



WEST HOATHLY PARISH COUNCIL

representing Highbrook, Selsfield, Sharpthorne, Tyes Cross and West Hoathly

Document Reference 2415

Minutes of the Meeting of West Hoathly Parish Council held on Monday 29th July 2024 at 7:30pm in West Hoathly Village Hall

Members

Ken Allfree

Will Buckley

Martin Robinson (Vice
Chairman)

Bob Darvill*

Peter Browne

Paul Brown*

Claire Hilton

Douglas Denham St Pinnock (Chairman)

Amy Marshall*

Manfred Lindfield

Sinead Young*

* denotes absence

Also present:

Leanne Andrews (clerk)

Anita Emery (RFO)

County Cllr Garry Wall

District Cllr Lorraine Carvalho

There was 1 member of the public present.

The member of the public gave an update on the current status of their planning application and explained the difficulties that they have experienced having to deal with West Sussex County Council, East Sussex County Council and Wealden District Council. County Cllr Garry Wall agreed to try and support the resident with the application and investigate where necessary.

84) To receive apologies for absence

Apologies were received from Cllr Amy Marshall, Cllr Sinead Young, Cllr Bob Darvill and Cllr Paul Brown.

85) To receive declarations of interest from Parish Councillors in respect of any matter on the agenda

There were none.

86) To approve minutes of the Meeting of West Hoathly Parish Council held on 24th June 2024 (Document Reference 2413)

The minutes were approved as a true record and signed by the chairman

87) To receive the clerk's report

The clerk's report was received.

88) To receive Councillor reports

a) West Sussex County Councillor Report – Cllr Garry Wall

- Woodlands Mead School in Burgess Hill has now opened- it has been a £20million plus investment
- WSCC are working with MSDC on the food waste trial – parts of the High Weald will be included.
- Residential Care Provision has increased
- Cllr Wall has spoken to highways regarding the road closure on the 4th August to ensure everything is in place.
- Verge cutting is ongoing, the current policy is to not clear the arisings.
- A member of the public contacted Cllr Garry Wall regarding their continued safety concerns at the Fox Junction. Cllr Wall explained that he was disappointed that no S106 funds have been allocated from the Brickworks application.
- Carbon net zero in on target.
- The school holiday support scheme is running

Mid Sussex District Councillor Report- District Cllr Lorraine Carvalho

At the Full Council meeting last week: -

- The High Weald Area of Outstanding Natural Beauty Management 2024-2029 was adopted.
- The Council Constitution was reviewed and adopted.

Martlett Shopping Centre Review – new initiative between lease holder and MSDC, feasibility is unknown until research and financials have been completed.

MSDC Car Park Survey - [Mid Sussex District Council - parking consultation | Mid Sussex District Council Community Engagement Hub](#)

Gatwick Airport – there will be a presentation and briefing to District Councillors on the 6th August.

DM/23/1599 - Wildgoose Stables will be determined under delegated power.

DM/23/0827- West Hoathly Brickworks.

Cllr Lorraine Carvalho and Cllr Paul Brown were notified of a legal issue relating to the application. As the application has departed away from the District Plan, this should have been stated when the application was advertised. MSDC Officers have been advised by King’s Counsel to readvertise the application at the site and in the press.

S106 preparation work is still continuing and is progressing well.

Mid Sussex District Councillor Report- District Cllr Paul Brown – sent via email

See Appendix 1

89) Planning applications

a) To note decisions from the Local Authority

The following applications have been granted permission

DM/24/0091 - Duckyls Farm Centre

DM/24/0121 - Wickenden Manor
No DM/24/1332 - Old House

The following application has been refused

DM/23/1973 - Philpots Manor School

b) To consider planning applications received from the Local Authority

DM/24/1563 – Sunnyside, Selsfield Road, West Hoathly

Proposed demolition of garage and replacement garage and bathroom extension and associated alterations

It was noted that this application has already been determined.

DM/24/1609 - Wickenden Farm, Chilling Street, Sharpthorne

Change of use to residential retreat to include conversion and extension of existing stables to guest accommodation, conversion of three-sided former agricultural building to workshop, kitchen and amenity space, conversion and extension of small stables to treatment rooms, erection of bin store and provision of car parking area.

The Parish Council would like to draw attention to the fact that the site is not accessible by bus as stated in the transport report.

The Council would also like to draw MSDC/WSCC's attention to the increase in traffic along the unmade road.

Finally, the Parish Council suggest that due to the increase in traffic using the Chilling Street/Top Road junction that the right hand side of the 'triangle' junction is made 'NO ENTRY' from Chilling Street.

DM/24/1577 - Wickenden Farmhouse, Chilling Street, Sharpthorne

Variation of Condition No: 2 of planning permission DM/22/3182 to alter the pool house in design and location

The Parish Council has **no objections**

DM/24/1636 - The Barn, Upper Sheriff, Hammingden Lane

Proposed detached, single storey outbuilding, providing secure vehicle and estate machinery storage

The Parish Council has **no objections**

DM/24/1643 - Deanlands Farm, Horsted Lane, Sharpthorne

Single story side extension

The Parish Council has **no objections**

DM/24/1637 - The Vineyard, North Lane, West Hoathly

T1(species unknown) - Fell, T2(species unknown) - Trim one limb by 9m to make space for planned works.

There is insufficient information to comment, the Council would like to request that the Mid Sussex Tree Officer is consulted on the application

DM/24/1579 - 5 And 6 Hoathly Hill, West Hoathly

Retrospective development for part single and part two storey, side extension. 2 no. dormers and balcony to southern, rear pitch of existing roof. Porch extension to no.5 and no.6 Hoathly Hill

The Parish Council has **no objections**

DM/24/1779/1778 – 1 Peckhams, North Lane, West Hoathly

Listed Building Consent

Refurbishment and repair of a Listed Building, including reinstatement of porch

The Parish Council has **no objections**

90) To review the Financial Statements

a) To approve the **Parish Council** bank reconciliations against corresponding bank statements
b) To note the **Parish Council** combined bank rec and year to date accounts
The Parish Council Financial Statements were noted.

c) To approve the **Trustees of West Hoathly Village Hall** bank reconciliations against corresponding bank statements

- d) To note the **Trustees of West Hoathly Village Hall** combined bank rec and year to date accounts

The Trustees of West Hoathly Village Hall Financial Statements were noted

91) To ratify and approve the payments for July 2024

- a) To approve the **Parish Council** expenditure as itemised on the schedule

Two additional payments were presented

1. £504 – Moore – External Audit
2. £60.00- Beyond Clean

The payments of £13,926.82 for July were unanimously ratified and approved

- b) To approve the **Trustees of West Hoathly Village Hall** expenditure as itemised on the schedule

Two additional payments were presented

1. £173.11 HQ Plumbing – Flat
2. £383.55 – HQ Plumbing – VH

The payments of £1,770.07 for July were unanimously ratified and approved

92) To receive feedback following the meeting with the West Sussex Record Office Collections Manager held at West Hoathly Village Hall

It was noted that the Collections Manager at West Sussex Record Office visited West Hoathly Village Hall to view the Local History Archive material. She will now spend time going through the list, flagging up what the Record Office may be interested in. This work will take time but once it has been completed the Council should be in a better position to consider how the material should be stored in the long term. It was noted that no archive material has been deposited to the Record Office.

93) To consider a grant request of £120 from West Hoathly Royal British Legion to come out of the Jubilee/Coronation fund that the Parish Council holds on trust

The request was unanimously agreed.

94) To receive and agree a quotation for the cleaning contract at the public conveniences

Three quotations were obtained for comparison. After discussion it was agreed to accept a quotation for 3 cleans a week, at the cost of £2,257.68 plus VAT

95) To consider adopting a Dark Skies Policy

It was agreed in principle to adopt a Dark Skies Policy. Policy wording to be agreed at the next meeting.

96) Insurance

- a) To receive quotations to adjust the Buildings Sum insured
- b) to receive a quotation to provide a Reinstatement Cost Assessment
- c) To agree next steps

It was agreed to adjust the building sum insured on the insurance policy to £2.5million, at the cost of £267.12. Council to consider budgeting for a Reinstatement Cost Assessment at budget time.

97) To receive report from the Management Committee of West Hoathly Village Hall (meeting held on the 1st July (document reference 2412))

An update was received, it was noted that the committee have agreed to obtain quotes to replace the fire exit doors at the rear of the hall.

98) To receive Committee Reports

- a) To note Minutes of Meetings taken place
 - i) Asset & Highways Committee meeting 15th July 2024 (document reference 2414)

The minutes were noted.

99) To receive reports from external meetings attended by councillors

There were none

100) To receive correspondence

The correspondence was received. It was agreed to support the campaign on the safety of Lithium-ion Batteries and e-bikes and scooters.

An email was received from a coffee truck requesting to park at NLR. Clerk to follow up and explain agreement with West Hoathly Primary School.

101) To note items of interest or items for inclusion at next meeting of the Parish Council

Dark Skies Policy

Date of next meeting 2nd September 2024

There being no further business the meeting closed at 21:05

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Chairman-----

District Cllr. Report by Paul Brown to WHPC 29th July 2024

Due to a clash in meeting dates, I am attending Lindfield Rural Parish Council meeting this evening. I have proposed a motion on active travel provision in the Walstead parish ward and need to be there to speak to the motion. Due to the amount of business prior to this agenda item at LRPC it is going to be impossible to attend WHPC to give my report in person.

I have copied my legal action letter to MSDC to DDP and leanne. The main concerns are that the DRAINAGE design information is inconsistent, it does not comply with Lead Local Flood Authority (LLFA) policy, it poses serious ongoing problems for Bluebell Railway and Planning Conditions don't ensure it will be resolved before development commences.

On 18th July I wrote an article for The Aug/Sept WH Chronicle which I attach. On the same day I received a MSDC response from Richard Buxton Solicitors (RBS) addressing the solicitors letter. I have copied it to DDP and Leanne.

On 24th July your ward Cllrs received an update from Steve Ashdown, Head of [Planning] Development Management.

Dear Cllrs,

Further to my email of the 12th June regarding the above application, I wanted to update you.

As you will recall, the Ministry of Housing, Communities and Local Government have issued a holding direction following a request from the local MP for the application to be called in for decision by the Secretary of State. While we are still awaiting the decision on whether the SoS is going to call-in the application, we are, in the meantime, continuing work on the s106 Agreement, which is progressing well. We have however, noted a procedural error in the advertising of the application and having taken KC's advice, and despite it being a low risk, he is advising that we advertise the application to address the identified error. This process will be initiated this week.

Following the completion of the re-advertisement, if any responses are received we will report them to Committee by way of an update report addressing the specific points raised, even if they have already been previously raised and addressed. Please note it is not anticipated that the Committee will be asked to reconsider the whole application, but instead they will be asked to consider the specific points raised in any responses.

Given the holding direction, the final decision on the application cannot be issued until we have permission from the Minister.

If you have any queries, please do not hesitate to contact me.

My solicitor's letter to MSDC and MSDC response have not been added to the planning portal. But I believe the drainage issue including Condition 7 remains a question not properly addressed at the DPC meeting. WHPC could employ an independent drainage expert or RBS could do so but the LLFA should be the final responsible authority to decide whether the drainage proposed meets their policies.

The other area is s.106 agreement, and it looks like MSDC are negotiating with Ashill Regen to take responsibility of and manage of the SANG. We don't know this but that is what is happening at Walstead Country Park in Lindfield Rural Parish.

WHPC will now have to consider making further representation to MSDC before the new public consultation date. I am not willing to put any more funds into legal fees with

RBS, but could continue if WHPC agreed to fund continuing action or WHPC could utilise other advisors, solicitor or KC.

Wildgoose Stables. DM/23/1599 The planning officer ignored my and Cllr Carvalho's requests for a meeting and to discuss our call-in to Planning Committee and approved the application. We received a written response on 26th July.

Philpots Barn conversions DM/23/1973 has been refused by planning officer. Again request for call-in to Planning Cttee were ignored and referred to Leader of Council to overrule call in request without discussion.

I attended the A22/A264 Corridor Improvement Feasibility Webinar and have responded to the questionnaire citing points of concern to this PC. Principally the fact that what happens on the EG town centre gyratory system and London Road affects traffic flow through WH and Sharpthorne. I also made comments on the need for cycling provision in the town centre 20minute cycling commuting zone.

Aug/Sept 2024 Chronicle Article

I am writing this as your Mid Sussex Ward Councillor with an update on this planning application. I have sent a copy of my solicitor's letter to our parish clerk so I expect it will be in the public domain following West Hoathly Parish Council meeting on 29th July. The YouTube recording of the meeting of the District Planning Committee on 24th March shows how the representations of objectors including Cllr Martin Robinson, Tony Grubb, Philip Dobson, Cllr. Garry Wall and myself were treated. This was followed by uneasy exchanges between the chairman and officers who had received copies, in advance, of what speakers intended to say. The opportunity to call for a Judicial Review of the planning committee meeting has now passed as more than three months has elapsed.

Legal advice I received is that drainage of the clay quarry is a material consideration. Revised restoration plans for the quarry have been agreed by West Sussex County Council (WSCC) Waste & Minerals Authority. A natural drainage ditch from the main pond to avoid over-topping of the pond has disappeared from the plans. Pre-development Drainage Condition 7 does not provide assurance on compliance with WSCC Lead Local Flood Authority (LLFA) policies. Normally at the determination stage of a planning application Sustainable Urban Drainage Strategy (SUDS) would have been demonstrated by consistent drawings and calculations. Predevelopment conditions also fail to safeguard flooding of the Bluebell Railway track.

Section 5.3.1 of WSCC LLFA policy for the management of surface water is relevant, it states "The natural drainage catchment for the site needs to be mapped including the water that drains down into / through the site from outside the site boundary The pre and post development drainage is to be based upon the whole catchment demonstrating how off-site drainage is being managed within the proposed strategy." This has not been reliably demonstrated by the applicant's submitted documents, and MSDC, acting on behalf of the LLFA, have not specified it as pre-development condition to ensure that the applicant's proposals are fit for purpose.

The 11.74Ha Suitable Alternative Natural Greenspace (SANG) is unnecessary, not needed on unnatural degraded land. West Hoathly and Sharpthorne residents already enjoy open access to 250Ha of William Robinson Gravetye Estate. Moreover, 108 dwellings represent under-development of the site. Ibstock had previously submitted proposals for 150 dwellings on the brickyard and quarry. Given the elevated position of West Hoathly village, opportunities for significant development are impossible due to AONB and Heritage factors. The clay quarry is secluded and taken together with the brickyard could over time accommodate further development and employment for this parish. A new road from Top Road is feasible. Access was cited by residents at the November 2022 consultation as their main concern. Even so, 39% were in favour of development. The effect on residents of the intolerable demolition and construction traffic in Sharpthorne is capable of being mitigated.

When writing this article on 18th July my solicitors have just received a reply from MSDC. A letter agreeing an extension to resolve s.106 [SANG infrastructure] has been added to the planning portal. The management of SANG needs to be enabled in perpetuity by these infrastructure conditions. Such site management agreements, even on simple sites are often found to be unworkable. Significantly Assistant Director Planning and Sustainable Development has authority in para. 3.2 of the planning recommendation to refuse this development. I am often asked, What is happening with the planning application for 13 dwellings west of Cookhams on Top Road? DM/22/1384 was approved by the Planning Committee on

which I sit, in 2023. It has not yet received grant of planning permission. Occupancy of newly built dwellings on other sites in Mid Sussex are slow.

Cllr. Paul Brown

28th July 2024