

Clerk Report – Nov 2023

- Applied for the two grit bins and license (VH and Pav) again with ESCC – third time lucky! Inv now received and authorised at FC meeting.
- Re-organised broadband as contract ended for VH and PF – back with BT at £28.95 + VAT for 24 months. (Scott BT – 0800 389 7854). Need to cancel Plusnet line once installed. May need new digital lines but no extra cost to PPC etc. (one off set up code 524179/330670)
- Meeting arranged with Network Rail for 1pm on 20th November to discuss overgrown vegetation along track and the decoration of the signal box – Cllr’s welcome to join.
- Chased Foster Playscapes re the repairs at the playpark. Met on site on 19th October to discuss. Quotes received for passing places also.
- CIL Neighbourhood spend online teams discussion arranged for 6th Nov at 10am.
- Attended ESALC AGM with Nick S today
- Spoke to a company at conference regarding pavilion design. Can arrange a teams meeting with designers if PPC decide to head down that route.
- Cllrs RJ & JB met with Kelvin to discuss smoking area at KGV – none could be found and therefore request to put on agenda to ban smoking but note it cannot be policed.
- Spoke with tenant of Eaton College land re cows – he has moved them away. Spoken with Rights of Way (RoW) to ensure gate is secure enough as it was noted as outstanding from June 2015. RoW team have asked for photos and will send a letter to landowner and if not actioned within three months they will send an enforcement letter.
- In conversation with Southern Water regarding the manhole cover works PPC paid for to try and get Southern Water to take responsibility for as a main sewer.

- Email received from Simon Bull from Elivia Homes re Nolands development as follows – Clerk to promote 27th Nov on FB and PPC website.
- Hi Anita,
-
- I hope all is well.
-
- Thank you for giving me the opportunity to attend the parish meeting on 9th October and for allowing me the chance to introduce myself and Elivia Homes. Since that meeting the Elivia team has been preparing the reserved matters application in earnest and I am pleased to report, that we have now submitted our application to the local authority. I suspect that the application documents will take a week or so to be validated so the purpose of this email is purely to give you and the Parish members the “heads up” of the submission.
-
- In addition, at the Parish meeting, the questions raised in your earlier email (6th October – see below) were discussed and the main focus appeared to relate to the consented access arrangements onto Station Road to serve the new development. I suggested at the meeting that the access arrangements having been approved through the planning process (after consultation with the Parish Council, an independent Road Safety Auditor, East Sussex Country Council (ESCC) as local highway authority and The Planning Inspectorate), and Elivia is bound by the terms of the Section 106 Agreement to deliver these. You may recall that,

although my thoughts were that changing the access arrangements now that planning has been granted would not be something Eliva would entertain, I did say that I would take advice from a second independent third-party Highway Engineer (i-Transport) to see if an alternative approach could be realised. I have now received that advice from i-Transport and below is an extract from that report for your information:

-
- *The access arrangements and the development of the access strategy are set out in the Transport Assessment accompany the planning application, prepared by SK Transport Planning (doc ref: 110321/SK21614/Plumpton/Mak). The access strategy has been subject to extensive consideration.*
-
- *The need for traffic calming on the approach to the village in order to slow traffic speeds was raised through discussions with the Parish Council in 2018 and 2020. Subsequently, ESCC as local highway authority, were engaged through a pre-application Planning Performance Agreement (PPA) in order to progress an access design that satisfied local design criteria and provided safe and suitable access, consistent with national and local policy requirements. This culminated in the build-out arrangement presented within the Transport Assessment, and these arrangements were consulted on as part of the planning application. It is noted that a number of objections were raised in respect of the form of the proposed access arrangement, including by the Parish Council.*
-
- *The access arrangements were considered by ESCC in detail as part of this consultation and found to provide safe and suitable access appropriate to serve the development. Further, a Stage 1 Road Safety Audit was also undertaken and concluded that the form of the junction provides suitable access, subject to some minor modification as part of the detailed design phase of the scheme.*
-
- *Planning permission was subsequently refused by the Lewes Planning Committee, on grounds of character and urban form. An appeal was submitted to the Planning Inspectorate and, as part of this, representation was made by Plumpton to the appointed Inspector on a number of grounds including that of access. Despite no objection being raised by ESCC as local highway authority, the Inspector considered matters of access at length as part of their decision (paras 34 – 37). The traffic impact of the access arrangement was considered as part of the Inspector's determination, and it was concluded that the arrangements were safe and suitable.*
-
- *On the basis of the above, i-Transport have concluded that it would not be appropriate to explore alternative means of access. Any alteration would be considered a material change to the outline planning permission, which included the resolution of access matters as a matter of detail. It is likely that this would require the grant of new outline planning permission and involve extensive replanning which is not something Elivia Homes is able to do.*

-
- Moving forward, and in relation to the Reserve Matters application, Elivia Homes would like to organise an exhibition evening to display plans that have been submitted in support of the reserved matters application, and answer any questions that parishioners may have. As such, I have hired the small hall in the Plumpton Village Hall, on Monday 27th November between 1730 – 1930. Would you be able to mention this on your website of at the next meeting?
- Southern water were visiting repaired manhole cover site on 8th November to see whether this was actually a man foul or surface water drainage. Clerk awaiting outcome.

Finance

- Cambridge and Counties now not taking new one year fixed bond applications only five year. CCLA are taking applications at 5.2% but they are not covered under the FSCS guarantee but is instant access. Clerk to investigate further bonds.
- Unity bank accounts now all set up – transfer of funds to go over
- Grants have been paid across.
- VAT returns completed