

MINUTES OF BALCOMBE PARISH COUNCIL (BPC)
HELD IN BRAMBLE HALL ON
Wednesday 20TH October 2022 at 8 pm

Present: Cllrs Alison Stevenson – Chair (AS), Lloyd Thompsett – Vice Chairman (LT), Simon Greenwood (SG), Manouchehr Nahvi (MN), Lyndon Hoare (LH), Helen Caudry (HC).

579. Declarations of personal or pecuniary interest

LT Pecuniary interest in planning application Oldlands, DM/22/2730, item 7.

580. Apologies for absence

Sue Taylor – Resignation received via email with immediate effect due to travelling at the time of the meeting, Nicky Gould (NG) – Travelling, Joel Whybrow – work commitments, Massi Smith (MS) - Sickness.

581. To approve the Minutes of the Meetings held on 14th September 2022 and the Planning meeting held on 19th August 2022.

The minutes for both meetings were approved as true record of the meeting for meeting.

582. Public Participation

No public participants were in attendance.

583. Matters currently being pursued, report from the Clerk

One quote obtained for repairs and maintenance to Bramble Hall windows e.g. but further quotes are needed to be obtained. The Clerk will also obtain quotes for redecoration of the hall and look at potential grants available for the building.

Updates on Planning applications:

Number	Site/Address	Proposal	Decision/ Decision Date
Appeal Decision AP/22/0020 (DM/21/3913)	School House, London Road, RH17 6HS	The development proposed is a Two storey extension to the north of the property, single storey side extension to the south of the property.	The appeal was dismissed. 5 th October 2022
DM/22/2394	21 London Road	Two storey side extension with porch canopy and an oil tank situated in the SW corner of the garden. (Tree information received 26.08.2022) (Amended plans received 02.09.2022)	Application withdrawn 7 th October 2022
DM/22/2502	Netheroak, Stockcroft Road	Certificate of lawful use or development (proposed). Use of the land for siting a mobile home for use ancillary to the main dwelling.	Permission granted 20th September 2022
DM/22/2731	1 Foxwells	Non material amendment to planning application DM/22/0842 - amendment to change the flat roof porch to a pitched roof to match the existing main roof.	Application withdrawn 16 th September 2022

579. Planning - to consider the following applications:

NUMBER	Site/ADDRESS	Proposal
DM/22/3018	The Olives, London Road	Remove existing rear single storey garden room and rebuild new single storey garden room on similar footprint.
Balcombe Parish Council does not object to the planning application.		
DM/22/2978	Wellgrove Cottage, Stockcroft Road	Extensions to dwelling, including demolition of storage shed.
Balcombe Parish Council stated that the design set states that a 1 meter distance be left free at the boundary. They felt that this could effect maintenance. It was noted that the architect's drawing of the porch seems out of scale, and building line. The roof line was felt to be well designed.		
DM/22/2730	Oldland, Oldlands Avenue	Proposed two storey garage conversion and single storey infill side extension to form a two bedroom annexe
Cllr Lloyd Thompsett left the room whilst the application was being discussed, and returned once a decision had been concluded. Balcombe Parish Council does not object to the planning application.		
DM/22/2972	The Coach House, Haywards Heath Road	Trees in a Conservation Area. (T1) Yew - Reduce crown by 2m. (T2) Ash Tree - Fell. (T3) Ash Tree - Fell
Balcombe Parish Council does not object to the planning application.		
DM/22/2878	Kibo House, Stockcroft Road, RH17 6HP	Creation of enclosed carport to front and side access steps to garden. New outdoor kitchen/dining, raised planting and seating area to the side/rear garden. Hip to gable roof conversions to the front and rear. Changes to fenestration throughout and internal alterations.
<p>Balcombe Parish Council (BPC) object to the proposed planning application.</p> <p>The Councillors had concerns about the material's proposed and the form of the design.</p> <p>The existing house sits in a sloping plot in an elevated position relative to the street level. Its ground floor being garaging, its front door reached up steps on a first floor accommodating living rooms and the bedrooms on the second floor. The house is therefore quite dominant in the street scene. BPC appreciate the owners attempts to improve the houses current design but feel that the current proposal is out of character for this location.</p> <p>The current house is an infill and more modern than the houses on either side which are Victorian, but the brick and other materials are similar. The proposal seeks to change the external materials to timber cladding, slate tile and white render. This will further differentiate the form and appearance of this house relative to its neighbours.</p> <p>The Parish Council also had concerns about the new roof forms which move the house away from the typical street scene and adjoining houses. BPC had concerns about the bringing sideways and forward of the garaging, feeling that it would be more mass of blank built form at ground level. We also had concerns over the size and dominance of the proposed windows. BPC felt the large windows were out of keeping and would give adjoining properties the feeling of being overlooked.</p> <p>In all BPC felt the change in materials and the overall design were out of keeping with the surroundings and neighbouring properties and not appropriate for this location.</p>		
DM/22/2830	5 Newlands, RH17 6HX	Proposed front porch and rear detached garden room
Balcombe Parish Council does not object to the planning application.		
DM/22/2898	1 Foxwells	To replace front porch with brick extension to align with front wall of existing house on right hand side of property.

		(To be considered as an amendment to the works relating to the porch which was included in application DM/22/0842).
Balcombe Parish Council does not object to the planning application.		

580. To consider Planning Applications received after publication of Agenda.

None.

1. To consider appointing 'Streetlights' to maintain the BPC lamps at a cost of £2737.50 + VAT for 1 year initially.
2. Civility and Respect
 - a. To consider supporting the National Association of Local Councils/Society of Local Council Clerks Civility and Respect Pledge.
 - b. To approve the Dignity at Work Policy.
3. Completion of the External Audit for the year ended 31st March 2022
4. Financial
 - a) September Cash Book Receipts & Payments.
5. Correspondence.
13. Exchange of Information.

581. To receive an update from groups:

Recreation, Play, youth and halls

MSDC are currently looking at all their parks and carrying out an activity to prioritise parishes. Balcombe have Section 106 (S106) infrastructure money to allocate to the play area (this has a 4 year expiry)

Neighbourhood Plan, Planning & New Development

The village carpark (Land adjacent to Balcombe House)- The developers Shanly Homes are not going to submit an amendment to the application/ or another planning application forward for a second entrance. BPC are going to go back to Shanly and try to progress the issue.

Transport

Cllr NG is manging a new Speed Watch programme. To date Cllr NG has 4 residents who have already completed their online training and practical training is scheduled to take place with Police Officer Steve O'Connell. The speed guns that BPC hold can be utilised and are to be calibrated.

Cllr LT provided an update relating to the village gateways, gates are ordered from Glasdon, and a contractor has been appointed to install.

On Friday 16th September the Clerk, Cllrs MS and LH met with Richard Speller from WSCC Highways to discuss a number of issues in the village. The Cllrs will look to progress some issues with WSCC.

The Centre of the Village enhancement project has come to halt over WSCC needing to sign off on the road surface type- Cllrs NG, AS and NG to work with Project Centre and WSCC to try to progress this and the potential for WSCC Highways to hold a commuted sum in the event of any necessary repairs to the section of road in the future; this will ensure the repairs are to the specifications required.

Energy

No updates. Current Energy supplier Bulb Energy are being taken over by Octopus – Suppliers to the Pavilion.

Admin and Assurance

No updates

582. Financial

- a. Septembers Cash Book Receipts & Payments were signed.
The payments made list and in Sept were circulated.

583. Correspondence.

A number of correspondence items were shared with Councillors.

584. Exchange of Information.

There being no further business the Chairman closed the meeting at 10.07pm

**THE NEXT REGULAR MEETING OF THE COUNCIL WILL BE Wednesday 16th November
2022 at 8pm – Bramble Hall.**