



# Slinfold Parish Council

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## Minutes of the Parish Council Meeting Thursday 27<sup>th</sup> January 2022 7:30pm – Village Hall (Parish Room)

### 020/22 Public Forum

There were four members of the public present; no member of the public wished to speak.

### 021/22 Co-option Councillor Vacancies

- i) The recommendation from the Finance and Establishment Committee is to co-opt Mr Neil Griffiths and Mr N Smith. It was **RESOLVED** (Proposed Cllr. Beer, Seconded Cllr. Roberts, all in favour) to co-opt these two new members to Slinfold Parish Council.
- ii) The new councillors signed an 'Acceptance of Office' and an agreement to use a .gov email address for council business and then joined the meeting.

### 022/22 Attendance and Apologies for Absence

Those present: Parish Councillors N Beer (Chairman), C Casdagli, D Estyn-Jones, N Griffiths, C Leyland, A Roberts, H Sherwin-Smith, J Slipper, P Smith and N Smith. Also present the Clerk Mary Burroughs.

Apologies Parish Councillor E Grundy. District Councillor Youtan and County Councillor Mitchell were not present but provided their reports for the month by email; these were circulated to council members in advance of the meeting.

### 023/22 Declarations of Interest and Notification of Change to Members' Interests

Cllr. Beer declared a personal interest in planning matters relating to Nowhurst and Cllr. P Smith re The Cobblers planning application. There were no other Declaration of Interest or changes to Members' Interests.

### 024/22 Approval of Minutes

It was **RESOLVED** proposed and seconded Cllrs. Roberts and Sherwin-Smith that the minutes of the Parish Council Meeting 20<sup>th</sup> December 2021 be accepted as a true record. All in favour.

### 025/22 Clerks Report on Matters Arising from previous council meetings

#### Parish Council Meeting – December 2021

242/21 – Planning feedback to HDC sent.

242/21 iv) – feedback has been sent to HDC on 4 applications (see the Planning Report).

244/21 – Letter sent to Gatwick (NEX) as circulated.

245/21 – A further casual vacancy has been advertised and Horsham District Council (HDC) has confirmed that Slinfold PC can co-opt a second councillor (see 021/22)

#### Previous Meetings – Update and Outstanding

104/21 – Cllr. Smith - Working Group, to be rearranged following further information coming forward from HDC on the Local Plan.

049/21 – Volunteer support scheme in place is being managed by the Clerk. Minimal requests to date and currently working well. Horsham DC and Age UK also able to help if Slinfold volunteers not available

023/21 - Slinfold Emergency Plan – Cllr. Roberts advised that a new plan is now 75% complete and requested that he present this to council at the next meeting. It was agreed that new councillor N Smith join the Emergency Planning Group.

## 026/22 Reports from District and County Councillors

District Cllr. Youtan and County Councillor Mitchell were not present at the meeting but their reports to council had been distributed in advance. Cllr. Youtan’s reports provided an update on planning matters relating to water neutrality applications for Crosby Farm and the Cobblers and the recent approach regarding development at Lyons Farm.

Cllr. Mitchell commented on the WSCC Budget, the dropped kerb at the church, and the forthcoming Police and Crime Commissioner Panel meeting taking place in February.

There were no questions for Cllr. Youtan or Mitchell.

## 027/22 Local Plans

- i. **The Planning Report** was presented to the Parish Council by **Cllr. Leyland**. The report previously circulated was reviewed, approved and the Parish Council ratified the decisions made by the Planning Committee as appropriate. Details follow:

Planning Reference	Address of application	Nature of application	Comment
DC/21/2873	Nowhurst Business Park (Resubmission)	Outline application for the development of up to 26,942 sq. m (GIA) for B1c, B2 and B8 employment uses with ancillary offices, car parking and service yard areas with associated drainage works, site re-profiling and landscaping. All matters reserved for future determination except access	Delegated to the Planning Committee to feedback to HDC, <b>Outstanding</b>
DC/20/2578 (Amended)	The Cobblers, Hayes Lane	Hybrid application for Demolition of existing retirement scheme and the construction of 12No. flats with associated car parking and landscaping (full planning) and replacement scout hut (outline)	Decision already made. This amended application is just to sign off on water neutrality which appears to have been satisfied. No further comment nor is attendance at committee required.
DISC/22/0005	G+N, Slinfold Business Park	Approval of details reserved by condition 3 to approved application DC/21/0156	No Objection
EIA/22/0001	Lower Broadbridge Farm	EIA Screening Request	Request from HDC EIA screening ASAP
DC/21/2851	Bridge House, Five Oaks Road	Retrospective application for the creation of a pond.	No Objection
DC/21/2847	Clemsfold Farm., Guildford Road	Changes to fenestration details for approved conversion of barn in to two dwellings etc	No Objection
DC/21/2848	Clemsfold Farm., Guildford Road	Non-Material Amendment to previously approved application DC/19/2250 to allow for amendments to fenestration	No Objection
DC/21/2575	Holmbush Manor Farm	Demolition of existing barn and construction of a three-storey dwelling	Objection - non-compliance site safety, out of keeping, poor design and application will not address current issues

DC/21/2350	New Barn School, Guildford Road	Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. School expansion from 60 to 120 pupils	New Notices posted; feedback already sent to HDC
DC/21/2481	Land North of Lyons Road, Crosby Farm	Outline application for the erection of up to 45 dwellings, with associated access and highways works, drainage and attenuation, open space and landscaping, all matters reserved except for access	New Notices posted; feedback already sent to HDC
DISC/21/0336	Lower Bottle House	Approval of details reserved by condition 3 to approved application DC/21/1106	HDC Advised No Objection on 17/1/2022 Ratified PC 27/1/22
DC/21/2818	Millstones, Stane Street	Variation of Condition 1 of previously approved application DC/20/1765 (Construction of rural workers accommodation in association with the equestrian and residential property at Millstones) to allow for amendments to the roof design, to be changed from hip end to gable end.	HDC Advised No Objection on 17/1/2022 Ratified PC 27/1/22
DC/21/2786	Doves, Guildford Road	Demolition of existing single storey ancillary storage block and erection of a single storey 2-bay service workshop extension to rear.	HDC Advised No Objection on 17/1/2022 Ratified PC 27/1/22
DC/21/2471	31 Streetfield Road	Erection of a single storey rear extension. Loft conversion, incorporating creation of a rear dormer and installation of solar panels and a rooflight to the front (Lawful Development Certificate - Proposed)	HDC Advised No Objection on 17/1/2022 Ratified PC 27/1/22

### Applications permitted, refused, and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DISC/21/0199	Millstones, Stane Street	Approval of details reserved by conditions 3 and 4 to approved application DC/20/1765	Application Permitted	No Objection
DISC/21/0282	Land at Spring Lane	Approval of details reserved by condition 12 to approved application DC/19/0412	Application Permitted	NO OBJECTION but the ditch down Spring Lane to Park Street now needs cleaning and construction materials etc need to be removed.
DC/21/2009	Spring Copse Business Park	Fell 9 x Maple Trees and 3 x Lime Trees	Application Permitted	Objection as per Tree Warden's report, HDC advised 26/10/2021
DISC/21/0247	Agricultural Barn, North of Windover	Approval of details reserved by condition 5 to approved application DC/20/0624	Application Permitted	No Objection
DC/21/0717	Hall Land, The Street	Construction of an attached, open sided portico to rear garden	Application Permitted	No Objection
DISC/21/0199	Millstones, Stane Street	Approval of details reserved by conditions 3 and 4 to approved application DC/20/1765	Application Permitted	We have to object as we cannot find a copy of the decision notice, so cannot comment
DC/21/0616	Magnolia Cottage, Lyons Road	Single storey rear extension	Application Permitted	No Objection
DISC/21/0031	Bridge House Environment Centre	Approval of details reserved by conditions 9,10,12,13,14,15,16 and 17 to approved application DC/18/0621	Split Decision	Objection - lack of detail in discharging conditions
DC/20/2447	Doves, Guildford Road	Erection of 1x internally illuminated flagpole sign, 1x internally illuminated wall mounted sign, 1x internally illuminated free hanging sign, 1x internally illuminated pole sign, 1x non-illuminated projecting sign and 4x non-illuminated free standing car park signs.	Application Permitted	Objection advised 11/1. Support neighbours' concerns and restriction on times should be applied

S106/20/0019	Six Acres, Slinfold	Modification to the Mortgagee in Possession (MiP) clauses relating to 14-28 (inclusive) (planning application SF/32/99).	Application Permitted	No Objection
DISC/20/0145	Rowarts Farm North, Five Oaks Road	Approval of details reserved by conditions 3, 4, 5, 6, 7 and 10 on DC/18/0104	Split Decision	No Objection but comment on Broadband and concern for planting

The PC received a copy of the January 2022 planning report which highlighted all planning applications currently outstanding awaiting a decision.

### Other Planning Matters

- ii. Other applications received since the publication of the agenda are detailed above i.e., Nowhurst and The Cobblers
- iii. **The Planning Report** it was **RESOLVED** to approve - proposed and seconded Cllr. Leyland and Cllr. P Smith; all in favour.
- iv. **Land at Lower Broadbridge Farm** - a letter dated 11<sup>th</sup> January 2022 from DMH Stallard regarding the promotion of the site for up to 300 dwellings was considered by council. The Parish Council's response to this letter is given at Appendix A.
- v. **Taylor Wimpey, Hayes Lane** – expecting plans to come forward as a pre-consultation application in February. It was agreed to invite Taylor Wimpey to the February meeting to present their plans.
- vi. **Holmbush** – there has been no evidence of activity relating to the tidy up of the site since the courts made their ruling last year. HDC will be advised.

### 027/22 Finance and Establishment

- i) **Monthly Payments** – it was **RESOLVED** to approve payments totalling £7,272.52 (as circulated and reviewed by the members' present, proposed Cllr. Beer, seconded Cllr. Leyland, all in favour) for **January 2022**. Councillors reviewed and approved the payments as listed. Cllr. Sherwin-Smith will release the online payments as approved. Details of salaries are available upon request.
- ii) **Jubilee Day – Sunday 5<sup>th</sup> June 2022** – it was **RESOLVED** (Proposed Cllr. Slipper, Seconded Cllr. Estyn-Jones, all in favour) to approve a budget of up to £3,000 for residents in the parish to enjoy and participate in the celebration of HM the Queen's Platinum Jubilee celebrations.

### 029/22 Broadband

Cllr. Leyland provided an update on the latest responses from Openreach - The Parish Council has been consulting with Openreach since December 2020. In that time Openreach has presented proposals but all have been unworkable due to either cost or coverage or both.

On the 29<sup>th</sup> of September 2021, Openreach presented a workable proposal and submitted this to their Planning Department with a due date for completion of the 8<sup>th</sup> of December. That date came and went and despite regular chasing, Openreach have been unable to progress this further. This was escalated to the Executive Complaints department within Openreach.

The position with Openreach is that they have now closed the scheme to new projects and are unable to currently guarantee any project. The escalation has only so far succeeded in giving us a

weekly update, but no progress and no guaranteed dates. This has now been escalated to Openreach Executive Complaints.

The Department for Digital, Culture, Media & Sport (DCMS) has also advised that the current voucher scheme will close on the 8<sup>th</sup> of April. Because of the delays with Openreach we have also not been able to secure a WSCC 'top-up' scheme. It is now the council's view that we have no confidence that Openreach will be able to deliver anything and after a significant amount of work by Slinfold Parish Council (SPC); this is extremely disappointing.

However, as a plan 'B' SPC has been liaising with Fibre and Wireless (F&W), the parent company of HEY Broadband. F&W have rolled out a fibre infrastructure project in Horsham and Slinfold is a logical extension of that scheme. They have proposed a scheme to cover some 700 properties and will also provide some funding to ensure coverage is as complete as possible.

An issue is that currently F&W can only offer HEY Broadband as an ISP. That would mean that residents would have to move over to HEY if they signed up for fibre. F&W are looking to sign up another ISP and are hopeful that when they deliver the project a few more providers will be available.

**It was agreed that this information should be communicated to those residents in the parish that have expressed an interest so that they can make an informed choice as to whether they wish to proceed.**

**030/22 Annual Parish Meeting** – it was agreed that we should resume, now that Covid restrictions have been lifted, the Annual Meeting of the Parish and that this should be held on Friday 22<sup>nd</sup> April 2022 from 7:00pm. Community groups and organisations will be invited to attend to share the work they do for the parish, recent successes and to encourage new members and volunteers. Refreshments will be served. **Councillor's will be asked to suggest who should be invited to put on a display at the meeting for the parish.**

### **031/22 Announcements**

**Chairman** - Cllr. Beer invited council members to consider a recent publication from H J Burt, a local estate agent, who is promoting the sale of land off Lyons Road close to Crosby Farm. The Parish Council is looking to secure land for allotments and there is a 1.4-acre piece of land that may be an option to purchase. Local residents are also expressing an interest and had asked if there was an option to work with the PC to purchase some land for the future benefit of the community. After much discussion exploring opportunities, the Parish Council agreed that, at this time, and given the interest of residents in the possible purchase of land close to their properties that it was not an option to pursue at this time.

**Clerk** – None

### **032/22 Updates from Outside Bodies**

- Cllr. Leyland updated members on a virtual meeting he had attended that day with WSCC regarding vehicle charging points. He advised that Parish Council's are being invited to apply for charging points which will be at no cost to the council. There are various possible locations in the parish where a charging point may be an option, but further work is required to establish suitability. **It was agreed that our new Councillor Neil Griffiths would look at this in more detail and assess the various options and locations and report back.**
- **Adoption of the Balancing Pond at Six Acres** – this was discussed at the recent Recreation and Environment Committee meeting, and it was agreed that a meeting with Vanderbilt is required but prior to that, **Cllr. Beer will communicate with the council's solicitors to seek a view on the response to Vanderbilt regarding the adoption of the pond.**

**033/22 Articles for the next magazine** – Jubilee Day and Annual Meeting of the Parish

**034/22 Next agenda** – February 2022 Emergency Plan and Taylor Wimpey

**035/22 Date of Next Meetings**

Thursday	24-Feb-22	PARISH COUNCIL	7:30pm	Parish Room, Slinfold Village Hall
Tuesday	29-Mar-22	FINANCE	6:00pm	Cherry Tree
Thursday	31-Mar-22	PARISH COUNCIL	7:30pm	Parish Room, Slinfold Village Hall

**Meeting closed 9:00pm**

**Appendix A - The Parish Council's agreed response to the approach from DMH Stallard regarding the promotion of the site for up to 300 dwellings**

**Public Consultation, Land Lower Broadbridge Farm, West of the A281, Slinfold/Broadbridge Heath  
On Behalf of Gleeson Land  
Your ref 168897.21**

Regarding the above consultation to include DMH Stallard's letter dated 11<sup>th</sup> January 2022 as well as the community consultation dated January 2022, circulated to a selection of residents in the parishes of Slinfold and Broadbridge Heath, we would advise as follows: -

- 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.
- The proposed development is outside the Built-Up Area Boundary (BUAB); land intended for agriculture.
- The development proposed puts housing eastwards 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.
- Development of the site would result in an unacceptable ecological impact on the present environment.
- There would be a detrimental impact on the listed buildings in the area.
- Slinfold has satisfied its requirement to support development in the district; there is no interest for further development in the parish of Slinfold.

*In conclusion, this site is not supported by the Slinfold Neighbourhood Plan. The collective view from Slinfold Parish Council is that this is not a development that they would support and therefore they would strongly object to plans if they came forward.*

**Copies by email to**

Horsham District Council Planning, District Cllrs. Youtan and Ritchie, Slinfold Parish Councillors, DMH Stallard – Peter Rainier (Director of Planning), Gleeson – [consultation@mjgleeson.com](mailto:consultation@mjgleeson.com), Broadbridge Heath Parish Council