

**MINUTES OF THE MEETING OF BALCOMBE PARISH COUNCIL HELD ON
WEDNESDAY 14 SEPTEMBER 2016 AT 8.00 PM IN BRAMBLE HALL**

Present: Katherine Daniel (KD), Carol Dutton (CD), Martin Flint (MF), Nicky Gould (NG), Simon Greenwood (SG), Neil Lindsay-Stewart & Charles Metcalfe (CM)
Cllrs Alison Stevenson (AS) arrived during Item **0350**

In attendance Rosemary Robertson (RR) Clerk to the Council.

0350. Public Participation

Malcolm Kenward had attended the MSDC Planning Committee meeting on Elkanah and shared the following points. Developments do not set a precedent for others. Balcombe features different styles of roads and Deanland was described as “idyllic” with hedges, trees and no fences. Elkanah’s garage application was contrary to Balcombe’s Neighbourhood Plan.

0351. Declarations of personal or prejudicial interest

Cllr Greenwood declared a prejudicial interest in Items 17 Oil (not discussed). Cllrs Stevenson, Daniel and Flint declared a personal interest in Item 7 Planning (**0357**) as neighbours/friends of residents at Freshfield, Stockcroft Road. Cllr Dutton declared a personal interest in Item 7 Planning (**0357**) Greentrees because of a rental agreement.

0352. Apologies for absence

Apologies had been received from Cllrs Greer, Record & Taylor.

0353. To approve the Minutes of the Meetings held on 13 July & 18 August 2016

The Minutes 13 July and 18 August 2016 were signed as a true record.

0354. Matters currently being pursued, report from the Clerk

0329 *DM/16/2615 Avon House & DM/16/2727 2 Foxwells* tree applications passed.

0349 *DM/16/2454 Elkanah* refused. *DM/16/2816 Balcombe Cricket Club, DM/16/2535 Hillrise, Bramble Hill, DM/16/3013 12 Combers* all passed.

0282 *DM/161385 13A Newlands* Change of use from an annex (ancillary accommodation), to a separate single dwelling house - granted .

0334 The Clerk noted that the Fete had been an excellent day and officially thanked the organising committee.

Clerk attending Networking Day 1 November 2016 to get legal/financial updates

Lighting problems in the Recreation Ground and 32 Newlands are still ongoing

CM asked if anyone wanted to accompany him to the MSDC Tea Party 25 September

0355. Urgent Matters

Alan Smith has volunteered to release some land to widen the footway at the pinch point opposite Threads on the Haywards Heath Road because he is awaiting the wall to be rebuilt outside his property following a crash there. AS advised that this had been pursued before and if the wall was moved nearer his house it may have serious safety implications for his property. RR will contact WSCC to seek advice. Thanks were extended to Alan Smith for his community-mindedness in offering.

0356. Gatwick second runway: implications for Balcombe

Gary Marsh had forwarded a document from the Gatwick Area Conservation Campaign which appeared to show new flight paths over Balcombe. Information direct from Gatwick contradicted this.

WSCC Cllr Bill Acraman (BA) highlighted a new study from consultants who have found that with, or without, a new runway there will be very significant infrastructure problems in the next 5 – 10 years as Gatwick gets busier. The study took no account of the catalytic effect of a growing airport. BA wanted to flag up these concerns as more important than flight paths and noise. He will send a link to the documents.

0357. Planning

DM/16/3433 Land to side 36 Newlands RH17 6JA - Proposed development of a chalet bungalow on a disused corner plot. No objection to the material alterations but we note that in discharging conditions a drain appears to run through the root protection area of Tree TP1 and we would reiterate the concerns of the Tree Officer that the hard standing is constructed in such a way as to avoid damage to the tree roots.

DM/16/3511 Forest Lodge, High Street - Proposed single storey rear extension and single storey front extension (revised DM/16/1431) - No objection

DM/16/3532 Worth Cottage, High Street - Change of use within the curtilage to enable provision of a private camping facility for 6 months/year. No objection.

DM/16/3489 High Coombe Cottage, Private Rd – Variation of condition 3 of 08/00036/FUL in order to enable the first floor accommodation of the three bay garage and carport to be used as ancillary living accommodation only in association with High Coombe Cottage. Normally we would express concern about such a change of use which might encourage the future division into 2 dwellings, however, due to the close proximity of the building to the main house, and the setting on the plot, we would think that unlikely to happen, and therefore the ancillary use is highly likely to be maintained. Therefore BPC have no objection to the conversion to accommodation provided the ancillary use is maintained.

DM/16/3641 7 Oldlands Ave - Limes - Reduce canopies by 50% - No objection.

DM/16/3645 19 Oldlands Ave - Re-Pollard 3 limes – No objection.

DM/16/3692 Freshfield, Stockcroft Rd - Fell Maple, Crown Yew, Remove lowest oak limb overhanging drive. Crown Holly, Beech & 2 Oak – lift crown remove epicormics growth – CM had attended. No objection.

DM/16/3700 Greentree Hall, High Street - Extension to existing house (consent 14/00621/FUL) to form a swimming pool with ancillary facilities – No objection.

DM/16/3756 & DM/16/3760 Monks, London Rd - Demolition of 20th century 2 storey wing & replacement with single storey extension. Internal/external alterations. As previously approved 26/10/2015 (DM/15/3322) with the incorporation of minor layout and detail amendments. No objection to the minor amendments other than that we would refer the alterations to the staircases to the Listed Building Officer to ensure that they comply with the listed protection and are deemed acceptable alterations.

0358. Financial

The July and August Cash Book Receipts and Payments were circulated and noted.

0359. To discuss the request from the Save the Half Moon Community Interest Group to approach MSDC to make an Article 4 Direction for the Half Moon

An Article 4 Direction would formally protect the Half Moon from redevelopment by removing permitted development rights and thus preventing it from being demolished or converted into something else without a formal planning application process. It was unanimously agreed to instruct MSDC to do this. It was also noted that once the pub is sold we would need to re-apply for the Half Moon to be registered as an Asset of Community Value.

The Group had also asked if BPC would be help raise money through the Public Works Loan Board to apply for a cheap loan. This would have to be an Agenda item and so we will ask that a formal request be made, but the initial reaction was negative.

0360. Election expense update

MSDC are conducting a bottom-up exercise to review the costings of the election. Cllr Flint will draft a response to say that the methodology should be applied to all elections and therefore we should not pay either bill until this is clarified. It was suggested that RR raise this with SSALC at a future meeting.

0361. Winter Management Plan

The Draft Plan was circulated and noted; the Salt Bin Audit had been done and bins were mostly full. Cllr Gould, RR and the Ranger were listed as the contacts for authorisation of gritting. It was agreed to ask EFP Gritting to repeat the pricing quoted last year.

0362. Phone box at the station – results of the questionnaire and way forward

The response was that residents wanted BPC to buy the phone box for £1 and use it as an information point. The glass could be replaced by perspex and NG suggested that grants could be applied for to light the kiosk with solar cells. Peter Sykes had recently cleared the weeds around it. ST to investigate costings and report next time and CM will write a piece for the Parish Magazine.

0363. Neighbourhood Plan update

The Plan will be “made” by MSDC on 21 September; we are committed to review it every 5 years. Developments are in the hands of the landowners, Julian Smith and Balcombe Estate. Councillors should familiarise themselves with the Design Guide to be able to apply the principles to future applications. CIL spending should be planned so we are ready to react as money comes in from developers; this should go to infrastructure items which are relevant for each site. Claire Tester the former Head of Planning at MSDC was promoting the Balcombe Plan as an exemplar of a Neighbourhood Plan in an AONB, and reported that the examiner had said that it was the “closest to a perfect Neighbourhood Plan he had ever seen.” The team will meet in a month and with Cllr Daniel’s imminent move a new Team Leader is needed.

0364. Young People

The questionnaires had been analysed and it was felt that the sample group was too small to be able to form conclusions. MR will put together another questionnaire and target all the children on the school buses. We have to be sure there is a need before taking it forward. It was crucial to get the right Leader in place but none of the parents who had responded wanted to take the lead.

0365. Health, Safety and Security

Our PCSO, Jayne Milne, is leaving the job. SG suggested getting the Haywards Heath crime bulletins. SG is meeting the Chief Constable next month and will raise the issue of the loss of our PCSO.

0366. Traffic

The speed recognition machine has been delayed but NG and RR have identified two locations for it when it does arrive. APL lines have been drawn up and Richard Speller has commented. This will be discussed further.

0367. Facilities and Amenities

NG has looked into brochure holders to tidy up the leaflets in the lobby at a cost of c£144: this was agreed. Outside lighting for the hall would be beneficial to light the entrance path and the sign. The lights should be unobtrusive to the neighbours and possibly operated with a sensor. NG had contacted Guy Morfett of the URC to ask his view on solar panels and he was amenable if there was a good case for it, so further investigation will be done. The blinds are being fitted in October.

0368. Rail

Southern Rail services continue to be atrocious and the new timetable is due.

0369. Environment, Wildlife & Footpaths

A new bridge has been installed on 28a near the lake. Balcombe Estate has removed birch trees which had fallen over the footpath. Sue Philipson has forwarded an email from a villager complaining about a footway in the Recreation Ground. It was agreed to ask the Ranger to put tarmac over the area. Rights of Way and Natural England are meeting about Greentrees Bridleway this autumn. The St. Catherine's Hospice walk took place last week. Unemptied new dog bins have been reported. Friends of St. Mary's Trust – the work is complete and Councillors are invited to a Service of Thanksgiving on Sunday 2 October at 10.00 am.

0370. Business

There will be an open day at the new sawmill, date to be advised. Balcombe Place is closing and alternative uses are being considered.

0371. Report from the Victory Hall Management Committee

NG had secured funding to pay for a village wide survey and legal advice for a governance update and occupation licence. The governance structure and occupation licence has not been progressed and a culture change is needed. There is still no works plan which is hindering grant applications. Julian Smith and NG are attending a fund-raising workshop. The charging policy also needs over-hauling. Next year NG recommended that there is a business plan before BPC hand over a grant.

0372. Correspondence

M10 We had received a letter about the Hillrise planning application as neighbours.

O21 Funding information has been forwarded to Michelle Record for the Scouts.

O20 MacMillan fund-raiser – organise a dinner party and get guests to donate.

0373. Exchange of Information

Rob McIntyre has requested an autumn freighter but the dates available are not suitable. It was agreed to book two for next year with appropriate dates.

KD was booked to attend the Chairman's Networking Day 27 September in East Grinstead – if no one else was available she would attend and report back.

AS has swapped the pooper scoopers from the Fete for small dog poo bag dispensers.

There being no further business the Chairman closed the meeting at 10.15 pm.

**THE NEXT REGULAR PARISH COUNCIL MEETING WILL BE HELD ON WEDNESDAY
12 OCTOBER 2016 AT 8.00 PM IN BRAMBLE HALL**

Signed..... **Date: 12 October 2016**