

LURGASHALL PARISH COUNCIL

DRAFT MINUTES OF A MEETING OF THE PARISH COUNCIL HELD IN THE VILLAGE HALL ON THURSDAY 10TH NOVEMBER 2016

Councillors Present: Mr J Bonnett, Mr R Cooper, Mr J Harden, Mr S Hellett, Mr N Jowett, Mrs A Martin-Jenkins, Dr A Tate and Dr P Wilding (Chairman)

In Attendance: Mrs H E Cruikshank (Clerk)
District Councillor Nick Thomas
There were two members of the public present.

The Chairman declared the meeting open at 7.30pm and welcomed all to the meeting.

109/16 APOLOGIES FOR ABSENCE

Apologies were received from Mr G Sharp and County Councillor Janet Duncton.

110/16 CODE OF CONDUCT

The Chairman reminded members of their responsibilities under the Code of Conduct.

111/16 MINUTES OF THE LAST MEETING

The Minutes of the last Parish Council meeting held on Thursday 15th September 2016 were approved and signed by the Chairman as a true record. Mr Cooper said that under 97/16, it had in fact been Dr Tate who had put the safety cones around the unfinished fingerpost not himself.

112/16 MATTERS ARISING

There were no matters arising which were not covered on tonight's agenda.

113/16 OPEN FORUM

There were no questions.

114/16 COUNCILLORS REPORT

District Councillor Nick Thomas reported that that most District news related to south of the downs with the A27 consultation still on-going. There was an update on the development of the old Grange site at Midhurst; out of 5 applications, one has been chosen to include both housing and a mini supermarket. The new management of the Grange Leisure centre is working very well. Mr Thomas spoke about the Rother Valley Together project which provides community activities for the elderly at the leisure centre (lunch club, fitness classes and more, transport provided if required via Tandem).

Dr Wilding said there is some concern regarding piles of pallets, bricks and blocks overflowing onto adjacent land at Courts Yard. It is essential that prompt action is taken so the site cannot be claimed as a brownfield site. Mr Thomas said he would escalate and speak to Andrew Frost regarding this.

Any questions of a District nature, please feel free to contact Mr Thomas 01730 810837 or email nthomas@chichester.gov.uk)

Please contact Mrs Janet Duncton directly regarding any County issues on 01798 342528 or email janet.duncton@westsussex.gov.uk

115/16 FINANCE

Clerk had previously distributed Appendix 2a and 2b which included:

- a) A statement of the position of the Council's bank accounts as at 11th November 2016 incorporating details of cheques which needed to be issued, and which approval was sought.
- b) Budget Monitoring sheet as at 11th November 2016

The Council's current financial position at £31,589, bank account and budget monitoring sheet were noted.

The Clerk reported that £4,000 had been received from the fete committee for the Cricket Pavilion repair project and £350 from the Noah's Ark Inn as a contribution towards the parking improvements on the Green.

The members duly approved the payments for SSALC (Chairman's networking day) @ £78, The Leconfield Estates (Allotment Water and Grit bin location rent) @ £79, Mrs Helen Cruikshank (Clerk's September & October Salary & Exps) @ £684 and Garden Escapes (Parish grass cutting 2016) @ £1690. Clerk said she would shortly be carrying out a VAT return.

The Clerk said that the Finance & General Purposes Committee meeting to discuss the precept and budget for 2017/18 is being held on Wednesday 23rd November at 7.30pm at the Village Hall. She would circulate papers prior to this meeting to all F&GP members. Mrs Martin-Jenkins asked that Councillors let the Clerk know of any projects for next year so this may be taken into account when setting the budget.

116/16 PLANNING

Clerk had previously distributed Appendix 3. Dr Wilding commented upon the following applications;

PLANNING APPLICATIONS DISCUSSED SINCE THE LAST PC MEETING

SDNP/16/04559/FUL

Location: Old Hearne Farm, Jays Lane, Lurgashall, Haslemere, West Sussex GU27 3BL
Proposal: Retention of the east barn and its immediate surroundings for mixed agricultural and equestrian purposes.

SDNP/16/00625/FUL

Location: Quellhurst Quell Lane Lurgashall Haslemere West Sussex GU27 3BW
Proposal: Replacement dwelling and integrated landscape and garden design.

DECISIONS RECEIVED FROM CDC/SDNPA SINCE LAST MEETING

SDNP/16/02056/LDE

Old Hearne Farm, Jays Lane, Lurgashall, Haslemere, West Sussex, GU27 3BL
Use of land as commercial equestrian.
Decision: Refused

SDNP/16/03951/TCA

Old Barn, High Hampstead Lane, Lurgashall, Petworth, West Sussex, GU28 9ET

Notification of intention to fell 1 no. Elm tree (T1) and 1 no. Hawthorn tree (T5). Crown reduce by 3m (all round) on 1 no. Elm tree (T2) and 2 no. Silver Birch trees (T3 and T4). Crown reduce by 1.5-2m (all round) on 1 no. Pittosporum tree (T6).

Decision: Raise no objection

SDNP/16/03147/FUL

Home Farm, Blackdown Park, Fernden Lane, Haslemere, GU27 3BU

Construction of pool house, arcade, plant room and garden storage that will create a landscape garden wall, covered by a green roof. Providing the area for recreational living, dining and cooking assisted by all ancillary buildings such as male and female changing rooms.

Decision: Application Withdrawn

SDNP/16/03328/HOUS

Home Farm, Fernden Lane, Lurgashall, GU27 3BU

Proposed works to existing outbuilding

Decision: Application Withdrawn

SDNP/16/04026/HOUS

Chase Farm, Chase Lane, Lurgashall, West Sussex

Installation of domestic tennis court.

Decision: Approved

SDNP/16/04026/HOUS

Northurst Farm, Dial Green Lane, Lurgashall, West Sussex GU28 9HA

Construction of swimming pool and pump house

Decision: Refused

OTHER PLANNING ISSUES IN THE PARISH: ENFORCEMENT NOTICES

Land at Old Hearne Farm

Breach: Without planning permission, the erection of a building and laying of a stone pavement.

CDC have asked that the building is demolished and the stone pavement is broken up and removed.

Land at Northurst Farm

Breach: Without planning permission, the change of use of the land to use as a garden in association with the dwelling house known as Northurst Farmhouse

CDC have asked that the use of the land as garden land is discontinued. They have asked for the trampoline to be removed and for a post and rail fence to be erected along the eastern boundary

Dr Wilding said the last planning meeting of the year would be held on Tuesday 6th December; where there are already four plans to discuss.

117/16 HIGHWAYS INCLUDING VILLAGE GREEN, OPERATION WATERSHED AND WINTER MANAGEMENT

Mr Bonnett reported that the fingerboard was in hand, J K Engineering are currently working on the fingers and the finial has been cast. It is hoped this would be finalised within 3 weeks. The delay had been due to farmers engineering works which had taken priority. No money had yet been paid to the company as this will be done on completion of the job. Mr Cooper said that he would be dealing with the salt bin which had moved from its site near to High Hampstead. Clerk said there was nothing to report on the Lickfold Bridge survey funded by Operation Watershed. She was still waiting to receive the deliverables. No payment had been made by either Lodsworth or Lurgashall Parish Council to date.

Clerk had received a letter from Savills regarding the 5 yearly rent review (originally signed in November 2011) for the green salt bin sited by the bus shelter on the Green. Although not content that rent should be paid on such an item, the Parish Council agreed to the adjustment to £22.26 per annum.

118/16 VILLAGE GREEN LEASE

Dr Wilding reported that the Highways Committee had met with two representatives from The Leconfield Estates to discuss their proposed lease for the Village Green and the parking to the east side of the Green. The Leconfield Estates stated their preference would be that the whole of the area from the road to the wall be used to increase the parking facility which then should be screened by a hedge along the roadside. The Parish Council did not necessarily think this would actually provide more parking spaces. However it is something to think about going forward. Leconfield Estates have sent a draft lease for the Village Green. The lease is similar to the lease which is place with Petworth Town Council for Hampers Green. Members of the Council raised some concerns about the draft lease because of the rental per annum, the onerous nature of some of the clauses and the fact that there was no plan with it showing the land involved.

119/16 VILLAGE HALL FREEHOLD

Mr Cooper declared an interest in this item as a member of the Village Hall Management Committee (VHMC).

The Clerk had previously circulated a letter to all members from the Village Hall Management Committee (VHMC) to the Chairman seeking clarification and asking that the Parish Council re-affirm its position on the Village Hall freehold. Dr Wilding explained the timeline for the discussions as follows:

- At its January 2016 meeting, the Parish Council agreed that the VHMC raise the matter of obtaining the freehold via the Church Wardens to the Diocese.
- At the May 2016 meeting, it was reported that the VHMC had asked Mr Clark for his advice on the matter. He said he felt that the initial approach to the Diocese should come from the Parish Council and had kindly offered to draft a letter. The Parish Council agreed to accept his kind offer gave the letter its approval. Clerk sent the letter on 16th May.
- At July's meeting, it was reported that a response had been received from the Diocese and they were reluctant to dispose of the freehold and instead offered a new lease. The VHMC and Parish Council agreed the matter should be pursued and points clarified regarding the freehold. Mr Clark kindly offered to draft a further letter to which the Parish Council agreed. Thanks were given to Mr Clark for all his work with the negotiations.
- Following the meeting, Mr Clark resolved a phone call would be better and Dr Wilding gave authority for him to act on 5th September. Mr Clark phoned Mr Morl at the Diocese explaining the situation, trying to get him to understand that the Diocese has no beneficial interest in the Hall, but is only a Trustee. He then followed this up with a letter and his original paper on the history of the Village Hall. This was all reported at September's Parish Council meeting.
- On 23rd September, Mr Mohl requested further information regarding the alternatives it had previously suggested. Mr Clark replied by way of a letter to this once he had found out the information from the VHMC. All Councillors were forwarded a copy of this letter.
- On 20th October, Mr Clark wrote a letter to Mr Morl in which he said: What is being requested is a transfer of the freehold to either the Parish Council or the Village Hall Charity. Ideally it would be the Village Hall Charity. The Parish Council had not seen this letter before it was dispatched.
- On 2nd November, Dr Wilding received an email from Mr Clark saying he thought it best he leave others to deal with the negotiations and work on this because he had been personally berated by a Parish Councilor for having written the letter and getting involved in the matter.

Dr Wilding said he had no knowledge of this conversation and it did not represent a collective view of the Parish Council. However the Parish Council was not aware of the latest letter's contents before it was

dispatched and the transfer of the proposal of the freehold of the Village Hall to the Village Hall Management Committee had not been discussed nor agreed. A member of the public stated that it was always the intention and the belief of the Village Hall Management Committee that the Parish Council should have the freehold and the Village Hall would then become the lessee. Mrs Martin-Jenkins added that she thought that the Diocese would be unlikely to agree to the transfer of the freehold to the Parish Council but more likely to do so if it were to a charity. It is a case of negotiating the way forward until both parties are happy with the proposal. It was agreed that if it is not the Parish Council then a separate charity/company will need to be set up, not the VHMC.

Mr Cooper stated that the VHMC simply want the freehold to come back to the village, preferably to the Parish Council but if the Diocese is reluctant for this to happen then another way must be found. This is exactly what Mr Clark was negotiating and previously it had been agreed that he was the best person to deal with the Diocese given his extensive knowledge in the area. He was very disappointed that Mr Clark had been berated by a Parish Councillor given he had kindly volunteered to deal with the matter. Mr Harden said that the Parish Council is the tenant and he felt that they had not been included in the negotiations.

Dr Wilding to write to Mr Clark apologising for any misunderstanding and to clarify the Parish Council's position. He would also write to Mr Mohl of the Chichester Diocese to confirm this.

120/16 CRICKET PAVILION

Mr Cooper declared an interest in this item as Chairman of the Cricket Club.

Mr Cooper reported that the works to the pavilion had started. The fete committee had kindly donated £4,000 to the project and therefore the repairs required to make the building sound can now be realised. Some of the cosmetic work may have to wait until more money has been raised.

121/16 PLAYGROUND

Mr Cooper reported that the playground is currently well-used and popular with parish children and grandchildren.

122/16 ALLOTMENTS

Dr Wilding reported that much of the rubbish at the allotments had been cleared. Mr Sharp had burnt the rubbish and now the ground needs levelling to make it more manageable. It was agreed a mini digger be hired to do this and tidy up various other bits and pieces around the village. It was agreed that there was no need for Garden Designs to do the last cut of the season. Mr Harden said he had turned the water off at the allotments but he would speak to Mr Sharp as he was concerned as the tap was still dripping.

123/16 RIGHTS OF WAYS

Clerk to report issue to WSCC with the footpath by Parkhurst House on Jobsons Lane.

124/16 L.R.A

Dr Tate reported that the LRA had had an open meeting at the end of October which was quite well attended. The majority of the attendees were in agreement that an all-weather, all-purpose court would be hugely beneficial for the parish to enable a variety of sports to be played all year round. However such a project needs people to step forward and organise.

125/16 MOBILE SKIP

Clerk had contacted several companies for quotes for a mobile skip following the cessation of the twice yearly WSCC provision. She had received a quote for £438 plus VAT from Chambers for a 12 cubic yard skip, this would be unmanaged. It was agreed that the Parish Council would like to be able to provide this yearly for the parish. Clerk to also look into the cost of a larger skip.

126/16 CORRESPONDENCE

Clerk spoke of meetings and consultations being held over the next couple of months:
North Chichester CLC meeting – Thursday 8th December at 7pm. Venue tbc
SDNP workshop – Wednesday 23rd November at 6.30pm at SDNP offices in Midhurst

Clerk added that there was currently a Sussex Police Consultation for the precept 2017/18 which proposes to increase the police element of Council tax rise by around £5 per household to fund over 100 new officers and specialist staff. The web address is <https://www.sussex-pcc.gov.uk/priorities/budget/>

127/16 TO CONSIDER URGENT MATTERS AT THE CHAIRMAN'S DISCRETION

There were no urgent matters.

128/16 ITEMS TO BE INCLUDED ON THE NEXT AGENDA

Please let the Clerk know of any items by Wednesday 6th January

129/16 DATE OF THE NEXT MEETING

The next meeting is on Thursday 12th January 2017.

There being no other business, the Chairman closed the meeting at 9pm. The Chairman welcomed everyone to stay for refreshments.