



MINUTES of Plaistow and Ifold Parish Council Meeting held on **Tuesday 16th October 2018**, in Winterton Hall, Plaistow.

Present: Sara Burrell (Chairman); Sallie Baker; Paul Jordan; David Ribbens; Souheil Haddad; Vivien Forwood; Phil Colmer; Nick Whitehouse; Catherine Nutting (Clerk)

Cllr Janet Duncton and one member of the public were in attendance.

Apologies: Apologies for absence had been received from Sophie Capsey; Paul Reynolds; Alan Pearson and Cllr Peter Wilding.

C/18/090 Declarations of Interest

Sara Burrell declared a pecuniary interest in planning application PS/18/02345/DOM as the instructed Chartered Surveyor.

C/18/091 Representations from Members of the Public

There were no representations from members of the public.

C/18/092 Minutes

The minutes of the meeting of 11th September 2018 were approved as a correct record of the meeting and signed by the Chairman.

C/18/093 Chairman's Report

The Chairman reported that she would be attending the South East Community Led Housing Conference on Friday 19th October 2018 in Billingshurst with a view to finding out more information about the community led housing initiative from the attending speakers. The Chairman will report back to the Parish Council in due course.

C/18/094 Report from County Councillor

Cllr Duncton reported that WSCC are in the middle of their budget review. Money is tight, and cuts will be made, however nothing has been decided and WSCC will look at all their options. February is when the voting takes place. The Resilience for Parishes Conference was well received. CLC is being held on 6th November 2018. County Council elections will take place in two and a half years' time. The Member Development Group Committee will look at potential barriers which may discourage members of the community from standing for election e.g. working mothers and the disabled. County Hall has inadequate disabled access. But County will not change the times of its Council meetings, which are held during the day. Cllr Ribbens asked about the disparity in funding between East and West Sussex, however Cllr Duncton said that she was unable to answer this question.

C/18/095 Report from District Councillor

The Chairman had received apologies from Cllr Peter Wilding.

C/18/096 Updates:-

a) Crouchland planning and enforcement. The Chairman reported that the enforcement situation has changed. The Creditors, Privilege Project Finance Ltd, have asked for a two-year extension of time to complete the decommissioning of lagoon 3. The current enforcement notice is due to expire in May 2019. The Chairman will attend the CDC Planning Meeting on 17th October 2018 and raise the Parish Council's concerns that even if an extension of time is granted, there is no guarantee that the work will be financed or undertaken in the revised time period.

Privilege Project Finance Ltd.'s request comes with a veiled threat to abandon. They have intimated that they could return lagoon 3 to the ownership of Mr Lutman-Johnson who would then file for bankruptcy. Privilege Project Finance Ltd would retain the freehold interest in the farm, save from the lagoon. CDC were notified of this proposal on 1st October 2018. The cost to decommission the lagoon is estimated to be between £5-£10 million. If Mr. Lutman-Johnson's files for bankruptcy, then the state becomes responsible for the decommissioning. Additionally, it was thought that if the lagoon is no longer a 'permitted site' the EA's responsibilities would cease. The Chairman advised that under the Environmental Damage (Prevention and Remediation) (England) Regulations 2015, where there is a clear indication of a potential imminent event and a sufficient likelihood that environmental damage will occur in the near future it becomes an enforcement matter and the EA must direct the operator to take all reasonable steps to prevent the damage, and that they must act immediately. If the operator fails to comply, then the EA must act. The EA's report to the Committee raises significant concerns about the structural integrity of lagoon 3's banks and its ability to withstand a bad winter. There is 53,000 cubic meters of hazardous waste contained in lagoon 3 and it would be a major environmental catastrophe if the lagoon fails. The EA advise the lagoon is regularly being inspected. The Parish Council will ask that the EA take action under the Regulations. Cllr Ribbens suggested that Sussex Wildlife Trust be made aware of the environmental impact issue if the lagoon fails and/or is not decommissioned properly. They could put pressure on the EA. There is also a Methane gas explosion risk; although the lagoon cover manages this risk. Nevertheless, there is an acknowledged danger to life.

b) Neighbourhood Plan. The Chairman reported that the Neighbourhood Plan has been with CDC since 31st August 2018 and is still at the Regulation 15 stage. CDC have sighted a lack of staff availability as the reason it has not progressed to the Regulation 16 stage, which requires another six weeks consultation period. Locality have also put pressure on CDC to move the matter forward. CDC are in the process of agreeing with South Downs National Park Officers (SDNP) to take the matter forward. The Parish Council responded to CDC's call for sites through the current Local Plan Review and has put forward the sites identified in the Draft Neighbourhood Plan. An email received from CDC states that they will update the land allocation in December.

c) Velo South Cycle Event. This 100-mile closed-road cycling event on 23rd September 2018 was cancelled due to bad weather. Currently there is no known alternative date for the event in 2019.

Councillors agreed that there should be more than one year's notice to hold a large-scale cycle event such as Velo South, due to the impact it would have on local businesses and other events. The Chairman said that she would write to West Sussex Highways regarding the number of cycle events held in the Parish and Velo South impact.

Chairman

d) Flooding. An update will be deferred until the next Parish Council meeting, as Alan Pearson was absent.

e) Parish Clerk. Catherine Nutting has been appointed as the new Clerk and started in the role on Monday 15th October 2018. Councillors agreed to purchase the following equipment for the Clerk's office: Laptop battery; landline telephone with answer machine; a copy of the Local Government manual, Charles Arnold Baker 11th edition, through SALC. The Clerk will make enquiries regarding the cost implication and practicalities of upgrading the Council's laptop operating system to Windows 10.

Clerk

C/18/097

Highway Matters

a) Matters to be reported. Cllr Ribbens was approached by a Parishioner about Japanese Knot Weed growing on Foxbridge Lane, Ifold. He advised the Parishioner how to report the matter. Japanese Knot Weed is known to be present in Ifold and reported to WSCC Highways by Ifold Estates Ltd.

b) Progress on previously reported matters. Weald Barkfold Farm will undertake the cutting of the football field hedge. The visibility on the double bend going out of Plaistow is poor due to high hedges. Likewise, footpaths are overgrown in the area. It is the land-owners responsibility to keep their hedges in good order and footpaths on their land maintained. The Clerk will write to the responsible landowners to advise that action is required.

Clerk

c) Highways safety issues. Cllr Haddad advised that the lack of traffic control around the blind corner by the Church in Plaistow has caused several near accidents with pedestrians, including children. The Church is amenable to a mirror within its grounds. The Chairman will speak to the Head of Plaistow School and the Highways Authority about road safety issues.

Chairman

Cllr Forwood will ask Gareth Jones for a written quote for eradication of the persistent vegetation growth along the road side of the pond, which if left unchecked will result in failure to the wall. Cllr Forwood was formally thanked for organizing a successful pond clearing on Saturday 13th October 2018.

Cllr
Forwood

C/18/098

Financial Matters

a) Accounts for Payment. The attached Order for Payments was approved and signed.

b) To Review External Audit Report. The Insurance policy needs to be checked that it covers Libel and/or slander issues.

Cllr
Colmer

c) The gift aid reclaim from Crouchland fundraising has not progressed. Cllr Colmer will contact Mr. Wyatt.

The Kelsey Hall Management meeting enquired about the notice board doors. The doors have been received by the out-going Clerk, Mrs Weddel. Cllr Baker will contact Mrs. Weddel and arrange to have the notice board doors fitted.

Cllr Baker

The CIL payment is £4,260. The Parish Council will discuss using this money on future projects at the next Council meeting. The Clerk will research the cost of replacing the Plaistow village green benches and set against the New Homes Bonus.

Clerk

A survey will be undertaken of all the Parish's seating in advance of the next Parish Council meeting.

Cllr
Forewood
& Cllr
Baker

- d) Other Urgent Financial Matters. A finance meeting needs to be arranged to consider the forthcoming budget.

Mrs. Weddel has contacted Sussex Police regarding the road traffic incident on 2nd June 2018 when a vehicle collided with a bench situated at the Dunsfold Road junction with Nell Ball, Plaistow Update. There are no independent witnesses willing to provide information and, as such, the identity of the vehicle involved is unknown.

Remembrance Day Event

The Chairman reported the following arrangements for the Plaistow and Ifold Remembrance Day event on Sunday 11th November 2018. The event will be funded by a £250 grant aid from CDC. The Parish's event will be part of the national event 'Battles Over'. There are prescribed national time frames for each element of the event. There will be a lantern procession at 1810 hours from the Church to the village green, where the Rev. Lucas will conduct an Act of Remembrance and the names of the Fallen will be read out. The Last Post will be played at 1855 hours; the bonfire will be lit at 1900 hours and the church bells will ring out for peace at 1905 hours. An advert is in the Parish News and notices will be put up on the community notice boards. The Scouts, Guides and Youth Club have been notified of the event and asked if they wish to contribute. The school will also be approached. The event will be catered at the Winterton Hall and there will be a WW1 memorabilia display. Of significant note, Plaistow's upper village green was gifted to the community by Admiral Sir George Hope of Common House, and he was at the signing of the Armistice in 1918.

An application for a Road Closure between the church and village green, between 1730 and 1930 hours, has been made.

Two Silent Soldiers have been ordered further to a successful community collection to fund their purchase.

C/18/099 Village Design Statement

The matter was deferred to next meeting.

C/18/100 New Homes Bonus

The matter will be investigated by the Clerk and reported at the next meeting.

Clerk

C/18/101 Consider new Planning Applications

After full consideration of the following applications, the parish council resolved to comment as follows:

- a) PS/18/02246/TCA Tree Works. Sun Inn, Loxwood Road, Plaistow. **No Comment**
- b) PS/18/02345/DOM New double garage. Berriedale, Plaistow Road, Ifold. **No Comment**

- c) PS/18/01592/DOM Two storey rear extension. Rumbolds Cottage, TheStreet, Plaistow. **No Comment**
- d) PS/18/02383/TPA Tree Work. Bradstock, Chalk Road, Ifold. **Withdrawn**
- e) PS/18/02391/LBC Internal/external remedial repair works. 1 & 2 Pond Cottages, Loxwood Road Plaistow. **No Comment**
- f) Applications submitted after this date may be considered. One application had been received: PS/18/02604/TPA Tree Work. Owlswood, 7 The Close, Ifold. **No Comment**

C/18/102 Planning Appeals and Enforcement

Appeals. Both Little Wephurst and the proposed house on land East of The Lane, Ifold now have a closing date for representation - 7th November 2018. The Parish Council objected to both and will make further representation; The Foxbridge Golf Course Appeal awaits the appointment of an inspector.

Enforcement. Woodland Chase the Drive Ifold. The developer has constructed two large piers and gates as a gated development. This does not form part of their planning consent and has been reported to CDC Enforcement.

It was noted that 'Daracot', The Burrows and Timbercroft, Plaistow Rd Ifold have put up fencing on the road frontage over one meter high without planning consent. CDC Planning Enforcement will be notified.

'Hathaway' Plaistow Rd Ifold have built a car port/garage structure in their front garden without planning consent. CDC Planning Enforcement will be notified.

C/18/103 Risk Register

The Risk Register dated 25th October 2017 was reviewed and it was agreed that no further amendments were required. The Risk Register will be re-issued for 2018 and reviewed annually.

C/18/104 Correspondence

The Chairman had received an email from Keith Taylor, MEP regarding central Government's proposals to change the planning rules on fracking shale gas to classify these developments as 'permitted development' and 'nationally significant infrastructure projects' without the need for **local** planning applications. The proposal is out for consultation until 25th October 2018. The Chairman will respond to the consultation on behalf of the Parish Council and ask that the decision-making process is retained by Local Mineral Planning Authorities, in our case WSCC.

Chairman

C/18/105 Items for information or inclusion on a future agenda

The following matters should be on the agenda for the next meeting: Ifold Postal addresses; Drainage; Speed limit; CIL projects; Benches

C/18/106 Next Meeting

Full Council Meeting 20th November 2018 7.30pm at Kelsey Hall.

There being no further business, the Chairman closed the meeting at 21.37