



## PLUMPTON PARISH COUNCIL

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**Minutes of the Parish Council Meeting held at the Village Hall on 13<sup>th</sup> December 2022 at 19:45.**

**Present: Cllr N Beaumont – Chair (Cllr NB), Cllr Paul Burford, Cllr Nick Satchell (Cllr NS), Cllr R Jury (Cllr RJ), Cllr Paul Stevens, Cllr N Shefras (Cllr NDS), Cllr Jim Brown (Cllr JB) and District Councillor R Banks (Cllr RB).**

**Absent: Cllr A Gardiner (Cllr AG), Cllr Z Needham (Cllr ZN) and CC Cllr S Osborne.**

**Also present: Anita Emery (Clerk & RFO).**

**MOP's: 0**

**The AGENDA is as follows:**

467. To accept apologies for absence

- Cllr AG and CC SO had tendered their apologies and reasons for absence accepted.
- Cllr ZN was absent from the meeting.

468. Declarations of pecuniary and disclosable interests in respect of matters to be discussed.

- Cllr NS in relation to Nolands Farm

469. To Approve Minutes from Parish Council meeting held on 8<sup>th</sup> November 2022

- Unanimously approved.

470. Clerk's Report and discuss any Matters Arising from previous meeting.

- Clerk advised the firework request at the VH was now being done at the racecourse.
- First Aid course – had made contact with the director of company – still waiting to hear back.

471. Brief Report from the County and District Councillor on matters affecting this Parish.

- District Report
- Disappointed with Nolands verdict – unsure on what the new Goves statement will mean going forward. Cllr RB is meeting with LDC planning to see if they have any further thoughts or actions on the verdict and what if any implications may occur. Gove still wants the standard method as a starting point – all subject to what the housing numbers will be.
- Cllr RB advised to record any Facebook posts from North Barnes Farm as spam.
- Cllr RB thanked everyone for responding to the consultation with the parliamentary boundary commission – all outraged at the proposal.
- Cllr RB spoke out on making the fracking ban permanent.
- Followed up and addressed the fly tipping on Streat Lane.



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472. Questions from Members of the Public – limited to a maximum of 15 minutes in total

- None.

473.Planning applications and consider further applications submitted after agenda publication:

### **LW/22/0727**

#### **Site adjoining 4 Strawlands Plumpton Green East Sussex**

Approval of Reserved matters concerning access, appearance, landscaping, layout and scale in relation to Outline Approval LW/19/0237 to create a retirement development for over 55 year olds to comprise of 3no, 2 bedroom chalet bungalows, 2no bungalows and 4no 2-bedroom cottages.

- See Appendix 1 for PPC's response.

### **LW/22/0765**

#### **Kilwarren, Station Road, Plumpton Green, East Sussex BN7 3BU**

Erection of single storey rear extension with 4no rooflights and garage conversion with addition of window.

- Unanimously agreed to submit a no comment response.

To note approved applications.

- None

474.Correspondence

- Community Match – confirmed 50% funding received for Southdowns although work is scheduled for 2024.

475. Finance Committee

a. To approve the Finance Committee minutes of 8<sup>th</sup> November 2022

- Cllr PB advised a typo under 246 and should read skate park not state park. Unanimously approved.

b. To note internal auditors interim report

- Duly noted and Fidelity Guarantee was agreed to increase as advised by auditor at the finance committee meeting.

c. To adopt expenditure as itemised on the schedules.

d. To adopt year to date accounts.

e. To adopt combined bank reconciliations

- Cllr PB advised FC looked at maintenance line of the VH budget and it was questionable about some tree charges that could be attributed to PPC. No other comments.



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- Unanimously agreed to adopt items c-e.
  
- f. To approve 2023/2024 budgets for PPC, VH and PF.
  - Cllr PB reported no changes to the proposed budgets and all the reserves that could be used over the past 5 years have been in order to keep the precept down. 90% off PPC's increase was salaries, grants and general maintenance. VH is self funding and PF grant from PPC has stayed the same and although reserves are low they are within the guidelines. Spend on the pitches and pavilion etc versus charges to clubs is not recoverable, however it was agreed to increase all fees by 10% including Honeybees. Not much more PPC can do. The cladding at the pavilion is a potential candidate for CIL.
  - Unanimously agreed to approve the 2023/2024 budgets for PPC/VH & PF.
  
- g. To approve precept request for 2023/2024 of £73,273 at a 14.7% rise an increase from £94.27 to £108.12 per annum on a tax band D property.
  - Cllr PB reported that since publication of the agenda the tax base had been received which in turn lowered the % rise to 11.39% which equalled to less that a £1 a month increase on a tax band D house. Cllr PB therefore asked council to approve the precept application of £73,273 for 2023/2024. This was unanimously agreed. Cllr PB signed the precept application form. **Clerk to action.**

### 476. Neighbourhood Plan Update

#### (i) Planning Liaison Working Group update

- PLWG met with Wealden and Rother groups along with MP's Hew Merriman, Maria Caulfield and Nus Ghani before all the announcements were made. Maria Caulfield has offered a meeting with 14 local parish councillors which is scheduled for Monday 19<sup>th</sup> December.
- Still waiting on LDC's local plan.
- Re Nolands verdict - Disappointed that the Inspector accepted most of the arguments against but simply ignored them in favour of the weight given to housing need under the Standard Method housing number. It was to be noted that the only way to oppose verdict was by judicial review at a cost of £100k which would only question whether the process was correctly carried out. PPC does not have this money to spend, and until the Standard Method is replaced as the minimum number for LDC to deliver it would not be successful.

#### (ii) Glebe site street naming

- Cllr NB had consulted with the public. Two suggestions Woodward Way and Rectory Lane but no further suggestions. It was unanimously agreed to put forward Rectory Lane to the developers.

### 477.To note and action if necessary monthly RA reports.

- Clerk advised RA's had just been received – nothing to report.



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478.Update on broadband fibre optic community scheme and actions.

- Cllr PS reported that there is a slow trickle of EOI's still coming through, until East Sussex are out of procurement with BD UK Openreach are closed to all schemes. Beresford Lane scheme are now joining forces with the initiative. Potentially may hear in February.

479.2023 Elections and to note annual parish meeting of 18<sup>th</sup> April.

- Clerk updated Cllr's on the election process and that the annual parish meeting will take place on 18<sup>th</sup> April rather than in May so it is the outgoing council reporting on the council year. More updates in the new year regarding nomination forms.

480.Update on first aid training sessions

- See Clerks report

481.Committee/Working Group Reports

i. Transport and Environment/Footpaths/Policing

- Cllr NB has applied for the first licence in order to use existing street furniture for the Vehicle active Sign and it has been processed, the other two will be applied for in the new year.
- Works at Southdowns have been approved- likely start date 2024.

ii. Allotments update

- Cllr RJ advised the fence that was installed by the stream is working and stopped the water butts from disappearing. Stream is flooded and frozen.

iii. Community Orchard Update.

- Cllr NB had put out a consultation in the parish magazine asking for volunteers to maintain plus other questions – some unsupportive responses received from sports clubs but nothing in terms of volunteers. There will be one final push on Facebook. Discussion to take place in January.

iv. ESALC AGM and Conference

- Cllr NB and Clerk attended the ESALC AGM and Conference, there were discussions on Civility and Respect, Elections and street furniture plus a talk from Keith Stevens the Chair of NALC.

h. Village Hall



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- i. Management of pond – vegetation and wild area between pond and footpath.
  - Cllr NS – quote received from Pond Manager to remove bull rushes of £4200 + VAT which will be by hand cutting under the water and effectively drowning the plant – however there would be ongoing maintenance. PPC wished to know if the access was made easier what the cost and effectiveness would be if bull rushes are mechanically removed. **Clerk to action and report back.**
  
- ii. Replacement of footbridge
  - Two quotes received £3200 from East Sussex CC and the other much higher. Cllr NS to ask about making bridge wider. Unanimously agreed in principle to use East Sussex CC to replace. Use CIL to cover expense.
  - Unanimously agreed to arrange for the large hall floor to be revarnished at £1200. **Clerk to action.**
  - Mat has been replaced after it went missing
  - Sensor light fitted but timer too long – arranging to reduce.
  - Doing testing on new heaters with times. Old storage heaters running 24 hours a day (no economy 7) – agreed to spend £300 to fit timers and heat only 7 hours a day.
  - Door closures required for some internal doors to help keep heat in £8.99 each.
  - Has received initial stage lighting quote.
  
- i. Playing Field/Pavilion
  - i. To note playpark & skatepark inspection and action where necessary
    - Cllr RJ advised no immediate action on playpark. Work in progress.
  - ii. To discuss/consider ROSPA recommendations on play/skatepark repairs and set up a working group.
    - Clerk had sent skatepark inspection reports to Eibe the provider of the park for a quote to repair as she advised skins were in good order. Cost would be £2360 + vat. Repairs to be made in early Jan. Use CIL to cover expenditure. **Clerk to action.**
  - iii. To consider cost of pavilion shower repairs at £516.

Cllr RJ & JB met with James Eastwood to discuss the showers that were fitted over a year ago and he advised they would a fixed unit and angle fixed. To replace the heads to angle correctly would be £516. Agreed in principle to proceed.
  - iv. Tennis Club lease
    - After an extended review period the Tennis Club has reverted with some questions. Given that these appear to represent a fundamental re-negotiation of the originally signed lease, which was never the objective of this exercise, Cllr PS and NB to review in detail and discuss with Clerk. Put on Jan agenda. **Clerk to action.**



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v. To confirm responsibility for the donated defib as presented by XX on 26<sup>th</sup> November.

- Defer to January agenda.

j. Events Committee

- Nothing to report – meeting date in Jan being set up.

482. Interaction with Plumpton Primary School

- Defer to Jan

483. Communications/Website

- Defer to Jan

484. Items to be reported by Parish Councillors and/or to be included in future meetings

- As part of the plans to improve the VH pond, a proposal had been received regarding the active storage of rainwater on the site. This will be discussed at the January meeting

485. Confidential item all press and public to leave the room

- Followed on from November meeting – nothing to discuss

Meeting closed: 21:21

### **Dates of next meetings:**

10<sup>th</sup> January 2023 19:00 PPCFC, 19:45 PPC

Anita Emery | Parish Clerk 14/12/2022



## Appendix 1.

In principle PPC is supportive of the plan with the following comments (numbered for convenience):

1. The objections of some of the residents of Wells Close to this application are noted, but this is a site within the made Plumpton Parish Neighbourhood Plan and therefore has the support of a majority within the village, and is not disproportionate to its setting.
2. PPC regards the reduction from the originally proposed 12 units to only 9 as slightly disappointing, but the overall layout is now regarded as much more sensitive and this will reduce traffic movements within Wells Close, and the shortfall is offset by an additional 2 units at another neighbourhood plan site.
3. The inclusion of a gate to the site thereby creating a separate community from Wells Close is strongly opposed. It is regarded as divisive in that it undermines community cohesion, derogatory to existing Wells Close residents, and certainly not required on any security grounds. This development should be regarded as an extension to Wells Close and provided with addresses accordingly.
4. The inclusion of an access gate to the east of the site marked as 'future access for maintenance' makes sense, but PPC would request a planning condition be imposed making it clear that this access cannot be used for any other purpose than this, and in particular that vehicular access to any potential future developments to the east will not be allowed via this route.

Whilst not directly pertinent to decision making, PPC feels compelled to draw attention to LDC decision makers the increasingly apparent situation whereby developers present reports that overstate the sustainability of sites within the parish. There should be no need to do so in this instance as it is a neighbourhood plan site so unlikely to have to go to appeal where an inspector with no local knowledge may believe the information as presented by the developer. For instance, the Transport Report accompanying this application has a number of material errors and/or misleading statements:

- Section 3.3 states "*Wells Close has a sufficient level of street lighting.*" In fact, there is no street lighting in Wells Close and Plumpton Green as a whole.
- Section 3.4 states "*Station Road has a carriageway width of 5.5m, with a footway on both sides leading into Plumpton Green village and station, approximately 800 metres south of the site.*" In fact, there is no footpath on either side of Station Road leading into Plumpton Green, and once within the residential area of Plumpton Green (which Wells Close is clearly located in) the majority of Station Road has no footpath on the Eastern Side.
- Section 3.5 states "*Station Road meets the B2116*". This is incorrect. Station Road ends at the southern boundary of the residential area of Plumpton Green. Plumpton Lane then meets the B2116 approximately 3km south.
- Section 3.6 states "*Travelling north of the site access, approximately 1.25km of the site access, Station Road meets South Road, providing access to the A275*". South Road does not provide direct access to the A275, which is a further 3km distant.
- Section 3.7 states "*The nearest bus stops with frequent services are located on Station Road, which is south of the proposed development site*". Leaving aside the use of the word 'frequent'



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which is dealt with below, Station Road is not accessed to the south of the site, but to the west via Strawlands or Wells Close.

- Section 3.8 states “*The nearest railway station is Plumpton which is located around 900m south of the site. This represents around a 12-minute walk or a 4-minute cycle journey. Plumpton station provides regular services to London Bridge and Ore.*” Plumpton station has approximately hourly services to London Victoria and Ore. There are no direct services to London Bridge.
- Section 4.4 states that the 124 bus route has 5 services operating on a Saturday. In fact as of August 2021 Compass only operate 1 service in each direction.
- Similarly, the 166 bus route is stated as operating 6 services on weekdays. In fact as of October 2022 Compass only operate 5 services in each direction, at approximately 2 hours intervals from 09:00 – 18:00.
- Similarly, the 167 bus route is stated as operating 4 services, whereas since September 2022 it has been 1 plus a school day service.
- Section 4.5 Repeats the use of London Bridge as the destination from Plumpton Station.
- Section 4.7 States that the station has “*a taxi rank for local taxi services*”. There is no taxi rank and none of the stated services in section 4.1 are local to Plumpton Green and/or operate directly from Plumpton station.
- Section 4.9 re-states the incorrect information regarding footpaths and street lighting.
- Section 4.11 states there is a Londis shop within 480m of the site. There is a small independent village shop in Plumpton Green, but the nearest Londis is in Wivelsfield Green so ~4km away and not regarded as within walking distance.
- Section 4.11 states that Chailey school is within an 8 minute cycle ride. Leaving aside the likelihood of a resident of an ‘over 55’ retirement community needing to cycle to school, Chailey school has no policy of encouraging cycling for pupils as it is discouraged on safety grounds.
- Section 4.11 states that Peacehaven Dental Practice is within 1600m and therefore a 21 minute walk. In fact it is well over 20km distant with a walking time nearer 5 hours . The nearest dental service is actually in Chailey, but at over 6km would not be regarded as walkable especially given the lack of any footpath for the majority of that journey.
- Section 4.13 states “*Sustainable modes of transport will be encouraged wherever possible to access local services and amenities, where active transport is not possible.*” It is not clear how residents will be encouraged in practice, but it is widely accepted that rural communities are very car dependent and the residents of this development will be no different.