

Hamsey Parish Council

www.hamsey.net

Marie Owen, Clerk to Hamsey Parish Council
Beechwood Hall & Rural Park, Beechwood Lane, Cooksbridge, BN7 3QG
East Sussex

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Members of **HAMSEY PARISH COUNCIL** are summoned to attend the **meeting of Hamsey Parish Council** to be held on **Thursday 12th January 2023 at 7.15pm** at **Beechwood Hall & Rural Park.**

Up to fifteen minutes only, are available at the start of the meeting for members of the public to have their correspondence addressed relating to a specific item on the agenda.

Should any member of the public wish to have the Council address any issue on the agenda then they may email the Parish Clerk directly on clerk@hamsey.net before 5pm on Monday 9th January 2023 or they may attend in person.

This meeting may be recorded for the purpose of minute taking.

1. Apologies for absence

2. Questions from the public

3. Declaration of interest from any Councillor regarding any item on the agenda

5. Minutes from the meeting held on Thursday 27th October 2022 to be agreed and signed as a true record

6. Update on any matters arising from last meeting – review and update actions - see action log at appendix 1 to this agenda

7. Financial matters

- a) **To approve payment of invoices as detailed (including v.a.t). Please note salaries are not privy to the public.**

Current Account

Cheque No. or transaction number	Payee	Amount £
269707172	Lewes District Council – Malthouse Way Annual Play Inspection	68.94
832415199	Lewes District Council – Beechwood Park Annual Play Inspection	68.94
46094330	Twenty Window Cleaning	20.00
68065661	T d'Arienzo – Riverside Flowers, wreath for Remembrance Day	35.00

955157290	T d'Arienzo – Land Registry Search	6.00
315743381	Parish Clerk Wages	-
121307968	Ink Subscription pay to Parish clerk	9.99
241187358	T d'Arienzo – Royal British Legion Donation in lieu of RBL remembrance wreath.	20.00
681316204	Carolyn Henry – Theatre Group Meal	17.78
49913622	T d'Arienzo – Sussex Christmas Trees	557.00
756240337	Applause Rural Touring	400.00
76047237	Cllr McBrown – Training Journey	15.17
701260079	Marie Owen – Cards & Printing	29.97
238682409	T d'Arienzo – Christmas Carol expenses	59.53
144063905	HMRC – Clerk NI	-
30579211	Clerk Salary	-
508390567	Greg Cockram – Grass Cutting	160.00
496482578	Sendit Electical Ltd – Sleigh Lights	134.40
10103367	Marie Owen – ICO Subscription	40.00
928542161	T d'Arienzo – Christmas Supplies	217.44
928542161	T d'Arienzo – Dog Bin Bags	20.08

b) To note the Council's current financial situation

Detailed below is the expenditure and income for the period 1 April – 02/01/2023

EXPENDITURE

Cost centre	£	Notes
Audit	580.00	Both Internal & External Audits Paid
Capital Expenses	744.00	Noticeboard
Grants	1405.00	Incudes Nurture & Nourish & OHL Res

Grounds maintenance	1245.48	At Beechwood park & Malthouse Way play areas
Office expenses/administration	7249.55	Includes clerk's salary
Other expenses	3899.27	
Premises	3146.48	
Subscriptions	723.78	
TOTAL	18,993.56	

INCOME

	£	Notes
Precept	18,215.00	
Lottery Grant	9373.00	For Play area
VAT reclaim	Nil	
CIL payment	Nil	
Other payments	798.12	
TOTAL	28,386.12	

Balance per bank statement as at 2nd January 2023	£
Unity Trust - current account	36,391.35
Unpresented cheques	0
Unity Trust - savings account	12,067.10

c) New pay award agreed with Unions

The payment for the Parish Clerk will increase by £1 per hour from 1st April 2022.

Recommendation: To approve the new pay for the Parish Clerk for the year 2022.

d) Spare Laptop

To purchase a spare laptop for the use of all Councillors to be held by the Inclusion Manager.

Recommendation: To agree a purchase amount.

e) Malthouse Way Playground.

The Council to formally sign off the Grant Agreement.

8. Planning matters - to receive any report from the planning committee:
Cllr Redwood and Chair

(a) Applications still awaiting decision/in progress (as 2nd January 2023)

SDNP/22/02433/TCA | dismantle of mature cypress tree to ground level | Thatchers Cottage, Allington Lane, East Chiltington. **HPC offer 'no objection' to this application**

LW/22/0490 | Shelleys Folly, Deadmantree Hill, Barcombe East Sussex BN8 4SU | Proposal: General redecorating, replacement of modern fixtures and fittings in kitchen and bathrooms, as well as some minor, sensitive alterations that make the house suitable for modern living. **HPC offer no objection to this application.**

LW/22/0498 | Land at Gradwell End South Chailey | Advertisement Consent Application - Marketing sign at entrance advertising retirement properties at Gradwell Park for sale or rent with opening hours for marketing suite and show home, contact telephone number and website. This application seeks permission to display the sign for a temporary period of 24 months or until all the units have been sold/let, whichever is sooner for RV Developments Gradwell Ltd.

LW/22/0418 - Land West of A275, South Chailey

In addition to the above Hamsey Parish Council have objected to this application which is situated in the Chailey Parish but close to the Hamsey Boundary.

The objection is as follows:

Hamsey Parish Council objects to this planning application. We object because, like Chailey and other rural parishes in this District, we suffer from the same relentless threat to our communities and the countryside from the inexorable pressure of housing development, contrary to properly made statutory plans. Like Chailey, Hamsey invested time, effort and commitment from the whole community on its neighbourhood plan, having been encouraged to do so on the promise that local commitment would provide local control. Like Chailey, our plans are positive, and embrace the growth required of us by Lewes District Council. To discard this investment after a shelf life of only two years is insulting to all who participated. Nor do we lay the blame on LDC, who have also been given the impossible task of preparing complex plans for sensitive and complex areas in unrealistic time scales, and now face monstrous housing targets whose impact has not been assessed and is therefore unknown. We genuinely support the need for housing, but the pressure of development at this scale is more closely aligned to the interests of the volume housebuilders than local communities. It is not unusual for sites with permission not to be implemented because more value can be achieved by leaving land undeveloped and waiting for prices to rise – thus making the resultant housing less affordable for local people.

If the development does progress, either by approval by LDC or on appeal, we would encourage a contribution from the site towards the cycle link proposed as part of the Hamsey Neighbourhood Plan from Chailey to Lewes. We consider such infrastructure necessary to support alternative means of access to and from the site

(b) Applications determined/approved since last meeting

LW/21/0160 Former Hamsey Brickworks. A change to condition 27.

Approved.

LW/22/0490 Shelleys Folly Deadmanstree Hill Barcombe

General redecorating, replacement of modern fixtures and fittings in kitchen and bathrooms, as well as some minor, sensitive alterations that make the house suitable for modern living.

Refused.

LW/21/0622 Retained Land at Antler Homes Old Hamsey Brickwork Development

Demolition of an existing office building, erection of 13no. dwellings (mix of 2 and 3 bedrooms), redesign of parking area serving a consented office building, additional garden area for Kiln Cottage and all associated works.

Approved.

TW/22/0087TCA – Forge Cottage, Deadmantree Hill, Barcombe

The felling of nine trees.

Comments

Hamsey Parish Council object to the application as it stands because there is insufficient information to consider the application, and it's not clear which of the trees in the submitted report require consent.

Approved.

SDNP/22//03921/FUL – Lower Tulleys Farm, Beechwood Lane, Cooksbridge

Erection of mobile home for agricultural worker, limited to 5 years.

Comments

Hamsey Parish Council supports this application but expects there to be an agricultural occupancy condition.

Approved.

(c) New Applications

LW/22/0688 – McBeans Orchid Nursery Resting Oak Hill Cooksbridge. Outline Planning Application – Outline application will all matters reserved except access for the demolition of existing glasshouses and other buildings and erection of mixed residential and commercial use redevelopment comprising 9 no. dwellings and up to 1,420sqm of commercial uses within Use Class E(g) for McBeans Orchids Ltd.

No Objection.

Comments

This application follows pre-application discussions with both LDC and HPC. While the pre-submission scheme provided some elements which are absent from the current application, namely a café associated with an on-site roastery and an orchid showroom recognising the McBeans heritage on the site, it was otherwise similar to the submitted application in proposing a mix of light industrial and residential development, i.e. a mixed use.

The submitted application claims brownfield status for the site, and in view of the current shortfall on the 5-year housing land supply argues that the application meets the government policy to approve sustainable development.

The Parish Council is concerned about urbanisation of our hitherto rural parish, a concern which is heightened in the face of potentially 1,100 houses being built, closing the gap between the village and the Rainbow. The MacBeans site is not far distant, and the 'Old Hamsey Lakes' site is a further urban link towards South Chailey. We are also concerned that development is not meeting the high environmental standards provided for in the Hamsey NDP, and which must be taken much more seriously if the climate change crisis is to be addressed.

The Parish Council's concern, however, is not to oppose development per se, but where development has to take place, to ensure that it is distinctive, of the highest design and environmental quality, and positively contributes to the local community. This is provided for in the policies of the Hamsey Neighbourhood Plan (NP).

We accept that the housing situation faced by LDC, and its acceptance of government targets, means that the housing element of the proposal is likely to be approved. The submitted Design and Access statement illustrates a potentially attractive scheme, referencing a rural design palette, which we would like to see fully realised in the reserved matters submission, with no dilution of quality.

The mixed use nature of the scheme is important to the parish council, to provide local employment, and to contribute to the local character of the development. We would therefore request a planning condition requiring implementation of the business units to ensure they are delivered as proposed.

While there are grounds for developing this site, its location is not ideal in terms of environmental sustainability, as it is likely to give rise to almost entirely car-borne access. We therefore advocate a contribution towards the Lewes/Chailey cycle/footpath link, provided for in the Hamsey NP, and which will be readily accessible to this site. We consider that such a contribution would meet the requirements of the Planning Obligations Regulations, particularly as being 'necessary' to improve the accessibility of the site.

We would oppose road widening at the access, as has happened at the Hamsey Brickworks site, to environmental detriment and increased urbanisation. The submitted plans show no such widening, but we seek confirmation of ESCC that this is the case prior to determination.

HPC therefore seeks the following:

That the development is of the highest design quality, commensurate with the requirements of the Hamsey NP policy H7

That the development meets the environmental standards provided for in the Hamsey NP, namely policies H8-H10

That the development is required to deliver mixed use through planning conditions and/or s106 agreement

That prior to determination, traffic analysis demonstrates that no road widening is necessary to accommodate the development to the satisfaction of ESCC.

That contributions are made to the footpath/cycle path route linking Lewes to Chailey as in the Hamsey NP, to mitigate the otherwise car-dependant nature of the site

SDNP/22/04583/LIS – Coombe Place, The Street, Offham

Internal alterations to include installation of spreader boards and props to support existing structure and installation of structural steel frame, as well as other remedial works.

No Objection.

Comments

Hamsey Parish Council supports the proposal in its aim to stabilise this important and prominent listed building

Hamsey Parish Council would expect the conservation officer to ensure that care is taken to ensure that the work is carried out with care and to minimise impact on the historic integrity of the building.

SDNP/22/05797/HOUS Woodstock Cottage, The Street, Offham.

Insertion of 2 no. new rooflights, replacement glazing to existing ground floor front windows, and installation of PV solar panels to roof of outbuilding

SDNP/22/05803/HOUS Hamsey Place Barn, Old Church Lane, Hamsey

Extension to existing barn and byre. Various internal and external works to include new window and door fitting and roof light openings.

SDNP/22/05804/LIS Hamsey Place Barn, Old Church Lane, Hamsey

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10. Beechwood Hall Working Group – Cllrs Henry and McBrown

To receive any reports from Beechwood Hall working group

11. Bevernbridge update – Cllr McKendrick

12. Highway and Traffic issues - Cllr McBrown

To discuss any Highway and Traffic issues

13. To consider Rail and Bus issues – Cllr Henry

To discuss any rail and bus issues

14. Police/ Neighbourhood Watch - Cllr McBrown and Chair

To discuss any Police & Neighbourhood watch issues

15. Environment – Cllr Croft

To discuss any Environmental issues affecting the Parish

16. General improvements to Parish

To discuss general improvements to the Parish

17. Reports from meetings

To receive any additional reports from meetings attended by Councillors or Clerk

18. Footpaths and rights way

To discuss footpaths and rights of way within the Parish

19. Neighbourhood plan

To discuss the revised neighbourhood plan for the Parish

20. Correspondence

To note correspondence received since the last meeting and any action required.

Please see October, November and December correspondence logs previously circulated.

21. Future agenda items

To discuss and note future agenda items/reports

22. Date for next meeting

Thursday 16th March 2023

Signed..... **Dated**.....
Marie Owen – Hamsey Parish Clerk/RFO

Notes

1. Agenda Item 20 relevant to any correspondence received – see monthly spreadsheet circulated previously. This spreadsheet includes various correspondence received weekly

including newsletters from: NALC, Chief Executive Bulletin, Rural Bulletin, CPRE, Public Sector Executive and planning application details from LDC and SDNPA and meeting invitations and agendas.

2. Should any resident like to see a copy of the monthly correspondence log please contact the Parish Clerk on clerk@hamsey.net

**Report of activities undertaken Nov-Jan
Hamsey Parish Council Meeting January 12th
Carolyn Henry**

Playgroup

We successfully ran 3 free play sessions funded by HPC and Beechwood Hall through a local play facilitator. All sessions were well attended with half of attendees from Hamsey Parish and the rest from Lewes and surrounding areas. A survey was undertaken to understand the desire for a play session and the cost threshold for attending. Desire is high, however ongoing formal facilitation of the group by a skilled professional was not feasible due to cost. Without volunteers to run regular informal low/no cost sessions the suggestion would be to run monthly informal meet ups to allow play for children and connection between carers. Potential is still for a facilitated sessions to run at a small fee during the school holidays. Work is ongoing to formalise future sessions.

Christmas activities

Support was given to several of the Christmas activities in the parish including the Carol service, Christmas fair and Christmas children's event and light trail. The light trail included lanterns, a Santa stamp hunt activity, lots of lights placed all-round the footpath and the marshmallow fire pit. The children finished the trail at the Santa's Grotto. The whole children's event was a fantastic team effort with Kate, Natalie, Tamsyn, Marie and our families.

20 is Plenty

I have been in communication with 2 of the LDC councillors to gain support for a 20mph speed limit campaign. A meeting will be arranged in the near future.

Theatre

The theatre night was a great success with 73 people attending. It was free to attend due to HPC funding and the negotiation with lottery funded Applause theatre group. The feedback was excellent, therefore further performances will be a possibility. Keeping it low cost would be the aim so fundraising would be beneficial.

Rail committee

Continued communication with network rail regarding the last level crossing closure was undertaken to follow up and feedback for future improvements.

Appendix 1 – Action Log

October 2022 meeting		Responsibility	Completed
1	To set up small working group to prepare updates Neighbourhood Plan	Td'A/JR	
2	Changing Places unit explore other possible funding pots	Td'A	
3	Lost woods Project – proposals to move forward the project	Td'A/LMcK	
4	Bus shelters at Bevenbridge – Add to insurance schedule and asset register once in place	PC	
5	Post Standing Orders on Website	PC	Yes
6	Apply for precept	PC	Yes
7	Inform ECSS grass cutting option 2	PC	Yes
8	McBeans Nursery – draft a response	JR	Yes
9	Bevernbridge – sign design	LMcK	
10	Meet with Railway Committee regarding further closures	CH	
11	Get update from PCSO on other measures of action regarding anti-social behavior	Td'A	
12	Investigate bollards for Chandlers Mead	KMcB	
13	Ask Cllr Croft more info on rainwater harvesting	CH	
14	Find contact within Housing Estates	Cllr Lillington	
15	Follow up with Housing/Neighbourhood Estates re Phone Books area	Td'A	Yes
16	Share 20's Plenty slides	Td'A	Yes
17	Take rail environmental info to Rail Committee	KMcB	
18	Talk to landowner re fingerpost	Td'A	
19	Stop forwarding Neighbourhood Watch and Police emails.	PC	Yes