



PLUMPTON PARISH COUNCIL

Doc No 232406

Minutes of the Parish Council Meeting held at the Village Hall on 12th December 2023 at 19:45.

Present: Cllr N Beaumont – Chair (Cllr NB), Cllr Paul Burford (Cllr PB), Cllr Jim Brown (Cllr JB), Cllr N Shefras (Cllr NDS), Cllr G Peacock (Cllr GP) and Cllr Nick Satchell (Cllr NS).

Also present: Anita Emery (Clerk & RFO).

Absent: CCllr S Osborne, DCllr D Stewart-Roberts and Cllr R Jury (Cllr RJ)

MOP's: 1

1. To accept apologies for absence
 - CCllr S Osborne tendered her apologies. Cllr RJ tendered his apologies and reason for absence accepted. DCllr D Stewart-Roberts sent apologies.
2. Declarations of pecuniary and disclosable interests in respect of matters to be discussed.
 - Cllr NDS regarding agenda item 12(i)
3. To accept the resignation of Cllr R Jury
 - Duly noted with reluctance and Clerk to advertise the casual vacancy. **Clerk to action.**
4. To Approve Minutes from Parish Council meeting held on 14th November 2023
 - Unanimously approved. Chair signed to that effect.
5. Clerk's Report and discuss any Matters Arising from previous meeting.
 - Lease arrived for tennis club at our solicitors – couple signatures missing on the map. **Clerk to action.**
 - Plumpton College invited to come down and see us, no response as yet.
6. Brief Report from the County and District Councillor on matters affecting this Parish.
 - No report received from County.
 - District report not received due last minute unavailability.
7. Questions from Members of the Public – limited to a maximum of 15 minutes in total
 - Drew Timmins – flooding from PC land into his garden. Always flooded and more so since the pond and tree clearance happened recently. Usually takes a day to



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disappear but trees that were removed a few years ago may have impacted? Comparisons between 2021 and 2023 photos were shown. PPC agreed to obtain Freds view and ask for options on what could be done to resolve the flooding situation. Cllr JB to meet resident (potentially along with Fred). **Cllr JB to report back.**

- Nolands Development - concerns on the build out that have put in the plans as this would affect oil delivery to his home including neighbours – Cllr NB advised PPC have known about the build out and objected at every turn. Cllr NB has written a response to Mr Timmins and has asked that he writes to ES Highways and the CEO of Elivia Homes plus LDC. Cllr NB has written to Highways (4th Dec) and has asked that they meet with the PC on site – no response yet.
8. To elect a member onto the finance committee and playing field committee, plus elect a chair of the playing field committee.
- Cllr JB happy to be a back up for finance committee if/when not quorate.
 - Cllr PB to sit on playing field committee and agreed to elect a chair on the night of the meetings.
9. Planning applications and consider further applications submitted after agenda publication:

**Plumpton
LW/23/0688**

Case Officer:
Mr James Emery

Griffon House South Road Plumpton Green
Householder Planning Permission - Single storey side/rear extension including triple garage with green roof, and associated landscaping

- No comment

**Plumpton
LW/23/0673**

Case Officer:
Mr James Emery

Nolands Farm Station Road Plumpton Green
Approval of Reserved Matters Application - Approval of Reserved Matters following Outline Planning Permission (LW/21/0262) relating to the Layout, Scale, Appearance and Landscaping for 83no. new residential dwellings for Elivia Homes Ltd

- Cllr NB sent out PPC comments to all Cllr's. PPC happy to submit response. See appendix 1.



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Arrived after publication of agenda but needs comment on before next meeting.

Copse Cottage
Green Lane, Plumpton BN7 3FB
LW/23/0741

Demolition of existing barn and shed and replacement with a single storey outbuilding with garage/carport, including associated landscaping.

- Decision: No comment

To note approved/refused applications from local authority.

- Nothing to note.

10. Correspondence

- LDC Corporate plan – with the planning liaison group for next week.

11. Finance Committee

Cllr PB reported:

- That the Hallmaster projection for income will exceed the budget figure.
- Bank recs all agreed – almost completed transfer to Unity Bank. All normal business through Unity.
- Couple of additions on the expenditure VH - MPS Electrics £141, J Donovan expenses £25.50 and PPC - Viking £84.10 and Cllr J Brown for xmas lights - £43.98
 - a. To adopt expenditure as itemised on the schedules.
 - b. To adopt year to date accounts.
 - c. To adopt combined bank reconciliations
- Unanimously agreed to adopt a-c
 - PPC Expenditure - £4625.92 + £130.12 = £4756.04
 - VH Expenditure - £1744.15 + £139.70 = £1883.85
 - PF Expenditure - £1197.20
- d. To note the interim internal audit report and to recommend Clerks expenses limit to be increased to £1000 in the Finance Regulations.
- Unanimously approved to change the Financial Regulations to increase Clerks emergency expenditure to £1000. **Clerk to action**
- e. To note the statutory NALC pay scale increase of £1 per hour for the Clerk plus backdated pay to April.



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- Duly noted.
- f. To approve the 2024/2025 budgets for PPC, VH and PF and the precept request of £84,319 and increase of 15.08%, £1.32 monthly increase on tax band D.
- Cllr PB original budget was looking at a precept rise of over 20%. VH budget self funding and major works budget allowed for. Under PPC the Clerks salary was re-adjusted and having agreed to rebuild the pavilion it was decided not to increase the grant from PPC to Playing Field. Under PF budget it was decided that the skirting was not going to be done and agreed any monies we must spend on the pavilion maintenance while the project is being formulated can spent via CIL. Tax base has now been received from LDC which helps the % precept request. Based on the above the request is now 13.16% increase £1.15 monthly increase on tax band D. Aware of parishioners using food banks and have used general reserves over the past few years to help reduce this figure which unfortunately now cannot be done.
- It was therefore unanimously agreed. Chair and Clerk signed the precept application form. **Clerk to action.**

12. Neighbourhood Plan Update

(i) Planning Liaison Working Group update

Cllr NB reported on behalf of the planning liaison group

- Elvia Homes had their exhibition here.
- Ben Ellis - Land south of plough – application approved a week ago – Cllr NB went to meeting which received unanimous support at the LDC planning meeting. Planning authority are under pressure as they have had 44% of their planning appeal decisions go against them. The planning officers gave a presentation to the planning committee outlining 8 criteria by which future decision should be made to make it less likely that decisions would be challenged through appeal. LDC are having to conform to government targets.
- Cllr NB/NDS/GP met with Landacre re Riddens Lane development – need time to digest and will report back.
- Local plan consultation now out and needs a response by 8th February. 230 page document. Need guidelines. As a parish, need to start developing neighbourhood plan, create own checklist for parishioners, but also need time to prepare.
- AiRS -need to join - £140 per year to help. **Clerk to arrange.**
- Met with M Caulfield MP to discuss changes in the Levelling Up and Regeneration Bill.
- Hoping to meet Racecourse next week – to report at next meeting

13. To note and action if necessary monthly RA reports.

- Nothing to flag.

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



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- No update.

15. Committee/Working Group Reports

i. Transport and Environment/Footpaths/Policing

- Cllr NB – made enquiries about the 40mph limit to the north – told need a new feasibility study. Applied for a licence for VAS sign by the school – now advised no longer can be placed there.
- Cllr NB – Wrote to ESCC Highways on 4th December requesting a meeting in Plumpton Green to show them the potential issues with the Nolands Access . No response at the time of reporting.

ii. Allotments update

- Nothing to report

g. Village Hall

Cllr NS reported;

- Soft toys on back of stage owned by Ladybirds being moved down to PPC shed for the panto.
- i. Update on management of pond – vegetation and wild area between pond and footpath. Plus discuss footpath condition from Westgate to Station Road and discuss action.
 - Complaints re the state of the footpath during the winter months isn't accessible for pushchairs. Cllr JB to have a look on Friday and advise if anything can be done. The UKPN works done in the spring were discussed and PPC agreed that they do not feel this had any effect on the path condition. **Cllr JB to report back**
- ii. Update on building assessment.
 - VH building built out of the time frame the government were referring to for RAAC. Agreed to remove from the agenda. **Clerk to action.**
- iii. To note/discuss correspondence from Rob Westgate regarding fencing at the pond.
 - Letter received from R Westgate about council changing their minds on the VH pond fencing. PPC acknowledge they did change their minds as they decided they wanted to keep the pond open and not pen the pond in. PPC advised that from go ahead to pausing the project was three working days.

h. Playing Field/Pavilion



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- i. To note playpark inspection and action where necessary.
 - All in hand in January to be replaced.
- ii. Action plan for New Pavilion and temporary space and set working party date for January.
 - Met with Honeybees about temporary space which could be provide using prefabricated modules about the size of a shipping container. Distribute report from HB to remaining Council. Obvious space is the green by the path. All to be decided in due course. HB have started fundraising.
 - NB spoke to Peter Baker who gave a name of the person who helped with the pavilion revamp that never took place. NB to email contact to see if he has the original plans.
 - Meeting for working party Tuesday 23rd January at 19:00 at the Pavilion. **Clerk to advertise**

16. Interaction with Plumpton Primary School

- Nothing received.

17. Communications/Website

- Nothing to report

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

- To note January meeting will now be held on 16th January 2024 at the Pavilion.
- NS not here for Jan or Feb meeting
- PB not here for Jan meeting

Chair wished everyone a Happy Christmas and New Year.

Meeting Closed: 21:48

Dates of next meetings:

16th January 2024 – Finance Committee 19:00 – PPC 19:45 at The Pavilion

Anita Emery | Parish Clerk 12/12/2023



Appendix 1

PPC response to LW/23/0673 Approval of Reserved Matters following Outline Planning Permission (LW/21/0262) relating to the Layout, Scale, Appearance and Landscaping for 83no. new residential dwellings

Appearance

- The Parish Council objects to the notion that access for the site can only be made safe by fundamentally altering the character of the single rural road that serves the Parish. The Parish Council wishes to stress that it has not sought and does not agree with the creation of access build out priority junctions and Station Road has none of the proposed features currently. The proposed build outs will cause congestion. The houses on the west side of Station Road will need delivery trucks to stop - especially Oil deliveries. These will block the road. Station Road is well used by articulated lorries and large Farm vehicles. They will have to mount the pavement creating a hazard for pedestrians. There is no protection for pedestrians on the west side of Station Road and these pedestrians will be exposed to all traffic flows north and south on Station Road. Residents street parking will be lost and space is not guaranteed in the new development. Double Yellow lines are not practical and unenforceable.
 - The Parish Council believes there has been no consideration by ESCC Highways of the resulting impact to the Riddens Lane junction and Shop, just 100 yards south of the new site access. Vehicles currently park outside the shop on the brow of the hill and this together with the proposed chicane a short distance to the north will only cause congestion for motorists and danger for pedestrians as all traffic try to use the single lane. The Parish Council believes there has been no consideration by ESCC Highways of the impact to Raceday traffic when all the issues described above will be exacerbated.
 - Plot number 83 tacked onto the corner of Station Road looks like an afterthought and is unnecessary. There is no screening provided for the neighbouring property and plot number 83 is far removed from the other new properties. Removing this plot and providing a better access would be better use of this space.
 - The Parish Council questions the need for a separate playpark. There is a community facility available at the nearby George V recreation ground. Creating a separate playpark is detrimental to community cohesion and is an ongoing maintenance cost for residents of the new development who might not welcome use from the wider community. The developer could remove this cost to the Noland's residents and instead contribute to the expansion and maintenance of the existing facility.
- Sewerage.
- The system of holding and subsequent slow release of foul waste via the waste pipe network on the new estate will not be sufficient with the current main sewer. It has been well documented the Southern Water sewage pipe running the length of Station Road fails regularly - twice in November 2023. There is not the capacity for any more connections. This appears to have been acknowledged by the developers in their drainage strategy document. Southern Water acknowledge the capacity measured in 2018 was 0.9litres/sec. Building regs suggest a capacity many times this is needed. No development should be allowed until this issue is resolved.

Scale and Landscaping

- The scale of this development represents an unacceptable impact and pressure on the open countryside and the intrinsic rural character of the area. Plumpton was requested to provide a minimum of 50 houses in the Local Plan, and has delivered 70 via its Neighbourhood Plan. That represents an increase of over 10% to the built village. An additional imposition of 83 houses more than doubles that and represents too large an increase in homes in a short period of time, especially when considering the cumulative impact of the other planned



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sites to the eastern side of Plumpton Green. The outline permission was granted for a maximum number, therefore we would urge the planning authority to consider only allowing a much-reduced number of houses, 49 for example, which may be more manageable, although even that number was refused permission in 2017. Reducing the number would allow larger plots capable of growing with families, rather than forcing people to move on a regular basis. That would accord with the strong sense of community that typifies Plumpton Green.