

RUSPER PARISH COUNCIL

Minutes of the Ordinary Meeting held in the Village Hall on Tuesday 28th June 2016 at 8.00pm

Present: Cllrs. G. Hill (Chairman), G. Sallows (vice Chair), R. Allen, G. Hussey, A. Sheridan, V. Sole, C. Forrest, D. Lawton and V. Bender

WSCC & HDC Cllr. E. Kitchen

L. Bannister (Clerk)

3 members of the public

1 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. Gatt and Saunders.

2 DECLARATIONS OF INTEREST

None.

3 MINUTES OF PREVIOUS MEETING

These were agreed and duly signed by Cllr. Hill.

4 OPEN FORUM

Richard Teare and Chris Barker presented their plans for the Wayside garage site. This would be for five residential homes, each with two off road parking spaces. They believe their plans are an improvement on previous plans presented by Junnell Homes because the frontage will not come past the front of The Plough, and the materials used will be sympathetic to the area.

Cllr. Forrest arrived

They have taken into account all of the comments made on the previous decision notice.

All cars will be able to enter/exit the site in a forward motion, instead of having to reverse into the street.

They would like to submit a planning application, but wanted to get a feel for Rusper PC's opinion beforehand.

Cllr. Sallows said that Council was broadly in favour of the previous application, and although he had hoped that this would be a commercial site to provide local employment, he accepts that this probably isn't possible. Cllr. Sallows felt that all of the concerns raised to the previous application appear to have been addressed with these new plans.

Cllr. Sole said that the main issue was the parking as there is none in the village.

Cllr. Bender asked what materials would be used. These will be in keeping with The Plough.

Cllr. Sheridan noted that he liked the sympathetic blending with The Plough.

Cllr. Hill said that he likes the scheme as it seems to address the issues from the previous application.

Cllr. Kitchen arrived

Cllr. Hussey asked what lighting would be used in the car park. C. Barker said it is likely that there will be no lighting.

There was some discussion about where the bins would be stored, and it was mentioned that Council wouldn't want these to be stored on the street front.

All members of the public left the meeting

Cllr. Kitchen reported that there is a huge amount of refuse at the recreation ground. Cllr. Hill said that this is litter from the litter collection day.

5 REPORTS FROM OTHER AUTHORITIES

Cllr. Kitchen reported that there isn't much to say about HDC, but there is a feeling 'what's happened to Liberty'. No planning application has been received yet, but this was expected. These were a fully American owned company, but there was a concern that the EU Referendum has caused them to withdraw. Cllr. Kitchen believes they may now sell off the land in parts.

Cllr. Sallows said that it worries him that they may put in a planning application once the new Planning Bill is adopted as they won't have to put in any affordable housing. Cllr. Kitchen thinks this may be part of the reason, but thinks the delay is more down to the infrastructure costs.

Cllr. Hill said that Millfields is going to committee on 5th July, will Cllr. Kitchen be able to comment on this or will she have to declare an interest? Cllr. Kitchen confirmed that she will be able to voice an opinion and she does recognise that Rusper PC is totally against the development. Cllr. Kitchen can say that she doesn't have to agree with the PC, but she will listen to the opinions voiced tonight.

Regarding WSCC, there is a new person in the Highways role and he is finally getting used to the position. She has a one to one with him next week. She will report to him the 30mph sign that needs replacing by the sports club. She believes the 20mph application will be looked at soon.

Cllr. Kitchen thinks parking in the village is a major problem. The car park is often full.

6 PLANNING

A Planning Sub Committee meeting was held on Tuesday 21st June to review some of the below applications and give recommendations to the Council. No decisions were made at this meeting. A copy of the Minutes to this meeting are attached.

DC/16/0998 Nunnery Barn, Horsham Road

It was agreed to comment on this application as per the recommendation given by the Planning Committee.

DC/16/0787 Land adjacent to Outaway, Bonnetts Lane

It was agreed to comment on this application as per the recommendation given by the Planning Committee.

DC/16/1142 Gate Cottage, Normans

It was agreed to comment on this application as per the recommendation given by the Planning Committee.

DC/16/1240 Brooklyn Farm, Bonnetts Lane

It was agreed to comment on this application as per the recommendation given by the Planning Committee, and add the following:-

'this has been refused previously and the PC can see no change from previous objections.'

DC/16/1216 Shepperton Villa, Lambs Green

It was agreed to comment on this application as per the recommendation given by the planning Committee.

DC/16/ 1238 21 Steeres Hill, Rusper

It was agreed to ask the Arboricultural Officer to take a look at this application and ask for his view before submitting a comment. The feeling of Rusper PC is that they shouldn't be cut back too much.

Wayside Garage, High Street

Cllr. Hill thought the plan presented looked quite good. The Clerk will hold on to the picture in case the planning application does not match.

Millfields

On 5th July this comes up to committee. The recommendation from the Planning Officer is to reject this. However, he left HDC a few weeks ago and there is now a new planning officer. This application is for 29 houses on a site that previously had 17 rejected. The original number was 107. The proposed access route is via a road onto East Street, which would open up a parcel of greenfield land beyond the boundary of the village. There is no affordable housing in the village, and in their last application it would appear that they were abdicating their responsibility to build affordable housing, and instead giving land to the local authority to build these.

The applicant's argument is that the land is all brownfield, but Rusper PC believes this is incorrect.

Cllr. Hill will find out who will attend the committee to represent the PC.

Cllr. Sallows doesn't believe the village is capable of supporting the infrastructure required for this development.

Development on Langhurst Lane

An update has been received from HDC on this as follows:-

Thank you for your email, My last visit to the site confirmed that the window openings had been bricked up and was proceeding according to the approved plans. However I am unwilling to close the case until a final visit where I can confirm the building is being used for agricultural purposes and the trailers are removed also.

We will still push for the trailers to be removed, although as they are not attached to the ground they would not constitute buildings or normally be considered 'development' and therefore not subject to planning control, but if they remain unmoved and are not ancillary to the agricultural use and as they are conspicuous in the otherwise open landscape then it may be enforceable within S55(1) of the act as 'other operations' that require consent.

I am aware that the previous claim was that the trailers could not be moved due to incremental weather conditions, although if they have been moved off site recently and then returned then there would be little argument.

I will visit again as soon as possible and seek confirmation the trailers are to be removed.

Ifield Court Hotel

Cllr. Kitchen reported that there is a problem issuing the stop notice as there was originally 160 parking spaces allowed for the hotel. This is what the lawyers are looking at. HDC are not happy with this development, but they will only issue a stop notice if they are certain that it will not be overturned, as if it is HDC would be liable for costs.

Cllr. Hussey reported that there is a buyer for this hotel now.

7 STREETLIGHTS – MAINTENANCE REQUIRED

These have been looked at by Cllrs. Sallows and Hill. Cllr. Sallows did the pruning on the lamp post outside the Village Hall.

It was agreed to write to Streetlights and ask them to specify exactly what they are going to do, as lampposts M and N appear to need extensive work.

Cllr. Sheridan said that last year the electricity bill was around £120 per month, but now the disconnection has been reported this has reduced to around £70 per month.

Depending on how Streetlights respond, Cllrs. Sallows and Hill believe that the work is necessary.

8 SPEED LIMITS ON LAMBS GREEN

Mr Turner has made the following suggestion:-

That a clear speed limit be notified on the road into Lambs Green at each end. I think a limit of 30mph would be appropriate given that it is a residential area with no pathways at the side of the road. If that were not possible then 40mph should be the absolute maximum. To modify road users of the limit I'd like to see an electronic LED 'smiley' sign at each end of Lambs Green Rd as I believe these are quite an effective and acceptable means of advertising and helping to enforce a speed limit without being overly obtrusive for the residents.

Cllr. Sallows reported that the road is currently 40mph.

Cllr. Sheridan has looked into the costs of signs, and they are very expensive. The smiley face signs have various options, but they cost thousands of pounds. This would be outside of the budget of the council.

Cllr. Sallows said that there is housing on both sides of the road, so it appears to be viable for 30mph. Cllr. Kitchen will ask the Highways Officer (Chris Stark) if this is possible.

The Clerk will update Mr Turner and invite him to the NP committee to discuss road safety as this will be a key feature.

Cllr. Sole suggested extending the 30mph from the village down into Lambs Green. This would seem to make more sense, especially in mind of the recent fatality.

Cllr. Kitchen left the meeting

9 NEIGHBOURHOOD PLAN

There was a NP committee meeting held last week to agree the letter to be sent with the flyer. These have now all been sent.

Before the meeting in July, everyone needs to come up with ideas for the questionnaire. Also look at existing questionnaires, and take into account comments from Mayday.

10 CLEAN UP DAY

This was held on Sunday 26th June, and around 30 people participated. Thanks were given to the Clerk for organising this.

Cllr. Sheridan said that in future Rusper PC needs to make signs bigger. The best method of advertising this appeared to be the Parish Magazine. Cllr. Sheridan said Rusper PC needs to

harvest emails for people in the area. However, this has been tried before and has been unsuccessful. The clean up day was advertised on social media, and was viewed by many. Cllr. Lawton doesn't believe an email would make that much difference, as comments on social media are seen by so many people.

The items collected were very good. Lots of soft drinks and lager cans.

It was agreed to feedback to the Parish via the Parish Magazine thanking participants for their help. Cllr. Sheridan will write an article. The deadline for the next magazine is 14th July.

Cllr. Bender left the meeting

11 REPORTS FROM REPRESENTATIVES

Cllr. Lawton reported that there will be a GATCOM meeting next month. He had hoped that there would be an announcement about the second runway, but this has been overshadowed by EU Referendum, which will undoubtedly postpone the decision.

Share prices on various airlines have reduced, so the runway issue is up in the air. Boris Johnson has in the past been against Gatwick expansion.

Gatwick Airport did an Arrivals Review and the recommendation from that was to set up the Noise Management Board. This has now been created, and community reps will have 4 seats, which will be shared between all of the community groups. CAGNE has one sharing with Plain Wrong. Cllr. Lawton believes it is good for Rusper PC to have CAGNE as a representative.

Rusper PC needs another representative on the Council for Gatwick matters, to act as a backup to Cllr. Lawton.

Cllr. Sallows reported that there was a cycle event at the Sports Club at the weekend. The fallen tree has been dealt with and there is one more tree to come down which will happen in the next week. There have been complaints about hedgerows in village, especially between Steeres Hill and the village. Cllr. Sallows will let Cllr. Kitchen know as she is speaking to Chris Stark about things like this.

The Lease on the sports field has 3 more years.

Cllr. Hussey reported that the fingerposts at Green Lane and Orltons Lane have been done (but the one at Orltons Lane needs to be finished).

Cllr. Allen reported regarding broadband. This is in the process of heading down Orltons Lane, and West Sussex Better Connected has been trying to locate owner of a field so they can put in a cabinet. The landowner has now been found. Cllr. Hill has checked various telephone numbers to see if they are now eligible for high speed broadband, but they are not. Cllr. Allen is still pursuing this.

12 CLERK'S REPORT

The playgroup say thanks for the use of the broadband.

HDC responded to Rusper PC's representation on the SHLAA as follows:-

With regards to site SA598, it has been assessed in the SHELAA as Developable 11+ years due to the fact that the site includes a small area of Previously Developed land which could be suitable for development in the future. The SHELAA process follows a very clear set of guidance published by National Government, meaning it is not possible to discount sites which have development potential – albeit they are pushed back to the latter half of the plan period if not identified through the emerging Neighbourhood Development Plan.

Cllr. Allen suggested that an article is put into the Parish Magazine each month on activities the PC has been part of, and this will be added as an Agenda item each month.

There is a grant available called 'Bags of Help'. This is for between £8,000 and £10,000. It was suggested that this could be used for improving the sports ground, but various detail is needed before this application can be made. The application for this is now closed, but this will be pursued once the applications are open again.

The Clerk has booked the 14th-18th July as annual leave (three days).

13 RISK ASSESSMENT

This was agreed.

14 CODE OF CONDUCT & PROCEDURES

These were agreed.

15 STANDING ORDERS - AMENDMENT

The internal auditor recommended changing item 5.1 from the Financial Regulations. This is to remove references to obtaining credit references for Members.

It was agreed to remove this reference.

16 FINANCES

Reconciled accounts & bank statements

These were agreed and duly signed by Cllr. Sallows.

Invoices to pay

It was agreed to pay the following:-

- Salary for Clerk (April) – £469.30
- Litter Warden - £93 + £11.74 expenses
- BT for broadband - £28.49
- 6-10 Traffic Management for Mayday - £360
- Streetlights for maintenance- £230.26
- HALC subscription - £15
- Sussex Land Services for grass cutting May - £436.56
- G Hill expenses for stamps for NP mailshot - £326.70

Cheques were written for all of these payments and duly signed.

17 OTHER BUSINESS

It was queried whether the Mayday committee would sponsor a fingerpost. Cllr. Hill will look into this.

18 DATE OF NEXT MEETING:

The next Council meeting will be held on 26th July 2016. There will be a Neighbourhood Plan meeting on Tuesday 19th July 2016.

The meeting closed at 9.50 pm

LEANNE BANNISTER
CLERK

RUSPER PARISH COUNCIL

Minutes of the Planning Sub Committee Meeting held in the Village Hall on Tuesday 21st June 2016 at 8.00pm

Present: Cllrs. G. Sallows (Vice Chair), G. Hill (Chairman), R. Allen, C. Forrest, G. Hussey and V. Bender
L. Bannister (Clerk)
1 member of the public

1 APOLOGIES FOR ABSENCE

Apologies were received from Cllr. Sheridan.

2 DECLARATIONS OF INTEREST

None.

3 OPEN FORUM

Jill, from Shepperton Villa, had no comments to make, but attended the meeting in case Councillors had any questions about her application.

4 PLANNING

The following applications were discussed, and responses were suggested to be put to the full Council at the next Council meeting.

DC/16/1216 Shepperton Villa, Lambs Green

Jill saying that living room is very small and they need to increase living space.

Recommendation to Council: Rusper PC does not have any objections to this application.

Jill was advised that this recommendation will now be put to the Council at the meeting next week, before this comment is put to HDC.

Member of public left the meeting

DC/16/0998 Nunnery Farm, Horsham Road

Recommendation to Council: Rusper PC does not have any objections to this application.

DC/16/0787 Land adjacent to Outaway, Bonnetts Lane

Recommendation to Council: Rusper PC strongly objects to this application as this will cause light pollution in an area of dark skies, and will add to over-intensification of an otherwise agricultural area.

DC/16/1142 Gate Cottage, Normans

Recommendation to Council: Rusper PC does not object to this application.

DC/16/1240 Brooklyn Farm, Bonnetts Lane

Recommendation to Council: Rusper PC strongly objects to this application as it is an over-intensification of an area which already has Gatwick parking facilities.

LEANNE BANNISTER
CLERK

The meeting closed at 8.45 pm

