

**MINUTES OF THE MEETING OF BALCOMBE PARISH COUNCIL (BPC) HELD IN BRAMBLE HALL  
ON WEDNESDAY 12<sup>th</sup> January 2021 AT 8.00 PM**

**Present:** BPC Cllrs, Jon Millbanks (Chair), Alison Stevenson (AS), Helen Caudrey (HC), Massi Smith (MS), John Butcher (JB)

**Zoom:** Cllrs Sue Taylor (ST), Simon Greenwood (SG), Nicky Gould (NG), Lyndon Hoare (LH), Manouchehr Nahvi (MN).

**00426. Declarations of personal or pecuniary interest**

Cllr MS declared a personal interest in item 7 in planning application DM/21/4235, Cllr JB declared a personal interest in Wynstay Cottage – planning permission granted DM/21/4344, Cllr SG personal interest in item 14 – Center Parcs proposed development

**00427. Apologies for absence**

Cllrs: Lloyd Thompsett (LT).

**00428. To Approve the Minutes of the Meeting held on the 15<sup>th</sup> December 2021**

The Minutes of the Meeting (with changes) held on 15<sup>th</sup> Decemberr 2021 were agreed as a true record.

**00429. Public Participation**

Five public participants; attending to obtain information on the progress of proposed traffic calming measures on the Haywards Heath Road/ village enhancements. There was interest in receiving an update from the Parish Council on the revised planning application for the Rectory development (Shanly Homes); see planning applications considered DM/21/4235. Cllr NG informed the public participants that there had been little progress on the village enhancement since December 2021 due to ongoing communication with West Sussex County Council (WSCC) over lighting upgrades on the Haywards Heath Road. NG reiterated that any proposed traffic calming measures if implemented would be initially trialled, and the public would be given the opportunity to comment to West Sussex Highways.

When asked how the traffic calming measures would be monitored Cllr NG said: "we might consider purchasing our own SID (in the budget for next year). We need to establish criteria for measuring the success of the ETRO - traffic count and speed are two measures we can do."

Cllr AS informed the public participants that WSCC had rejected the proposed buff paving road surface that had been put forward for the village centre enhancements.

There was also interest in hearing an update regarding the Barnfield (Rydon) development, and how the footpath would join the village. Cllr AS said that they were due to have a meeting with Nick Burchill from the Balcombe Estate to confirm specifications were being met.

**00430. Matters currently being pursued, report from the Clerk**

- Street light repairs/replacement lampposts – on going communications with contractors Enerveo, and UKPN contacted on next steps to proceed.

**00431. Planning approvals:**

NUMBER	Site/ADDRESS	Proposal	Decision/ Decision Date
DM/21/4344	Wynstay Cottage, Stockcroft Road	Non material amendment to planning reference DM/21/2300 to allow for minor alterations to fenestration to the front elevation. The proposed alterations to the windows and doors are considered to have no material effect upon the impact of the previously approved development and can therefore be treated as a non-material amendment to DM/21/2300.	Permission granted 5 <sup>th</sup> Jan 2022
DM/21/3378	1 Barn Meadow	Description: 1X oak (T1) reduce lateral growth by 2-3 meters over property boundaries and remove dead wood. 2X OAK (G1) remove branches that overhang into the property on the south side by 2 to 3 meters. *The proposal would be contrary to Policy DP37 of the Mid Sussex District Plan in that the proposals would be excessive and damaging to the health and amenity value of the trees.	Refusal 4 <sup>th</sup> January 2022
DM/21/3950	Albany, Denland Road	Sycamores (S1, S2, S3 AND S4) and Beeches (B1, B2, B3 AND B4) – Raise the crown to a maximum of 2 meters. Sycamore sapling (S5) and ash (A1) to remove.	No objection 22 <sup>nd</sup> December 2022
DM/21/3918	Honeychurch, Stockcroft Road	Ash Tree (T1) – Reduce Crown by 2 meters on the south side overhanging Wynstay Cottage.	No objection 22 <sup>nd</sup> December 2022
DM/20/2026	Balcombe Stables, Redbridge Lane	Demolition of existing outbuildings. Conversion of existing stables into 1 x 4 bedroom dwelling house, including alterations and extension. Erection of a detached double garage. (Amended plans received 12/11/2021)  *Cllr. SG commented that an Electric Charging point space, and enclosed bicycle rack/shed was a planning criterion.	Permission granted 10 <sup>th</sup> Jan 2022

**00432. Planning – applications considered**

NUMBER	Site/ADDRESS	Proposal
DM/21/4235	Land Adjacent to Balcombe House, London Road	Residential development to provide 17 dwellings made up of 1 and 2 bedroom flats and 3 bedroom, detached and semi-detached, houses. Associated landscaping, parking, vehicular access and a village car park  (Previous proposal - DM/20/4712)

Cllr MS left the room.

Cllr AS offered to write a draft response, and obtain authorisation/collaboration from the BPC before the Clerk to submit to MSDC.

<p>For the benefit of the public participants AS summarised the reason for the previous planning application being rejected by MSDC, which was the single detached 4 bed house not meeting the requirements of the set out neighbourhood plan. Changes have been made in the revised planning application in which the four bedroom house is replaced with 2 semi-detached properties and three, three bed detached houses. The Parish Council objected previously because of the commuted sum for the 17 properties but the same number of affordable houses - exceeding the initial consultation. Although BPC are now in a position to progress with the purchase of the ransom strip of land from WSCC - in order to proceed with the separate entrance to the Village Car Park; developer Shanly Homes have not implemented this design into the revised planning application. BPC are currently seeking advice from a solicitor. MSDC confirmed that the Section 106 funding is included in the development to fund the Village Car Park. A more detailed response will be sent separately.</p> <p>BPC is awaiting acceptance from Shanly and MSDC to hold a three way meeting in order to discuss concerns.</p>		
DM/21/4309	Rosewood, Deanland Road, RH17 6LX	Single storey front extension (west) increasing size of existing entrance hall and internal alterations
Balcombe Parish Council have no objections.		
DM/21/4297	The Pines, Deanland Road, RH17 6LX	Demolition of existing garage, new single storey side extension, building a new first floor and roof on top of existing ground floor footprint, new front porch. New windows and doors.
Balcombe Parish Council have no objections		

**00433. To consider Planning applications received after publication of Agenda**

None received.

**00434. Financial**

a) December's Cash Book Receipts & Payments were circulated and noted.

**00435. Discussion of budget/precept Financial Year 2022/23.**

The finance group met with the Parish Clerk to prepare a draft budget in advance of the meeting. Further projected costs were added to the budget template. Charities/Village organisations have/will be asked to submit their grants to BPC for consideration at the February meeting (including: Victory Hall and Balcombe C of E Primary School).

**00436. To review working groups**

Some discussion took place but it was decided to finalise alternations of working groups, and members at the February meeting. This will allow time for further considerations to be made.

**00437. To comment on the reply by Sally Bloomfield to the Parish Council's letter to MSDC re planning, and planning councillors.**

The Councillors felt that there had been no support for the Parish Council from the District Councillors (this was stated in the letter to MSDC), and although they wished to thank Sally Bloomfield for her detailed response, they felt that a meeting was still needed in order to further establish their concerns, and obtain answers. The Neighbourhood Plan working group will meet to collaborate on a response.

**00438. Reports from Groups**  
**Recreation, Play, Youth and Halls**

- Stuart Brown at MSDC has been contacted regarding upgrade of the play area, and BPC are awaiting a response.

- The skate park proposal is still currently on hold until the legal document can be changed subject to location being confirmed. The skate Park Section 106 allocated funding is being held by MSDC. Cllr HC to provide MSDC Cllrs Gary Marsh and Jenny Edwards results of the survey. An email to be drafted.
- Interested parties who indicated an interest in the skate park proposal have been contacted.
- A noticeboard on the pavilion or surrounding it is to be constructed to enable information to be displayed there.

#### **Neighbourhood Plan (NP) and Infrastructure spending**

- No additional information than that summarised above in 00432. Planning – applications considered - DM/21/4235, and 00429. Public Participation

#### **Traffic**

- No additional information.

#### **Outside Groups**

- No updates.

#### **Environment and well-being**

- Mill steps, and Mineral Spring – Extension on closure notices as ongoing/proposed repairs take place.

#### **Admin and Assurance**

- Budget/precept for Financial year 22/23, to be drafted.
- PCSO Craig Harvey and his colleagues continue to hold fortnightly drop in surgeries at the Pavilion on the Recreation ground, and in addition Bramble Hall on Saturdays in January.

#### **00439. The enhancement of the Centre of the village project:**

- No additional information.

#### **00440. Center Parcs proposed development, in Sussex.**

A Letter has been received from CPRE – Cllr AS offered to put a draft response together and share for collaboration with the Councillors.

Cllr SG raised a concern over increased traffic as a result .

#### **00441. Correspondence**

-Rocks Lane will be closed from 26<sup>th</sup> January while Network Rail Infrastructure Ltd undertakes work on the bridge to remove scaffolding. The Road Closure will be between the junctions of London Road and Rowhill Lane.

- Cllrs to look at possible sites for Wild Flowers, and notify MSDC Cllr Gary Marsh – layby by Church Hill was put forward at the meeting for consideration.

#### **00442. Exchange of Information**

Formal resignation of Cllr JB - JM thanked John Butcher for his contribution.

Precept to be confirmed with MSDC

Agenda items agreed for next meeting:

- Proposal for alternative Councillor document share-point.
- To discuss/review grant applications received - with a view to confirm allocated amounts.

There being no further business the Chairman closed the meeting at 22:36.

**THE NEXT REGULAR MEETING OF THE COUNCIL WILL BE Wednesday 9<sup>th</sup> February in  
Bramble Hall at 8pm**