



DITCHLING PARISH COUNCIL

Ditchling Village Hall 18 Lewes Road Ditchling East Sussex BN6 8TT
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Minutes of the Ditchling Parish Council Meeting held at Ditchling Village Hall, Ditchling on Monday 28 March 2022 at 6.30pm

Present: Cllrs Madden(Chairman), Sansom, Farrands, Rowling, Barna, Jones, McBeth and Ingham.

Sarah Mamoany (Clerk), Derek Blackhall (Deputy Clerk).

Public Participation:

3 members of the public

The applicants of SDNP/22/01087/FUL spoke in relation to their application and explained that the application is to upgrade the existing crossover which already existed and noted that there is some confusion about clearance work to the north which has nothing to do with them. The track will only be used for agricultural purposes and they have been sensitive in the use of materials and planting. They have been working with the Monday Group to look at funding a new style for pedestrian access. The wine business was noted and how it employs local people and supports Plumpton College students and a new wine was being launched in May and the Council were invited to a tasting session.

1.	Declarations of Interest – No declarations of interest were made.	
2.	Apologies of absence – Apologies were received MP Maria Caulfield	
3.	To approve the minutes of the Parish Council meeting held on the 28 February 2022 The minutes of the meeting held on the 28 February 2022 were resolved and duly signed by the Chairman as an accurate record of the meeting.	
4.	Actions from previous minutes Cllr. Rowling and Ingham attended the DVA Newcomers event on the 26 March on behalf of the Parish Council. Cllr. Ingham and the Clerk will review the car park documentation on the 4 April. Burial Ground notice board has been ordered, but delivery will be several months. Ditchling Summer Fair stall has been booked for the afternoon. Thought needs to be given to a suitable competition for the day. It was noted that perhaps a leaflet/flyer could be produced for the event. A field maple tree was planted on the 11 th March 2022 in the recreation ground, in celebration of the Queens Platinum Jubilee by Cllr. Madden with the Clerk. A memorial plaque will be installed. It was noted the pavilion lease still needs to be progressed.	
5.	Clerks Report The Clerk had circulated her report prior to the meeting to all Councillors.	

6.

Planning

For full details of planning applications listed below please go to <https://www.southdowns.gov.uk/planning-applications/> or <https://www.lewes-eastbourne.gov.uk/planning-and-building-control>

The following comments were **resolved** by the Council.

6.1 LW/21/0917 - Lone Oak Farm Spatham Lane Westmeston BN6 8XL - Erection of 3no holiday lets, pergolas and shed with creation of access and parking and associated landscaping

The Parish Council object to the application due to the following:

- The proposed development are new dwellings in the countryside, outside the settlement boundary;
- New developments in the countryside outside the settlement boundary are contrary to Policy DS1 Development strategy of the Ditchling Streat and Westmeston Neighbourhood Plan;
- Increase in traffic on an already busy rural lane that has issues with speed and the site has no access to facilities within the village of Ditchling, only by the use of a car;
- There is no business case with the application, and it is felt that there is not a requirement for further holiday accommodation in the area.

6.2 SDNP/22/01087/FUL - Everflyth Vineyard Beacon Road Ditchling BN6 8XB - Stabilising and upgrading of the existing vehicular access, creation of a transition zone between the existing access and the access route, creation of an access route comprising the twin chalk trods with grass central verge, planting of new native hedgerow, installation of 2no galvanised steel 5-bar gates and enhancements to existing stile

The Parish Council do not object to the application but wish to raise the following points in relation to the application:

- ESCC Highways should be consulted; the new entrance is considerably larger than the original access road;
- ESCC Rights of Way should be consulted regarding the footpath access and safety of users;
- Concerns regarding the landscaping and visual impact of a formal access onto Beacon Road, should be considered due to the rural location of the site of what used to be a modest agricultural track.

6.3 SDNP/22/00918/TCA - 3 Emmett Gardens Ditchling BN6 8FB - T1 - (2991) Oak - Reduce height by 2.0m, crown radius reduce by 2.0m T2 - (2990) Lime - Reduce height by 1.5m, crown radius reduce by 2.0m T3 - (2992) Oak - Reduce height by 2.0m crown radius reduce by 2.0m

No comment, assuming the tree officer is agreeable to the application.

6.4 SDNP/22/01048/TCA - 21 North End Ditchling BN6 8TD - sycamore (T1) - pollard at 5m

No comment, assuming the tree officer is agreeable to the application.

6.5 SDNP/19/00516/PRE – Long Park Corner Ditchling - Four options for development. All contain 3 x 4B6P private houses, with varying numbers of affordable housing that range from 12 x 2B4P and 4 x 3B6P, to 8 x 2B4P Houses and 3 x 3B6P Houses. All proposals include no building demolition to existing sites

The Parish Council object to the proposal of this pre-application and support the views and objection from the SDNP Landscape Officer.

6.6 SDNP/22/00273/FUL - St Margarets Church Of England Primary School Lewes Road Ditchling BN6 8TU - Erection of an outbuilding to provide additional storage

No comment.

6.7 SDNP/22/01412/FUL - Ditchling Nurseries Beacon Road Ditchling BN6 8XB - single storey rear extension

	<p>No comment.</p> <p>6.8 SDNP/22/01125/FUL - Land West of Lewes Road Westmeston - Redevelopment of the existing stable block with a holiday accommodation unit</p> <p>The Parish Council object to this application for the following reasons:</p> <ul style="list-style-type: none"> • The development is contrary to Policy SD23 : Sustainable Tourism 1.(g), (i),(ii) and (iii) noted below: <p>g) Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they:</p> <ul style="list-style-type: none"> i. Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and ii. Are closely associated with other attractions/established tourism uses, including the public rights of way network; or iii. Are part of farm diversification schemes or endorsed Whole Estate Plans. <ul style="list-style-type: none"> • New developments in the countryside outside the settlement boundary as this application is are contrary to Policy DS1 Development strategy of the Ditchling Streat and Westmeston Neighbourhood Plan, and it does not meet any of the exceptions; • The location is unsustainable with lack of public transport links and is not close to any shops or facilities; • Increase in traffic along an already busy lane which has issues with speed, and the site is located on the corner along the Jubilee path with a high level of horse and foot traffic. Change of use to holiday accommodation from grazing will greatly increase traffic movement. • The development is contrary to Policy SD4 Landscape Character as the development will cause landscape and visual impacts; • It is felt that there is not a requirement for further holiday accommodation in this area; • The Council would request that this application is determined by the SDNP due to the nature of the application. 	
7.	<p>Car Park Update</p> <p>7.1 The Clerk reported that the tender process is moving forwards with lots of interest via the Contracts Finder website with enquiries coming directly to the Clerk; these are being passed to Gould Baxter to manage. Some contractors are making site visits and the tender closes on the 12 April with a recommendation report being expected by the 1 May from Gould Baxter.</p> <p>LDC have confirmed that following the expression of interested submitted in February that the Council can move forward with a formal application, the deadline for this being submitted is the 15 April.</p>	Clerk
8.	<p>Beacon Parish Traffic Group</p> <p>8.1 Update on traffic consultancy project.</p> <p>Cllr. Sansom reported that the traffic survey will have to be postponed further and we will have to continue to monitor the situation with the Southern Water works and an update was expected from them soon. It could be possible that the surveys are not carried out until mid-April.</p> <p>Cllr. Jones noted that a lot white of markings have appeared on surface of the B2112 and requested the Clerk make enquiries with ESCC Highways.</p> <p>The Clerk was asked to update Westmeston Parish Council on the traffic project progress.</p>	Deputy Clerk Clerk Clerk
9.	<p>Finance</p> <p>9.1 To receive the bank reconciliations 28.02.2022. The Clerk noted that this had not been circulated and would be provided at the next meeting.</p> <p>9.2 To approve the schedule of payments for March 2021.</p>	

	<p>The schedule of payments was circulated and the payments amounting to £9,265.30 were resolved by the Council.</p> <p>The Clerk noted the AGAR information for the year end had been received from the external auditors and the internal audit would be carried out on the 16 May.</p> <p>9.3 To review and approve current asset register</p> <p>The Clerk circulated the asset register with no amendments from the previous year, this was resolved by the Council.</p>	
10.	<p>Recreation Ground and Burial Ground</p> <p>10.1 To consider draft lease in relation to groundsman's hut This item was deferred to next month.</p> <p>10.2 To consider the use of a sports pitch specialist in relation to the repair/maintenance works to football pitch and associated costs or the alternative options available in regards to maintenance of the pitch for the 2022/23 season and to discuss usage of pitch.</p> <p>Cllr. Sansom reported that the Council had two reports, of which one advised the secondary drainage had failed; the other that it was contaminated and it provided a recommended maintenance schedule. Cllr. Sansom felt that the Council had nothing to lose if they decided to go down the route of doing the maintenance work as this should be within the annual budget and it could potentially resolve the issues, however, if this did not work then the Council would need to review the issue again following the 2022/23 season to see if further funding did need to be spent on the secondary drainage.</p> <p>Cllr. Sansom had also spoken with Richard Maxwell-Gumbelton, from the Philipson Trust following an email being received enquiring what the Council were doing to get the pitch useable again and offering possible financial assistance. The issue about the pitch being used for the youth of Ditchling was also raised as they were keen to see the facility being used. Cllr. Sansom explained that he had spoken with a representative of Plumpton Athletics who were keen to use the facilities again, but did not want to be let down as had previously occurred. It was noted that approximately 45 youth members from the club reside in Ditchling. Cllr. Sansom suggested that a meeting was arranged with representatives from both football clubs to see if it was viable to co-ordinate fixtures and training dates.</p> <p>It was noted that Michael Stratford (Ditchling Football Club) had sent an email to the Council as he could not attend the meeting this evening. This highlighted that they were keen to encourage juniors but as a club they were struggling to get parents to volunteer and get involved.</p> <p>A meeting had been held with Cllr. Farrands and Cllr. Sansom with a sports pitch maintenance contractor and it was felt that it was an encouraging meeting where the potential costs and maintenance were discussed. A quote would be available by the end of the week and it was agreed that a second quote would be obtained. In relation to funding these works, it was noted that a maintenance budget was available, together with reserves that had been set aside.</p> <p>The issue of supervising any maintenance works was discussed as it was noted it was important that the work should be overseen. It was suggested that perhaps the Council should consider looking at paying a professional grounds consultant to do this so we could ensure the work was being done correctly.</p> <p>It was resolved that the Council would delegate the decision to proceed with the football pitch maintenance works to the Recreation Ground & Burial Ground Committee up to the amount of £10,000.</p>	<p>Clerk/ Cllr. Sansom</p> <p>Clerk/ Cllr. Sansom/ Cllr Farrands</p> <p>Recreation Ground Committee</p>

11.	<p>Street Lighting</p> <p>11.1 To consider costs for repairs to street lighting The Clerk was in receipt of a quotation, but needed to establish if the quotes were for the new style of lantern and was waiting a response.</p> <p>11.2 Update on the possible replacement of the standard style of lantern ESCC have advised that they have a sample lantern available to view and can bring to the Parish Office, the Clerk is arranging a date.</p>	Clerk Clerk
12.	<p>Rural Verges as Wildlife Corridors – a reduction in rural grass cutting trial 2022</p> <p>12.1 Following the trial last year, Ditchling Parish Council have been asked to be involved in the 2022 trial which will reduce the grass cutting service of rural verges to: one visibility cut undertaken around May/June and one 1 metre Swathe with visibility cuts in the Autumn. This change means ESCC will not cut rural verges (except for visibility) at a time when flowering is often at its peak and it is the most beneficial time for pollinators. Flowering plants would then be able to complete their lifecycles and set seed, providing further biodiversity benefits. Safety issues remained a priority, with any visibility or access issues being picked up and rectified through the usual process. The Council resolved to join the trail for 2022.</p>	Clerk
13.	<p>Queens Platinum Jubilee</p> <p>13.1 To discuss beacon event plans and arrangements The Deputy Clerk reported that he had been researching previous events and noted that if the Council wish to proceed with organising a beacon lighting event that a working party meeting needs to be held as soon as possible and that Councillors will need to get involved if the event is to proceed. It was agreed that a meeting will be held on Wednesday 30 April at 10am with Cllrs. Jones, McBeth, Madden, the Clerk and Deputy Clerk. Cllr. Ingham advised she would be happy to help on the day.</p>	Deputy Clerk/ Clerk/ Cllr Jones/Cllr McBeth/ Cllr Madden
14.	<p>Correspondence & Consultations</p> <p>14.1 Update from MP – The Clerk had circulated the update sent by Maria Caulfield.</p> <p>14.2 Defra Consultation – Government Response to the Landscapes Review – 25 March 2022 Cllr. Rowling advised she would draft a response following attendance at the SDNP workshop which recently covered this matter.</p> <p>14.3 Boundary Commission for England Public Consultation – 4 April 2022 Cllr. Rowling had prepared a draft response which was resolved by the Council.</p> <p>14.4 WSCC Post 16 Transport Consultation – 10 April 2022 This was noted.</p> <p>14.5 Correspondence regarding bridleway DT10/02 between Ditchling Road and Wivelsfield Green It was noted that a request had been made by District Councillor Zoe Nicholson to consider improvements to the bridleway that was within Ditchling and Wivelsfield Green Parish and suggested that Wivelsfield Green Parish Council make an application for CIL funding. It was noted that Cllr. Rowling would attend a site meeting if this was required.</p> <p>14.6 NALC Smaller Councils Committee This item was discussed and it was resolved that the Council would write in support of these services being available for smaller councils.</p>	Clerk Clerk
15.	<p>Written and verbal reports by representatives</p> <p>15.1 Village Hall Management Committee – no comments.</p> <p>15.2 Ditchling Village Association – no comments.</p> <p>15.3 Ditchling Pavilion Club – no comments.</p> <p>15.4 Lewes District Association of Local Councils – Cllr. McBeth advised he did not attend the last meeting as he was unavailable but will circulate the minutes.</p>	
16.	<p>Future meeting dates and items for future agenda</p> <p>Parish Council Meeting – 25 April 2022 at 7pm</p>	

The meeting closed at 20:13hrs.

Schedule of Payments for March 2022

Date Paid	Payee Name	Amount Paid	Transaction Detail
09/03/2022	Cartridge People	65.99	printer cartridge
09/03/2022	Monday Group	1,513.30	Grant funding award
09/03/2022	Ditchling Horticultural Society	1,000.00	Grant funding award
09/03/2022	Sussex Sign Centre	286.80	Outdoor roller banner
09/03/2022	Post Office	2.69	postage
09/03/2022	Ditchling Village Hall	35.75	hall hire
09/03/2022	Vision ICT	237.60	email accounts hosting
09/03/2022	In Reach Print	47.81	photocopier
09/03/2022	The Workshop Aberfeldy	61.80	Queens canopy plaque
14/03/2022	English Woodlands	65.49	Tree Queens Jubilee
16/03/2022	GTA Civils & Transport	1,440.00	Car park professional fees
23/03/2022	ESALC	48.00	Training
28/03/2022	Simon Woodley	720.00	Grounds maintenance
28/03/2022	R A Brooks & Son	316.00	refund of overpayment
29/03/2022	Staff salaries	2,116.78	March salaries
29/03/2022	East Sussex Pension Fund	586.86	staff pensions
29/03/2022	HMRC	662.83	March PAYE
29/03/2022	Sussex Sign Centre	57.60	Posters
	Total Payments	£9,265.30	