede a Council meeting or as a standalone event.</p> <p>Details of the service of Remembrance to be held at the war memorial were discussed. The Council agreed, in principle, to help cover costs associated with the service (purchase of large poppies for lamp posts etc), but this will be discussed at the October meeting.</p>	<p>ID & JS to attend. MvB and EP to attend.</p> <p>Clerk to arrange a meeting.</p> <p>Add to October meeting agenda.</p>
8	a b	<p>Items for Noting or Inclusion on Next Agenda</p> <p>Quotes for tree works at perimeter of Village Hall car park.</p> <p>CIL application.</p>	
9	a	<p>Date of Next Meeting</p> <p>Monday 1st October – Parish Council Meeting</p>	