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Minutes of the Ordinary Meeting held in the Village Hall on Tuesday 29th October 2019 at 7.30 pm

Present: G. Hussey (Chairman), G. Sallows (Vice Chair), R. Allen, C. Forrest, M. Fillmore, G. Fleming, M. Cooke, V. Saunders, A. Sheridan and R. Gatt
L. Bannister (Clerk)
9 members of the public
WSCC & HDC Cllr. Kitchen

1 Apologies for Absence

Apologies were received from Cllr. Gatt and Vance-Webb.

HDC Cllr. Hogben also gave his apologies.

2 Declaration of Interests

Cllrs. Cooke and Sheridan declared their interests in planning application DC/19/1964 as neighbours to the site.

3 Open Forum

The meeting was adjourned to allow members of the public to speak.

Mr Hanstead-Pilcher asked if there will be changes to the Neighbourhood Plan. Cllr. Sallows confirmed that the changes would be fairly minor to take into account the comments made during the consultation. The updated version will be consulted on by HDC and published online.

The meeting was resumed.

4 Approval of Minutes of the previous Meeting

These were agreed by Council and duly signed by Cllr. Hussey.

5 Planning

DC/19/1964 Barnwood, Faygate Lane

Mr Neilly spoke on behalf of the applicant for planning application DC/19/1964. The hours of operation have been confirmed as:

Mon-Fri 8am to 6pm

Sat 9am to 1pm

No operation on Sundays and Bank Holidays

Mr Neilly explained that the application is for B1/B8 use which includes their car business. There was discussion about the definition of B1/B8 classification and how the site could be used.

Cllr. Sheridan asked if this would allow for car sales. Mr Neilly explained that this would accommodate that, but the site will not necessarily be used for that. Mr Neilly explained that the planning department would control the use of the site to ensure it isn't detrimental to neighbours.

A toilet and disabled toilet is included in the plans to satisfy building regulations.

Cllr. Fillmore asked what the commercial reason is for this planning application. Mr Neilly did not know details of his client's business operations.

Mr Neilly confirmed that there will be parking for 6 vehicles.

Vehicle movements to and from the site have not been dealt with in the application.

This application could create three jobs.

It was RESOLVED to comment on this application as follows:-

'Rusper Parish Council objects to this application as it is a loss of equestrian facility in an area where there is demand and where other sites are stressed due to this. This is a sensitive area in terms of the development happening locally. There are already commercial sites in Rusper (at Ifield Wood) which meet the employment need for the area. There is also concern about increased traffic movements to and from the site. If HDC is minded to approve this application, Rusper Parish Council would ask that the following conditions are added:

- That traffic movements are restricted.
- That there are no overnight stays allowed.
- That permitted development rights are removed as these are inappropriate in this area.'

DC/19/2046 Land to the south of junction of Lambs Green Road

Thames Water explained that this application is to install a new sewage pumping station to take sewage to the Crawley area. This includes a layby for workers to pull over to provide maintenance. Thames Water are working with WSCC to try and remove the second layby. The layby will be dedicated to Thames Water for use. The second layby is supposed to replace the layby that is already there.

Cllr. Kitchen arrived

Mr Oickle, a neighbour to the site, spoke in objection to the application. He explained and showed pictures about how this will impact his property. The removal of foliage will affect his privacy, and there is a concern about fly tipping and his personal security. Mr Oickle believes that the layby and pavement is not in keeping with the area.

It was RESOLVED to comment on this application as follows:-

'Rusper Parish Council objects to the development of the second layby and footpath as this:

- Creates a loss of privacy to the neighbouring farm.
- Is not in keeping with the countryside location.
- Is an opportunity for people to park overnight.
- Creates an opportunity for fly tipping.

The current layby is not used, and Rusper Parish Council does not see a need to replace this. Rusper Parish Council would ask that the minimum of hedgerow and greenery is removed.'

DC/19/1949 Southcroft, Rusper Road

It was RESOLVED to comment on this application as follows:-

'Rusper Parish Council does not object to this application.'

DC/19/1962 1 Hilltop Cottages

It was RESOLVED to comment on this application as follows:-

'Rusper Parish Council objects to this application as the continual use does not appear to be proven.'

DC/19/2044 Swaminarayan Manor

It was RESOLVED to comment on this application as follows:-

'Rusper Parish Council does not object to this application.'

DC/19/2134 Outreach 3 Way

It was RESOLVED to comment on this application as follows:-

'Rusper Parish Council does not object to this application.'

Land West of Ifield

Cllrs. Sallows and Hussey met with Homes England. Homes England explained about the first phase of the plan and the bypass. They plan to do some public presentations and have exhibitions planned for 23rd and 30th November.

Applications received since publication of the Agenda

DC/19/2168 The Old Rectory, High Street

It was RESOLVED to comment on this application as follows:-

'Rusper Parish Council defers to the arboriculturalist on this application.'

DC/19/2171 Benhams Barn, Friday Street

It was RESOLVED to comment on this application as follows:-

'Rusper Parish Council does not object to this application.'

6 Planning updates

The following planning decisions have been made:

DC/19/1407 1 Merlin Close, Ifield – permitted

DC/18/1742 3 Chalice Walk – appeal dismissed

DC/19/1569 Waterhall Country House – split decision. This needs to be referred to enforcement now as the illuminated signs are still there.

DC/19/0860 The Royal Oak is going to committee on Tuesday 5th November.

Cllr. Kitchen left the meeting

7 Reports from other authorities

Nothing to report as Cllr. Kitchen was not present.

8 Recycling

This will be discussed at the next meeting.

9 Selection of quote for Operation Watershed application

The following quotes have been received:

Landbuild - £7684 plus VAT

Wilbar - £15,351.91 plus VAT

PHB – still awaiting quote

It was RESOLVED to make the application based on the quote from Landbuild. If the quote from PHB is competitive when it is received, this decision will be reconsidered.

10 Tender for grass cutting contract

It was RESOLVED not to re-tender this year, but to offer the work to Sussex Land Services based on their quote provided two years ago.

11 Communication strategy

Members felt they had a poor response to the recent Neighbourhood Plan consultation and wanted to think of ways to engage more residents with council business. It was agreed that Cllrs. Allen and Cooke will put together recommendations to improve communication.

12 Quotes for electricity supply

The Utility Supplier has found a better rate for electricity for the streetlights. The current annual bill is approximately £1000 with EDF Energy. SSE has quoted an annual bill of £411.50 for a five year contract. The Clerk needs to do some work to find out what would happen if a street light is disconnected. **It was RESOLVED** to accept the quote if this is acceptable.

13 Purchase of Community Speedwatch equipment

This would be at a cost of £514. **It was RESOLVED** to approve this.

14 Approval of CCTV policy

This will cover both the surveillance camera and Speed Indicator Device. **It was RESOLVED** to approve this.

15 Approval of Financial Regulations

It was RESOLVED to approve these.

16 Footpath charter

This is a document setting out the responsibilities of landowners and footpath users. The Clerk will draft this for the next meeting.

17 Recreation ground

During the Neighbourhood Plan consultation a development proposal was submitted for five homes on the tennis courts in exchange for the rest of the land in perpetuity. RPC's solicitor has advised that this does not constitute a response to the service of the S26 notice and this should be kept separate.

The landlord (or representatives) have until 4th November to serve a counter notice to the S26 notice.

The solicitor does not think this proposal of development would be grounds to refuse the tenancy.

Members discussed the potential of this proposal. The Clerk explained that if Members were minded to agree to this it would impact on the Neighbourhood Plan which must be submitted to HDC by 30th November. If this were to be approved the Regulation 14 consultation would need to be redone.

A meeting will be arranged with the site applicant to discuss this proposal, and the lease renewal.

18 Neighbourhood Plan

The Plan has had minor amendments made following the consultation and is now ready for submission to HDC. **It was RESOLVED** to approve the amendments.

Cllr. Sallows has drafted responses to the people that answered the consultation.

19 Report from Representatives

Cllr. Fleming made Members aware that Horsham Association of Local Councils are holding their AGM on 14th November.

Cllr. Fillmore sent a report on the Gatwick Committee meeting by email. Cllr. Fillmore will find out how Gatwick intends to respond to the Homes England consultation, and will also ask Andy Sinclair to attend a council meeting.

Cllr. Cooke attended the Sussex Association of Local Councils AGM. They raised awareness of Military Covenant Grants. Cllr. Forrest will look into this.

Cllr. Sallows has had complaints about the hedges along Horsham Road. The Clerk will remind the brewery to cut them and submit a complaint to Love West Sussex.

20 Clerk's report

A member of the public has suggested that RPC applies to Thames Water for a grant to replace any broken stiles with metal swing gates, along the area that they are working.

The CEO of HDC will attend the January meeting.

21 Parish News

It was agreed to include the following information in the Parish News:

- West of Ifield exhibitions
- Update on Neighbourhood Plan
- Glenn Chipp's attendance at January meeting

22 Finances

Reconciled accounts & bank statements

It was RESOLVED to agree these and they were duly signed by Cllr. Fillmore.

Other

Cllr. Sheridan made Members aware that the litter warden should receive holiday pay. The Clerk will find out if the litter warden submits any hours as holiday.

Review of Direct Debit/Standing Order payments

These were approved and a schedule of payments was signed by Cllrs. Sallows and Allen.

Cllr. Fillmore suggested transferring the car park to the Village Hall Committee so that they can get a relief on the council tax rates.

Budget for 2020-21

An initial draft has been circulated for Members to think about what they want to achieve in the next financial year. This was largely acceptable, but an amount for legal costs and postage will be added.

External audit

The Annual Return has had a note added that the internal auditor ticked yes to the council certifying itself exempt the previous year, but it should have ticked 'not covered'.

The form had to be resubmitted as a date was filled incorrectly.

Invoices to pay

It was RESOLVED to pay the following:

Salary for Clerk (August) & overtime – £572.48

Litter warden salary and expenses – £88.50 + £23.48 travel expenses = £111.98 total

PAYE - £22

Sussex Land Services - £688.56

SSALC Ltd training for members (two invoices) - £72

Moore - £240

Hire of Village Hall - £312

Travel expenses for Cllr. Fleming (31 miles @ 45p per mile) - £13.95

Remembrance wreath - £50

Surrey Hills Solicitors - £3990

All of these payments will be sent via bank transfer.

23 Other business

Cllr. Sallows has a form for online banking. It was agreed that he can complete this.

Cllr. Sallows has spoken to the bank. It is possible to get a debit card with the bank account but a limit can't be added to this. This will be discussed at the next meeting.

The Clerk will make a complaint to HDC about the planning portal being unavailable for use.

24 Date of Next Meeting

The next Council meeting will be held on 26th November 2019 at 7.30 pm.

The meeting closed at 10.40 pm

LEANNE BANNISTER
CLERK