

Minutes of the Ordinary Meeting held in the Village Hall on Tuesday 28th January at 7.00 pm

Present: G. Hussey (Chairman), G. Sallows (Vice Chairman) R. Allen, G. Fleming, M. Cooke, V. Saunders, N. Vance-Webb and C. Forrest
L. Bannister (Clerk)
HDC Chief Executive Mr Chipp
HDC Cllr. Hogben
HDC & WSCC Cllr. Kitchen
10 members of the public

1 Apologies for Absence

Apologies were received from Cllrs. Gatt and Sheridan.

Cllr. Sallows proposed that items regarding the Neighbourhood Plan and Annual Parish Meeting are brought forward. This was agreed.

Cllr. Vance-Webb arrived

3 Declaration of Interests

None.

4 Annual Parish Meeting

It was RESOLVED that this will be held on Tuesday 21st April. Speakers and an agenda will be set at the next meeting.

5 Neighbourhood Plan update

Cllr. Sallows reported that the Regulation 16 consultation should start next month, after that an independent examiner will be appointed and if all is well a referendum will be held to vote on the plan.

6 Discussion with Leader of HDC

Mr Chipp gave an update on the Horsham Local Plan review as follows:

- The consultation will start on 17 February for six weeks.
- The Plan doesn't only deal with housing allocations but also employment and economic development. There are some questions that are asked of members of the public. HDC prefer that responses are given online.
- Sites have not been allocated yet. There are rumours that there have been – this is untrue.
- 8 strategic sites have been proposed (more than 1000 homes on these sites).
- Government has set a housing calculation that HDC must follow. If HDC does not allocate enough homes according to this they open themselves up to problems as S106 or Community Infrastructure Levy could not be applied and they would not be able to prove a five year land supply.

Regarding sites specifically, the following information was reported:

- Each of the sites has been evaluated against a site selection criteria. The sites are not promoted by HDC, but by developers.
- To meet housing targets 1-3 strategic sites will need to be allocated (depending which ones are selected).
- 500 sites in total have been put forward.
- A mix of land will need to be selected.
- Land West of Ifield was previously part of land allocated for Crawley but couldn't be developed due to flooding issues. There is more technology now to alleviate flooding, although the site does still present some challenges. Regardless, HDC must assess all sites so that they cannot be challenged by developers.
- HDC Members will make the ultimate decision on which sites are selected.
- In the current Plan, HDC must provide 650 homes per year, plus an additional 150 to meet Crawley's unmet need.
- This Plan needs to allocate between 1000-1400 homes per year depending on how many homes they have to allocate for neighbouring areas. HDC's need is 965 homes per year. HDC is challenging this figure with Government as they feel it is too high and unfair on Horsham.
- If there is a shortfall in the build out rate this does get carried forward, but if they over-deliver they cannot roll that forward.
- There is a question over whether or not the building industry could cope with this amount of housing.

Cllr. Sallows pointed out that the original housing need was 350 and that it wasn't logical to use the base figure of 650 from the current plan. The amount of housing required exceeds the population growth projected by the Office of National Statistics. Mr Chipp agreed.

Cllr. Sallows asked if HDC would consider making a separate plan showing just their own local need. Mr Chipp explained that this wouldn't be possible because if the housing need isn't met the Plan would not be found sound in examination.

Mr Chipp realises that there is an infrastructure deficit that needs to be made up. This is difficult to plan for, but strategic sites (with the right developer) do give an opportunity to put in the infrastructure.

Mr Chipp thinks there would be some challenges with the proposed bypass.

Crawley Borough Council are currently against the Land West of Ifield site.

Cllr. Allen asked how Homes England could claim a 10% biodiversity net gain. Mr Chipp said that the public should assume that HDC had asked this question of Homes England.

Mr Chipp recommended making these comments in the consultation response.

Cllr. Sallows asked if HDC would consider making a legal challenge against the housing numbers. Mr Chipp thinks this would be too expensive.

Regarding fly tipping, Mr Chipp reported that:

- There were 770 incidents in 2019 which cost HDC around £30,000.
- HDC try to prosecute where possible but this is very difficult unless good evidence is provided.
- HDC are investing in covert cameras.
- HDC are lobbying for higher penalties.

Questions from Members/public:

- Could more feedback be provided when parishes and officers disagree about how a planning application is determined? Mr Chipp agreed that the communication could be better, but also pointed out that sometimes people (even within HDC) differ on their interpretation of policy.

- Roughly how many enforcement actions have been taken? Mr Chipp reported that 900 complaints were made and 700 have been cleared. HDC must be seen to be making decisions that are expedient and can be defended in court. Sometimes the enforcement process can take years.
- HDC act undemocratically by going against local residents. Mr Chipp said that they must make decisions based on planning merits. They have both sides to consider, and either way they are upsetting someone.

Mr Chipp is happy to answer any follow up questions submitted to him.

7 Approval of Minutes of the previous Meeting

These were agreed by Council and duly signed by Cllr. Hussey.

8 Open Forum

The meeting was adjourned to allow members of the public to speak.

Mr Hanstead-Pilcher asked how the commercial development in Lambs Green was approved. Cllr. Hogben explained that the definition of significant harm is subjective.

A resident of East Street has been collecting litter and wanted to know if RPC has CCTV to deter this. RPC is working on their CCTV although it is not up at the moment. RPC is arranging a litter collection day to encourage more people to join in.

The meeting was resumed.

9 Planning

DC/19/2492 Ghyll Manor Hotel

It was RESOLVED to comment on this application as follows:-

Rusper Parish Council requests that the trees and hedgerow behind the stables are carefully considered prior to agreement and protected during the construction work. Please note these comments on the application:-

- The applicant suggests that there are two daily buses serving the village, but in fact the only daily service is a school bus. The only other regular service is on Monday and Thursday.
- There is no continuous right of way from Rusper to Horsham, Crawley or Faygate. All routes involve walking along roads with no footpaths at some point.
- There is no indication of where the two extra car parking spaces would be.
- The ecological appraisal had no internal appraisal of the roof space in building two, nor proper external inspection from the north where bat entry is most likely. There is also no note of the fact that there is a wildlife habitat with two ponds and a hedgerow with ancient trees all along the northern edge of the stable development within 5m of the development.

DC/19/2564 Curtis Farm

It was RESOLVED to comment on this application as follows:-

Rusper Parish Council supports this planning application.

WSCC/081/19 Kilmarnock Farm

It was RESOLVED to comment on this application as follows:-

Rusper Parish Council strongly objects to this application for the following reasons:

- The Air Quality Assessment in para 1.7 suggests that as this is a medium category, assessment for exposure at site is not necessary! Not clear on how this was decided as the specifications for the plant to be used has no information on how dust and noise is controlled, or what level of either can be expected.

- The area proposed for this site currently provides parking for the vehicles using the industrial units on the main site (see Google satellite images) and there is no indication of how this will be managed if this goes ahead.
- Outreach 3 Way next door (east) to the proposed site is a support centre for people with learning difficulties and would suffer from noise, dust and air pollution from this facility as the prevailing wind is from the west. For people with autism the noise impact alone is reason to refuse this.
- The risks of dust and air pollution for people working on-site and in the industrial units next door in addition to the above point are sufficient health risks without the potential for dust pollution into the flight path as this site is at the end of the Gatwick main runway!
- The proposal is for 75,000 tons of material processed annually, which equates to 7,500 10 ton lorry movements into and out of this site annually, with all of the associated traffic impact, air pollution and road verge degradation on a road not classified as A or B level, so not suitable for heavy traffic.
- Point 5.5 of the Planning Statement from the applicant clarifies the above risks: "It is nature of soil and aggregate recycling to involve the potential for dust and noise from crushing and screening operations, the loose plant and haulage vehicles used to load and transport materials to, from and within the site."
- The objection to the 5 sites proposed by WSCC for such a facility within the Planning Statement are all invalid and one good reason for the sites proposed locations is that they are away from potential risk to Gatwick flight paths and residential properties.

DC/19/2591 & 2590 Woodreeves

It was RESOLVED to comment on this application as follows:-

Rusper Parish Council does not object to this application and defers to the decision by listed buildings officers.

DC/20/0006 Listowel

It was RESOLVED to comment on this application as follows:-

Rusper Parish Council defers to the arboricultural officer on this application.

DC/20/2568 3 Merlin Close

It was RESOLVED to comment on this application as follows:-

Rusper Parish Council defers to the arboricultural officer on this application to check if this work is necessary.

DC/19/2554 Land South of Old Hawkesbourne

It was RESOLVED to comment on this application as follows:-

Rusper Parish Council does not object to this application, but please note that Liberty had originally agreed that the speed limit along this road would be reduced to 30mph. We would request that this is upheld.

DC/20/0056 South Lodge

It was RESOLVED to comment on this application as follows:-

Rusper Parish Council does not object to this application provided that it is annexed to the main dwelling.

DC/20/0055 Benhams Barn

It was RESOLVED to comment on this application as follows:-

Rusper Parish Council does not object to this application.

Applications received since publication of the Agenda

None.

Planning Committee

It was RESOLVED to setup a Planning Committee on the third Tuesday of each month. All councillors will be members. The Committee will have authority to make decisions on all planning applications put before it. The effectiveness and suitability of the Committee will be reviewed.

10 Planning updates

The following planning decisions were made:
DC/19/2312 Fairway Rusper Road – permitted
DC/19/1964 Barnwood - permitted

Local Plan Review

This was covered earlier.

Land West of Ifield

Cllrs. Sallows and Hussey attended a presentation in Ifield. No new information was learned but lots of objections were heard. Cllr. Sallows reported that Crawley Borough Council achieved 40% affordable development, whereas HDC has only achieved 20%.

11 Reports from other authorities

Cllr. Kitchen reported that WSCC has changed leaders. Cllr. Kitchen is concerned about the state of the roads, verges and signs. There are issues about small schools and how these are funded.

Cllr. Hogben reported that HDC has had many objections to the closure of the drill hall. This is a loss-making building and has a poor EPC rating of F. Cllr. Hogben suggested responding to their consultation if anyone has strong feelings about this building.

12 Litter collection day

Cllr. Sheridan will arrange a date for this.

13 WSCC Admission Arrangements consultation

It was RESOLVED not to comment on this.

14 Gatwick:

The Clerk no longer gets the GATCOM weekly email so Cllr. Fillmore will circulate it from now on.

Letter to Secretary of State

It was RESOLVED to send this.

Funding for CAGNE

Sally Pavey explained that CAGNE are appointing a barrister to object to the Development Consent Order and they are asking for donations towards these legal fees. Any money would not be used to fund CAGNE business.

Cllr. Fillmore pointed out that the firm proposed to be appointed have been criticised and asked why they would do some of the work for free. Ms Pavey agreed that they had been criticised by Government but explained that they have done a lot of work on environmental matters.

Cllr. Hogben left the meeting

It was RESOLVED to donate £1000.

Route 4 consultation

No comments will be made on this.

Roundtable meeting

Two members have been invited to attend a roundtable meeting on Tuesday 25th February. Cllrs. Fillmore and Fleming will attend.

GACC

Their AGM will be held on 19th February.

15 Reports from representatives

Cllr. Forrest has mapped the speed limit repeaters. The Clerk will try and get the missing ones replaced.

Cllr. Saunders will attend the North of Horsham liaison meeting.

Cllr. Fillmore has sent around a report regarding GATCOM.

Cllr. Sallows attended a residents' meeting with Legal and General. This will be arranged with RPC more formally in the future. The meeting was positive. Legal and General reported that there will be chicanes to the north of the roundabout from Hurst Hill and a cycle lane. Legal and General are open to discussions about other proposals. Cllr. Sallows highlighted items from the Neighbourhood Plan.

Cllr. Allen reported that the Village Hall Committee has revamped some of their booking procedures so that a much bigger deposit is taken on booking and a minimum age is given. This is following some damage that was caused before Christmas.

The Village Hall Committee will be starting a fundraising club for residents.

16 Clerk's report

A planning consultant working on behalf of Mary Hurst has been in touch to request a meeting to discuss the long term future of the recreation ground. This will be arranged for April with Cllrs. Sallows, Hussey, Saunders, Fillmore and the Clerk.

Warnham Parish Council has been working on re-wilding. Members would like to know more about this. Cllr. Cooke will meet a representative of Warnham Parish Council to find out what they are doing. The Clerk will arrange this.

Cllrs. Fillmore and Cooke will attend training at HDC on 30th January.

Cllrs. Cooke and Fleming will attend a workshop on the Horsham Local Plan review in February.

The Clerk has asked for details of any vulnerable people to be added to the Winter Management Plan, but nobody has come forward.

17 Sussex Association of Local Councils survey

It was agreed that the Clerk will have authority to either complete surveys on RPC's behalf, delete the request or pass it on to a relevant Member.

18 Annual leave for Clerk

The Clerk requested 6 days' leave from 28th February to 4th March. This was approved.

19 Parish News

A summary of meeting minutes will be included.

20 Finances

Reconciled accounts & bank statements

It was RESOLVED to agree these and they were duly signed by Cllr. Saunders.

Precept for 2020-21

It was RESOLVED to set the Precept at £32,276. This is the same as the current financial year.

Invoices to pay

It was RESOLVED to pay the following:

Salary for Clerk (December) & bonus – £672.48

Litter warden salary and expenses – £153.54

PAYE - £29.40

Local Councils Update - £75

Surrey Hills Solicitors - £90

SSE - £17.48

All of these payments will be sent via bank transfer.

Another SSE Direct Debit mandate was signed.

21 Other business

None.

22 Date of Next Meeting

The next Council meeting will be held on 25th February 2020 at 7.30 pm.

The meeting closed at 10 pm

LEANNE BANNISTER
CLERK