

Rudgwick Parish Council

Minutes of the Meeting of the Parish Council held on Monday 6th August 2018 at Rudgwick Hall, Bucks Green, RH12 3JJ at 6.30 pm.

Present: Councillors D Buckley (Chairman), P Thompson (Vice-Chairman), R Bookham, R Brown, V Davis, M Ellis, A Haynes, R Landeryou, I Maclachlan, R Wild.

Clerk: J Foote

Eighty plus members of the public

110/18. **Apologies for Absence** had been received from Cllr Gilmour and reason for absence was noted and unanimously approved.

111/18. A **Declaration of Interest** was received from Cllr Haynes regarding Planning Applications WA/2018/1109 and DC/18/1520.

112/18. It was **resolved** that **Minutes of the previous Meeting held on the 9th July** (previously circulated) should be amended to include Cllr R Brown's name as being present and to remove Cllr Landeryou's name as he had submitted his apologies. The minutes **were then confirmed to be a correct record** and this was unanimously agreed and the Chairman signed the minutes.

6.40 pm The Chairman adjourned the meeting to provide the public the opportunity to make statements or give a view on items on the Agenda. The Chairman welcomed the public in general and in particular the Alfold Cranleigh Rural and Ellens Green Borough Councillor.

113/18 *Public Session*

Several residents of Rudgwick/Cox Green/Waverley voiced their objection to the proposed development south of Cox Green (Planning Application WA/2018/1109) on the grounds of:

- Unsuitable location: no relationship to Ewhurst village, facilities and services and changing the character of Cox Green; adding pressure to Rudgwick's school, pre-school and medical practice which are already operating at full capacity.
- There is a limited public transport service and the pedestrian access routes to Rudgwick are inappropriate.
- S106/CIL monies would not be allocated to Rudgwick despite the development having such a negative impact on Rudgwick village and its amenities/services.
- The site is in an area of beauty, beyond the green belt, in the country side and development was rejected by Waverley Borough Council (WBC) at the last call of sites.
- The site is near Crouchers, a protected listed building as well as a park like landscape that should be preserved.
- Traffic movement, volume as well as speed, on Church Street, Rudgwick is already of grave concern and the addition of another housing development acerbates the problem. Parking near the shops and schools is already chaotic and dangerous and this would only become worse.
- There are further proposed developments adjacent to Cox Green, for a potential further 57 dwellings
- Proposed access road is unsuitable and would have limited visibility.
- Drainage may become a serious concern.

The Alfold Cranleigh Rural and Ellens Green Borough Councillor was not in the position to share his views although he was able to mention that he felt the points made were very good and he would do his best to support that the right thing regarding the development would be done.

Several residents of Rudgwick/Cox Green voiced their concern regarding Rudgwick representation at Horsham District Council (HDC) as the Rudgwick District Councillor would have to declare an interest and leave Rudgwick unrepresented when (potential) developments adjacent to Cox Green are discussed. This has been the case in previous planning applications and could therefore another District Councillor be approached to represent Rudgwick Parish Council's views?

A Rudgwick resident voiced his concern about the Velo South Event. The Chairman remarked that as this was not on the Agenda and as such could not be discussed during the meeting. However, he was able to provide some information gained from asking questions/contacting the organisers of the recent Velo South Event road shows.

7.15 pm The Chairman called for the meeting to be reconvened.

114/18. It was resolved for Minutes of the Finance, Policies and Human Resources (FPHR) Committee Meeting 3rd May 2018 to be adopted.

Proposed by Cllr Landeryou seconded by Cllr Maclachlan and unanimously agreed.

115/18. Planning

The following was reported:

- i) Borough Council Planning Application WA/2018/1109 was considered for comment to Waverley Borough Council and Horsham District Council.

Extraordinary meeting in August				
Application No	Applicant	Reason for Application	Recommendation	Official Response Date
WA/2018/1109	Land Centred south of Cox Green, Rudgwick	Outline application for the erection of 53 dwellings including 16 affordable dwellings with associated access, parking, open space and drainage ponds. (All matters reserved except Access) Amendments received 11 and 18 July.	Objection	8 Aug 2018

Discussion took place, the allocation of S106/CIL to Waverley Borough Council/Ewhurst was not considered to be an issue as the proposed development is essentially unsuitable. The development is unsustainable, children would have in excess of three miles to Surrey schools, located in the countryside and as such inappropriate. The **Council resolved to object to the development.** Proposed by Cllr Maclachlan seconded by Cllr Thompson and unanimously agreed. With the exception of Cllr Haynes who abstained from partaking in the discussion and voting process.

Current Planning Applications were considered for comment to Horsham District.

Extraordinary meeting in August				
Application No	Applicant	Reason for Application	Recommendation	Official Response Date
DC/18/1251	Skylarks, Hermongers Farm, Hermongers, Rudgwick	Change of use of agricultural land to domestic residential land associated with new dwelling as approved under application DC/18/0327 (demolition of existing buildings and erection of a two storey dwelling with new access route).	No objection from Rudgwick Parish Council	15 August 2018
Proposed by Cllr Ellis seconded by Cllr Rob Bookham and unanimously agreed.				
DC/18/1503	Hale Oaks Farm, Loxwood Road, Rudgwick	Erection of a single storey rear extension	No objection from Rudgwick Parish Council	24 August 2018
Proposed by Cllr Maclachlan seconded by Cllr Ellis and unanimously agreed.				
DC/18/1513	Jasmine House, Cox Green, Rudgwick	Non-material amendment to previously approved DC/18/0316 (Erection of a detached two storey dwelling). Amendments to fenestration and doors.	No objection from Rudgwick Parish Council	Not yet confirmed
Proposed by Cllr Wild seconded by Cllr Landeryou and unanimously agreed				
DC/18/1182	11 Foxholes, Rudgwick	Erection of a single storey rear extension (amendments)	No objection from Rudgwick Parish Council	14 August 2018
Proposed by Cllr Maclachlan seconded by Cllr Ellis and unanimously agreed.				

7.25 pm The Chairman adjourned the meeting to provide the public the opportunity to make statements or give a view on planning application DC/18/1520.

Residents from Rudgwick/Cox Green spoke up regarding the unsuitability of the proposed road, it being between two houses, with limited visibility when accessing Church Street. With the possibility of a proposed development of 57 houses in Waverley Borough Council not being approved, it would be a road to nowhere. A mention was made of planning application HD/18/1563; as this is not an agenda item the Chairman explained that the Council's comments to HDC Planning would be made under delegated authority. Comments would be considered.

The Chairman confirmed that the West Sussex County Council (WSSCC) Local Highways Authority (LHA) have reviewed the application and a Road Safety Audit had taken place, resulting in no objection being raised to the application.

7.30 pm The Chairman called for the meeting to be reconvened.

DC/18/1520	Land Between Trundle Mead and April Rise Cox Green Rudgwick West Sussex	Provision of new road to enable access to proposed development of 57 houses at land at Windacres Farm (all proposed dwellings within Waverley Borough Council boundary)		21 August 2018
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Discussion took place and it was **resolved to object to the planning application** due to the negative impact on the properties adjoining the new road and the intrusion on the countryside. It is also to be commented that if the proposed planning application for the development of the 57 houses is rejected, the road has no purpose. In addition, if WA/18/1109 and DC/18/1520 were to be approved, Rudgwick village has an additional 100+ dwellings and there would be no need for a Rudgwick Neighbourhood Plan. It was **resolved to contact the HDC Chief Executive** regarding Rudgwick views to be represented at the HDC meeting as Rudgwick District Councillor having to declare an interest.

Proposed by Cllr Landeryou seconded by Cllr Maclachlan and unanimously agreed. Except for Cllr Haynes who abstained from partaking in the discussion and voting process.

ii) Comments made on Planning Applications under delegated powers were noted.

RPC Delegated Decisions			
Application No	Applicant	Reason for Application	Recommendation
DC/18/1232	Amber Wood Honeywood Lane Oakwood Hill Rudgwick	Application to confirm substantial completion of building works on a date in excess of four years previous (Certificate of Lawfulness - Existing).	The Parish Council offer no objection subject to planning permission already existing.
DC/18/1381	Oak River Guildford Road Rudgwick	Erection of an agricultural workshop and storage shed	The Parish Council offer no objection with the proviso that it is used solely for agricultural purposes.
DC/18/1427	Canfields Farm, Lynwick Street	Erection of 2no holiday let log cabins, creation of a new vehicular access onto Lynwick Street with associated parking and retention of 3no tent structures.	The Parish Council offer no objection

iii) Decisions made by Horsham District Council on previous applications were noted.

HDC Council Decisions				
Application No	Applicant	Reason for Application	RPC Recommendation	HDC Decision
DC/18/0990	20 Summerfold, Rudgwick, RH12 3BY	Loft conversion incorporating four side facing roof windows and one rear facing casement window	No objection	Application Permitted
DC/18/1016	Little Broome, Cox Green, Rudgwick, RH12 3DE	Conversion of existing detached garage into ancillary accommodation.	No objection	Application Permitted

DC/18/1082	10 Kilnfield Road, Rudgwick, RH12 3EL	Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.0, for which the maximum height would be 3.67, and for which the height of the eaves would be 2.77	Not required	Application Permitted
DC/18/0205	Firtree Plantation, Hyes Woodlands, Waterlands Lane, Rowhook	Retrospective application for a 2.4m wide access track, laid with crushed hardcore	No objection to track resurfacing for forestry purposes. However, please note that we have had our attention drawn to potential planning breaches in the area which may be exacerbated by this application.	Application Permitted
DC/18/0420	New Barn, Guildford Road, Rudgwick, RH12 3JB	Change of use of agricultural land associated to 'New Barn'. Erection of a detached single storey double garage and installation of new door and window to South elevation of existing barn.	No objection	Application permitted
DC/18/1093	The Levee, Loxwood Road, Rudgwick, RH12 3BP	Proposed first floor extension including installation of dormer window to southwest elevation and two dormer windows to northeast elevation.	No objection	Application permitted
DC/18/1252	Skylarks, Hermongers Farm, Hermongers, Rudgwick, RH12 3AL	Non Material Amendment to approved application DC/18/0327, demolition of existing buildings and erection of a two storey dwelling with new access route, amendments sought, increase roof pitch from 25 degree to 35 degree to enable plain clay tiles to be fitted.	Not required	Application permitted

iv) No appeal notices or decisions were reported.

116/18. Lease between Rudgwick Lawn Tennis Club and Rudgwick Parish Council.

It was **resolved** to sign the lease. Proposed by Cllr Landeryou seconded by Cllr Haynes and unanimously agreed.

117/18. Name change from Rudgwick Sports and Community Centre to King George V (KGV) building with Horsham District Council and Royal Mail.

Expenditure of £100 was resolved to enable the name change.
Proposed by Cllr Wild seconded by Cllr Ellis and unanimously agreed.

118/18. **Expenditure for the creation of additional car parking space at KGV Building.**
It was resolved to accept Grasstex quote to undertake the proposed work at a cost of £3,160.00 plus VAT and additional costs that may be incurred as a result of six apple trees to be moved to another location.
Proposed by Cllr Buckley seconded by Cllr Thompson and unanimously agreed.

119/18. **Expenditure for the repair of the paved area outside the King George V Building.**
It was resolved to accept Grasstex quote to undertake the proposed work at a cost of £2,568.00 plus VAT.
Proposed by Cllr Buckley seconded by Cllr Landeryou and unanimously agreed.

120/18. **Recommendations made by the FPHR Committee as agreed at the meeting held on 16th July 2018 to be approved** (draft minutes circulated).
19/18 Staff Appraisal Policy (circulated) and appraisal process.
20/18 Establishment of a Salary Budget Committee.
21/18 Amendments to Held Reserves (FR 4.2 and 4.9).
22/18 Rudgwick Hall Ramp costs to be taken from RH reserves.
26/18 Current Investment Strategy is fit for purpose (FR 8.5).
27/18 Transfer of £35,000 from National Savings and Investment Account to Lloyds Savings Account
28/18 To enter into one-year fixed contracts with Business Stream (water supplier) for three council buildings.
It was resolved to approve made recommendations.
Proposed by Cllr Wild seconded by Cllr Landeryou and unanimously agreed.

121/18. **Accounts: Payment to WSCC** regarding maintenance of street lighting was **resolved**.
Proposed by Cllr Landeryou seconded by Cllr Ellis and unanimously agreed.

122/18. **Application for a Lloyds Debit Card for the Clerk was resolved.**
Proposed by Cllr Bookham seconded by Cllr Davis and unanimously agreed.

The Chairman closed the meeting at 8.00 pm

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Chairman

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Date