



EWHRST PARISH COUNCIL

WITH ELLENS GREEN

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MINUTES OF EWHURST PARISH COUNCIL WITH ELLENS GREEN PARISH COUNCIL MEETING. HELD AT 7.45 PM ON MONDAY 17TH SEPTEMBER 2018 AT THE EYSC

**Attendance: Parish Councillors: Mike Turner (Chair); Val Dixon Henry; Tom Fawcett; Mike White; Julie Francis.
WBC Kevin Deanus.**

Jane Bromley Clerk to the Council

21 Members of the public.

140(2018) APOLOGIES FOR ABSENCE: Parish Councillors: Michael Benoy; Ian Davis; Richard Cleaves; Elaine Benson.

141(2018) DECLARATIONS OF INTERESTS. None.

142(2018) MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON 1ST August 2018. The Council Resolved to approve the minutes as an accurate account of the meeting.

143 (2018) ADJOURNMENT: -

Resident of Rudgwick.

This application is yet another attempt to circumvent the plan-led approach inherent in Waverley Borough Council's Local Plan. The applicant not only fails to point out the site's classification as 'unsuitable' in the Waverley LAA, but has deliberately timed the submission so as not to wait just a few weeks/months for the outcome of the Ewhurst/Ellens Green Neighbourhood Plan site allocations. The applicant is also wrongly attempting to invoke the NPPF 'tilted balance' (see Applicant's Planning Statement). As pointed out previously by Cllr Ian Davis WBC does have a 'solid' & proven 5 year supply.

Rudgwick Village has its own housing allocation for Horsham District with suitable & available sites logged under Horsham District Council's SHELLA (August 2016) that relate much better to the Village BUAB & are actually in West Sussex! Note that HDC has a very similar spatial strategy to WBC. HDC's Local Plan Policy 2 notes 'Focus development in/around Horsham whilst supporting sustainable development of settlements through appropriate scale & with retention of existing settlement pattern. Manage development around settlement edges to prevent merging & to protect the rural character and landscape'. This proposal would not only be contrary to that strategy (&WBC's equivalent & also very sound policy) but potentially result in an overall scale of development at Rudgwick that would cause unacceptable extra load onto the local infrastructure; a double whammy!

So, in summary, as the proposed site is 'in the countryside beyond the green belt' it should be protected, unless allocated by the Waverley Local Plan/Ewhurst Neighbourhood Plan. Horsham DC has Policy 26 which states: 'Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location'. Waverley has retained (pending completion of LPP2) Policy RD1 which limits development within the boundary of rural settlements & also has policy RE1 to generally protect the countryside otherwise.

This site is not currently so allocated (of course Ewhurst Neighbourhood Plan awaited) & so I urge Ewhurst Parish Council to reject this application.

A second resident spoke along the same lines highlighting the strain on the Rudgwick infrastructure from this proposal. The proposal would have a visual impact on the Church a listed building and from the Sussex Border path. The highway safety issue for access for this site was of great concern.

Two other residents spoke with concern that this site could be sold on if planning consent were achieved and the proposal could then change substantially. The assisted living centre nearby would be affected as its rural

setting would be destroyed. The Rudgwick Clerk had alerted Rudgwick residents that the application was being considered by Ewhurst PC but had published an incorrect date otherwise it was asserted that an additional 50 residents would have attended the meeting.

WBC Kevin Deanus. The benefits for this proposal were outweighed by the harm that would be caused to the local community and landscape. This was not a WBC allocated site in their Local Plan.

144(2018) APPENDIX 1 THE PLANNING COMMITTEE. The Planning Committee observations were noted.

145(2018) CONSIDERATION BY THE PARISH COUNCIL OF THE FOLLOWING PLANNING APPLICATIONS.

WA/2018/1458 LAND AT WINDACRES FARM SOUTH OF CHURCH STREET, HERMONGERS LANE, RUDGWICK

Outline application for the erection of up to 57 houses with access to be determined (scale, design, layout, and landscaping to form reserved matters) to include open space, parking, infrastructure and landscaping.

The address for this application should have read "Cox Green" and not Church Street, Hermongers Lane.

Objection.

WA/2018/1417 BACKWARD POINT, CHERRY TREE LANE, EWHURST.

Erection of 7 dwellings and garages/carports together with associated works following demolition of existing dwelling.

Objection on the grounds of safety concerns with additional vehicle movements along the narrow access lane, the additional dense nature of the proposal would constitute over development of the site area. It was noted that to allow access to the site parking spaces from an existing site were being eroded and as such this was an infringement on the recent planning approval conditions for the nearby site WA/2015/1903

Should the officer be minded to allow this application the Parish Council requests that the application be "called in".

146(2018) APPENDIX 2 RECEIPTS AND PAYMENTS for July and August 2018. Noted with no comments.

147(2018) REPORTS – Richard Cleaves – Finance and Extra Maintenance.

Half way through the year and we are over on some projected budgets, and with the extra admin cost due to the new Clerk added work load, which was not foreseen.

Only spend up to the precept budget, we do not want to go into arrears.

Plus the N/P, restriction in the grant amounts against Consultant excessive charges is an added expense, more money will have to be found before year end.

Please put your minds to next year's projects, and please get costings, and if the project is over £5,000 three quotes needed.

The potential of a large increase in the annual precept may have to be considered.

Julie Francis - Ground Maintenance. Weeds along the tennis court perimeter needed attention. **ACTION Clerk.**

Val Dixon Henry – Planning. The Bulls Head application had been refused and the decision had rested upon a number of factors including: Bulk of scheme resulting in overdevelopment; harm to visual amenity of community asset; harm to character of the area including the conservation area. Cllr Henry expressed thanks to the contractor who had repaired the war memorial and telephone boxes.

Elaine Benson – Community. No report.

Ian Davis - Community Liaison. No report.

Mike Turner –Neighbourhood Plan- would be considered later in the agenda. Website . The new website was slowly being populated. Communications- Box broadband was progressing through the parish. Highways. The flooding near Cornhill was to be mitigated by ditch work paid for by SCC funding.

Tom Fawcett – Highways; A questionnaire on the SCC Highways experience had been completed. The Ockley Road works should be completed by 25th September.

Mike Benoy – Neighbourhood Plan. No report.

Mike White – Community Buildings. The village hall decoration had gone well and all were pleased with the work. An account with a local supplier had been opened to assist operations for building cleaning and maintenance. .

- 148(2018) PARISH CLERK REPORT. The Audit had been concluded satisfactory. There were some user issues with share point and the Clerk would arrange training. A GDPR workshop had been held and had been of use and a source of information for those attending GDPR workshop.
- 149(2018) BOWLS CLUB LEASE. Update. The trustees had been invited to attend the PC meeting on 15th October to discuss the final issues.
- 150(2018) TREE WORKS- Laburnum Tree and Dying Maple on Ewhurst Common. The Laburnum bow overhanging the picnic tables would be lopped. The WBC ranger had not expressed undue concern with the tree's location. The Maple at The Green which was on land neither owned by the PC or WBC, would be felled and the stump ground. The tree would not be replaced. **ACTION MT.**
- 151(2018) CHARITABLE USE OF VILLAGE HALL- The Parish Council has had a request for the production in commemoration of the end of WW1 "Where Poppies Grow" by Victoria Helstrip and Mike Fanya for the use of the village hall free of charge. The production is 100% for charity. There are eleven dates including performances The Parish Council RESOLVED that the group should have free hire of the hall. **ACTION Clerk**
- 152(2018) APPENDIX 3 BOX WAYLEAVE AGREEMENT- The Parish Council RESOLVED to authorise the Parish Council Clerk to sign the wayleave agreement for the passage of their wires across the EYSC Recreation Ground in return for free Box Broadband for the EYSC. The route of the wires to be agreed was to be to the left of the bowls club and then across to the right hand side of the Recreation Ground.
- 153(2018) APPRENIDX 4 EWHURST PLAYERS REQUEST CUT OUTS ON GREENS- The Parish Council RESOLVED that the Ewhurst Players may erect cut outs in recognition of the WW1 commemoration.
- 154(2018) PARISH BUSINESS; - Items for general discussion.
Cllr Henry was discussing with WBC feedback from the 3 day Secret Widget event in September.
A letter was to be drafted by the Clerk asking residents to cut back vegetation overhanging public access ways if safety was compromised and copies given to interested councillors to put thorough offender's doors.
ACTION Clerk
A wreath for remembrance Sunday was to be organised. **ACTION Clerk**
- 155(2018) NEXT MEETING- Monday 15th October 2018.

EXCLUSION OF THE PUBLIC AND PRESS.

In view of the confidential nature of the business to be discussed members of the public or press present may be asked to withdraw from the meeting at this point in the public interest.

156 (2018) Pursuant to Procedure Rule 20 and in accordance with Section 100 A (4) of the Local Government Act 1972, the Parish Council are recommended to RESOLVE to exclude the press and public for the duration of the meeting.

157(2018) Staff matters. AN ex gratia payment equivalent to the late booking clerk's salary was to be paid to her husband in accordance with the sick pay that had been notified to the booking clerk in July. ACTION Clerk

Reconvening of the Meeting.

The Parish Council Clerk left the meeting at this point.

158(2018) REPORT: NEIGHBOURHOOD PLAN: - A presentation on site selection was made by the Chair of the Neighbourhood Plan Steering Group.

The meeting concluded at 11.00 pm