



Slinfold Parish Council

Email: clerk@slinfold-pc.gov.uk
www.slinfold-pc.gov.uk

Minutes of the Parish Council Meeting Thursday 28th July 2022 7:30pm Village Hall (Parish Room)

126/22 Public Forum

There were no members of the public present.

127/22 Receive apologies and note the reasons for absence

Those present: Cllrs: Beer (Chairman) Casdagli, Estyn-Jones, Griffiths, Roberts, Sherwin-Smith, Slipper, Smith (Nigel), Smith (Paula).

Councillors **RESOLVED** to accept apologies from Councillor Leyland. County Councillor Christian Mitchell and locum Clerk Mike Simpson also sent their apologies which were noted.

128/22 Declaration of Interests and notification of change to members' interests

To receive any disclosure by Members of Interests in matters on the agenda, the nature of the interest and whether the Member regards the interest as pecuniary, prejudicial or personal under the terms of the Revised Code of Conduct

There were none.

129/22 Minutes – to approve as correct the minutes of the meeting of the:

Councillors **RESOLVED** to approve the minutes from the meeting on the 30th June 2022 as a true and accurate record.

130/22 Clerk's Report

066/22 - The Chairman confirmed that an order had been placed for the goal posts in relation to the previously approved grant to the football club.

041/22 – The Taylor Wimpey meeting with Horsham District Council was still outstanding but the Chairman said he would make further enquiries and provide an update in due course.

118/22 - The Chair had spoken with a Team Manager for Highway Improvement at West Sussex County Council about the traffic management scheme and explained the Parish Council's position which was that it had not agreed to the separation of the Lyon's Road pinch points as they were submitted and approved as part of the initial plan. The Council had been advised that it was an administrative issue to delay the design and assessment of the Lyon's Road pinch point so the rest of the scheme could be progressed, but subsequent emails have suggested it was separate. The Manager understood the Council's position and confirmed he would check his records and speak to the moderation panel. He also advised that the implementation for the Village part had been agreed provisionally for the fourth quarter of this financial year, subject to confirmation and a public consultation.

117/22 – Holmbush Farm – the Chair circulated correspondence ahead of the meeting which confirmed that the issue had been ruled on but the site would remain under review.

114/22 – The Chair advised that the meeting with the District Council about renewing the Neighbourhood Plan remained outstanding.

131/22 Reports from the District Councillor(s) and County Councillor

- (i) Receive reports
- (ii) Questions to Councillors

There were none.

132/22 Local Plans – agree and approve matters relating to the following:

- i) Consider and approve/ratify the recommendations made by the Planning Committee on the following applications:

Reference	Address of application	Nature of application
DC/22/1052	Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham West Sussex RH12 3LR	Outline application for the redevelopment of the site to provide up to 133 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure with all matters reserved except access.
DC/22/1057	Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham West Sussex RH12 3LR	Outline application for the redevelopment of the site to provide up to 147 dwellings along with formal and informal open space, landscaping, surface water attenuation, footpaths, access and parking with all matters reserved except access.
DC/22/1112	Lower Lodge Cottage The Haven Billingshurst West Sussex RH14 9BE	Erection of a two storey side extension and infill of existing covered porch, to include the conversion of an existing garage into a study with a link to the main house and erection of a three-bay detached oak carport/ garage (amendment to DC/21/2655 to revise roof form and fenestration of detached garage).
DC/22/1200	New Barn School Rapkyns Care Village Guildford Road Broadbridge Heath	Relocation of one temporary building (classroom block, agreed under planning permission DC/21/0686) and construction of 1No. additional temporary building (a 1:1 teaching block) for a temporary period of 3 years, associated landscaping and hardstanding.

DC/22/1052 and DC/22/1057 –Councillors **AGREED** to object to these applications with the following comments:

- This site forms no part of the made Slinfold Neighbourhood Plan (SNP) which was supported by 83% of its residents at referendum; it does not respect the decision making of the parish.
 - The development flies in the face of that supported not only by our residents but Horsham District Council, our district planning authority and the Planning Inspector.
 - Slinfold has satisfied its requirement to support development in the district through site allocations in their made neighbourhood plan; there is no interest or capacity for further development in the parish of Slinfold.
 - These are speculative applications and do not satisfy or meet any criteria to enable them to be suitable for the proposed area or indeed for the parish/village of Slinfold.
 - The draft HDC Local Plan 2021-2038, under Slinfold, states that following the site assessment process no additional sites have been identified as suitable for allocation in addition to those that have been identified in the made SNP.
 - The proposed development lies outside the Built-Up Area Boundary (BUAB) and will contribute to the significant further growth of Broadbridge Heath.
 - The proposed development puts housing west of Broadbridge Heath, closer to the strategic gap which separates Slinfold from Broadbridge Heath. This gap is protected by the SNP and the District Council's local plan. Additionally, and most importantly these applications are part of a number of proposed or approved developments all eating into the protected Strategic Gap:
 - DC/22/1052 and DC/22/1057 - These applications
 - DC/19/1897 – Wellcross farm, Broadbridge Heath – APPROVED
 - DC/19/1723 – Lyons Farm CCRC – At APPEAL. It is highly likely that the remainder of the site will not be developed at some point
 - Land edged in blue in the diagram below – Land at Lyons Road 5.8 acres under the ownership of Prime UK Land Ltd, the applicant on DC/19/1723. Should DC/19/1723 be approved it is inevitable that the applicant will then look to develop this parcel
 - Land edged in green in the diagram below, currently for sale
- Whilst we understand that planning applications are looked at in isolation there is a real and urgent reason why these applications should be looked at as a whole. Should they be permitted development will take place eating into a third of the Strategic Gap between Slinfold and Broadbridge Heath, forever impacting the rural and isolated location of Slinfold . This will result in significant harm to the landscape character of the Strategic Gap and the views afforded over this much loved and tranquil area
- The Water Neutrality Statement is insufficient, there is little detail presented. We do not see this matching Natural England's intention. We are concerned that one of the suggested mitigations for Water Neutrality is to take irrigated farmland out of production and rewild. This cannot be a defensible approach given the current and future issues with food security.
 - The proposed site(s) are remote from the village of Slinfold and disconnected from Broadbridge Heath by the increasingly busy and dangerous A281 and A264. The location cannot therefore be regarded as sustainable.

DC/22/1112 – Councillors unanimously **AGREED** to have no objection to this application.

DC/22/1200 - Councillors **AGREED** to have no objection to this application.

- ii) Consider any other applications received since the publication of the agenda.

Conditions on Crosby Farm: Councillors **AGREED** to object as a change to concrete tile rather than the previous clay would significantly change the site and that an objection letter would be drafted.

The Old Cart Shed: There were no objections made by the Chairman and Councillor Sherwin-Smith but views from other Councillors would be sought prior to submitting a response.

Hunting Grove Place: There were no objections made by the Chairman and Councillor Sherwin-Smith but views from other Councillors would be sought prior to submitting a response.

- iii) **Review and approve the Planning Report.**

The Chair proposed objecting to the two Lower Broadbridge Farm applications and the conditions on Crosby Fram but raised no objection to Lower Lodge Cottage or New Barn School which Cllr Griffiths seconded and was unanimously **AGREED**.

The Chair also advised that a Water Neutrality Statement had been added for Nowhurst Business Park which appeared to achieve its aims and, if it was considered acceptable, Horsham District Council may approve the decision on this application. The Chair then reported that a breach of conditions notice had been served on Lower Broadbridge Farm for not providing a noise management plan and that a large number of skips had appeared at Furze Copse Farm in Hayes Lane which had been reported by residents to West Sussex County Council.

133/22 Finance and Establishment

- i) **Monthly Payments – approve the accounts/subscriptions for July 2022.**

Cllr Roberts proposed to approve the accounts/subscriptions for July 2022, which was seconded by Councillor Casdagli, and **RESOLVED** unanimously. (See appendices)

- ii) **Update on recruitment of new Clerk / Assistant Clerk**

The adverts and job descriptions for a new Clerk and Deputy Clerk were circulated ahead of the meeting. It was **AGREED** that rather than a range of hours/salaries, a set number of hours and a set hourly rate was more suitable. It was also **AGREED** that holiday pay should be included. The Chairman advised the average salary would cost about £20,000 for the Clerk and £9,000 for the Deputy Clerk with pension and employers NI in addition to this, and that the next precept may need to be increased slightly to cover the increase in salaries.

134/22 Announcements and Documents for Circulation

- a. **To receive important announcements from the Chairman**

The Chair informed Councillors that he had received information of a multi-agency drop-in initiative from Horsham District Council which would be a collaborative approach with other agencies, such as the Church, to hopefully arrange a drop-in session for those who were struggling with the increased costs of heating and food during the winter months. It was **AGREED** that Cllrs Slipper and Casgadli would investigate it further. It was also reported that some Councillors attended a virtual briefing by Horsham District Council on Water Neutrality and it was **AGREED** that the Parish Council should meet the District Council to obtain definitive answers to some queries Councillors raised following the briefing whereupon the Chair **AGREED** to investigate this further.

- b. **To receive important announcements from the Clerk**

There were none

135/22 Receive updates from Committees and those on Outside Bodies

There were none.

136/22 Articles for the Slinfold Magazine

Nothing was confirmed.

137/22 Items for the next agenda

Councillors **AGREED** the following items should be on the next meeting's agenda: an update on benches; memorial for the late clerk, Mary Burroughs, an update on Community Shed insurance; update on Share Point and the Council's postal address.

138/22 Delegated authority

To consider delegating authority to Committee Chairs for the month of August

It was **AGREED** to delegate authority to Committee Chairs for the month of August.

139/22 Date of next meeting(s)

It was **AGREED** not to hold the Council meeting provisionally booked for 25th August 2022 and therefore the next Full Council meeting would be on the 29th September 2022. A Recreation and Highways meeting would take place mid-August, with a date to be agreed.

The Councillors thanked Chairman Neil Beer for all his hard work over the last two months.

Schedule of payments July 2022

Description	Ref	Cheque BACS	Ref No	Payee	Particulars	£gross	VAT
Bins	18	BACS	20603174	Horsham District Council	Cherry Tree bin empty (June)	£16.60	£0.00
Maintenance	19	BACS	INV-0306	Grasstex	Hedges & grass	£2,794.80	£465.80
Hall hire	20	BACS	INV0001553	Slinfold Village Hall	Main hall June 10th	£37.50	£0.00
Hall hire	21	BACS	INV0001546	Slinfold Village Hall	Main hall June 8th & 23rd	£52.50	£0.00
Hall hire	22	BACS	INV0001534	Slinfold Village Hall	Parish room May 6th, 13th, 20th, 27th	£150.00	£0.00
PC News	23	BACS		Mrs N Lewis	Envelopes for PC News distribution	£11.54	£1.92
PC News	24	BACS		Mrs N Lewis	Stamps for PC News distribution	£210.00	£0.00
Salaries	25	BACS		Mr T Harrison	Jul-22	£185.10	£0.00
Salaries	26	BACS		Mr J Pilkington	Jul-22	£189.54	£0.00
Football Club	27	BACS	66884	Live4soccer	small goalposts (grant agreed)	£840.00	£140.00
Bins	28	BACS	20559860	Horsham District Council	Cherry Tree bin empty (April)	£16.60	£0.00
					TOTALS	£4,504.18	£607.72

