

**HORSTED KEYNES PARISH COUNCIL**

Minutes of the  
Meeting of **HORSTED KEYNES PARISH COUNCIL** held on **Tuesday 13 December 2016**  
at **7:30 pm** in the Village Hall, Horsted Keynes

**PRESENT:** Cllrs David Colville (Chairman) John Luckhurst  
Keith O'Regan (Vice Chairman) Sarah Webster  
Rufus Clarke Chris Wheatley  
Billy Dye  
Mike Kirk  
Jez Humphreys-Davies

Also in attendance: Michaela Frost- Parish Clerk  
Cllr C Field, WSCC  
25 + Members of public

Before the commencement of the meeting the Chairman welcomed all the members of public who had attended and advised those in attendance that the Clerk had received many emails concerning the planning application at Jeffreys Farm. Every email had been responded to and everyone advised to forward their comments made to Mid Sussex District Council.

**PUBLIC PARTICIPATION**

Tim Griffiths, a member of the public requested further information about the report from Troy Navigus consultants and whether the analysis of the summary of representations was now available. The Chairman suggested that the Clerk would make this available on the Parish Council Website.

Peter Willis, a member of the public requested further information about the proposed community building within the Jeffreys Farm planning application. The Parish Council was unable to answer any questions about this building as there was not enough information before them.

The applicant for Jeffreys Farm and their consultant was able to advise that the planning application being considered this evening was only for outline planning. The community building as floor space would go ahead as part of the more detailed planning application. It was also suggested that any profits from the development

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would fund the community building. The building had been included in the plan as other amenities were seen as under threat in the village, for example, the local shop/ Drs surgery and the community building could be a potential site.

Andrew Ronaldson, a member of the public advised that as a trustee of a local charity he had investigated providing funds to enable drs surgery to re -pen in village. The evidence indicated that a drs surgery in the village would not receive enough support from GPs.

A member of the public asked what consideration the Parish Council had given when looking at the proposal for Jeffrey's Farm to supporting the pre-school and school and the need to increase numbers.

In response, some Members of the Parish Council suggested that building 40 houses would not have an effect on the numbers of children at the pre-school. They explained that studies have shown that people will travel further for local amenities. More houses in the village would mean more traffic. At the visioning exercise held by the Parish Council in September, the Chief Executive of SALC suggested that building more houses would not necessarily promote more community spirit back into the village. The sustainability of the pre-school could form part of the Parish Council's visioning exercise and the Parish Council would encourage representation from the pre-school to become involved.

A member of the public also suggested that the planning application for 42 houses would amount to at least a further 62 cars and the transport statement with the application even detailed an increase of about 94 more cars. The impact on the crossroads in sugar lane would be immense.

**APOLOGIES – Chris Hersey, MSDC, Celia Vince**

**DECLARATIONS OF INTEREST**

Members are invited to make any declaration of personal or prejudicial interests that they may have in relation to items on the agenda and are reminded to make any declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is to be considered.

Councillor Kirk declared a personal interest in the planning application for Jeffrey's Farm and would not take part in the debate or decision.

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**MINUTES**

To resolve that the minutes of the Council Meeting held on Tuesday 8 November 2016 be taken as read, confirmed as a correct record and signed by the Chairman.

0114 RESOLVED that the minutes of the Council Meeting held on 8 November 2016 be adopted and signed by the Chairman.

**PLANNING APPLICATION – JEFFREYS FARM – HK/DM/16/3974**

The Parish Council considered the Planning application for Jeffreys Farm which was available on the Mid Sussex District Council’s website and could be accessed via the Parish Council website.

The Chairman circulated comments he had made on the planning application at the meeting.

The Parish Council considered the pedestrian access in and around the site. It was agreed that from the site plans supplied the developer was proposing to create two points for pedestrian access. The Parish Council agreed that careful consideration was needed to link the proposed pedestrian accesses to the existing path network in the village. The Parish Council suggested that a review of pedestrian access to the existing path network was required and the planning application in its current form did not take into consideration and did not answer the difficulties of pedestrian access.

The Parish Council also considered vehicular access and noted that in order to provide full visibility splays it would be necessary to remove hedgerows in both directions, which would be contrary to the Mid Sussex Local Plan, namely C6 protection of trees, hedgerows and woodlands. Again, from the plans supplied the Parish Council surmised that the developer was proposing to create a single point of vehicular access. The vehicle access would require full visibility splays. The Parish Council also considered the road on which access would be given, was not a straight road with good visibility, but a road with a series of long bends. The notes provided by Troy Navigus about a teleconference with WSCC highways stated that visibility was an issue and hedgerows would be lost.

Rufus Clarke suggested that the loss of hedgerows might be counterbalanced by the provision of greenery within the development.

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After some debate the Parish Council felt that the vehicular access to the site needed further mitigation and clarification. It was agreed that the applicant should consider this and further thought was needed about the vehicular access.

The Parish Council also went on to consider defensible boundaries and noted that the Mid Sussex District Local Plan stated that a built up area boundary is defined for Horsted Keynes which seeks to conserve the rural setting of the village and to protect the surrounding countryside from unnecessary development.

The Parish Council also discussed whether it was a poor use of land. The site area is 5.32 hectares of which 1.2 hectares is used to provide access to the 4.02 hectares on which dwellings are proposed.

The Chairman indicated that the site HKNP016 could be developed to form a new access to serve the site via Keysford Lane which would require a drop in levels down to any junction.

Keith O'Regan suggested that this was just an incline not a steep drop down.

John Luckhurst suggested that it was good to see a lot of space around the houses so that they did not look cramped.

Lastly the Parish Council considered the conformance with the National Policy Framework. It was noted that the Jeffreys farm site was located within the High Weald AONB and the National Policy Planning Framework sets out the exceptional circumstances under which development in the AONB would be accepted.

The Chairman also reminded the Parish Council that at their last meeting they had decided to move forward with their current Neighbourhood Plan which did not include this site at Jeffreys Farm.

The Parish Council surmised that they had received a vast amount of emails from local residents opposing the planning application. The application was a major development and had the potential for further development. There had been no expression of interest in favour of the development and it was not allocated within the Horsted Keynes Neighbourhood Plan.

**RESOLVED** – to request the Clerk to send the Chairman's circulated summary and comments made this evening to Mid Sussex District Council which objected to the proposed planning application at Jeffreys Farm.

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**NEIGHBOURHOOD PLAN**

The Chairman reported that due to the amount of work involved with the planning application for Jeffreys Farm, work on the Neighbourhood Plan had slowed down, but it was noted that the Clerk would be making an application to MSDC for a grant to complete the Neighbourhood Plan work.

Troy Navigus, the Consultant would be contacted by the Clerk with a view to completing the work in the New Year.

RESOLVED to note the update on the Neighbourhood Plan

**FINANCE AND GOVERNANCE**

- 0115 **RESOLVED** to approve the schedule of payments and note the receipts and year to date expenditure. The document was signed by the Chairman and a Councillor.
- 0116 **RESOLVED** to note the bank reconciliation as of 1.11.16
- 0117 **RESOLVED** to authorise the Clerk's additional hours for October and November 2016.
- 0118 **RESOLVED** to note that the RFO appraisal was undertaken and to authorise the RFO increment and additional hours.

**TOILETS, GREEN AND RECREATION GROUND AND HIGHWAYS**

The Parish Council received a verbal report from the Toilets, Green and Recreation Ground and Highways Committee (TGR) Committee Members and noted the unconfirmed TGR Minutes of 27 September 2016. The Chairman of the TGR Committee thanked Mr and Mrs Mulcare for donating the beautiful Christmas tree this year which could be seen outside the Green Man pub. Thanks also to Mark Sheffield, Peter Willis and local electrician, all who helped with the erection, inspection and lighting of the tree.

It was noted that at the last TGR meeting the Committee had authorised some repairs for the playground. These had now been completed satisfactorily.

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The TGR Committee had also agreed the Winter Management Plan and a copy of this could be found on the Parish Council’s website. The TGR Committee were keen for even more volunteers to help out in case of inclement weather this winter and urged anyone interested to contact the Winter Management coordinator – Councillor Sarah Webster.

The TGR Chairman reported that the Horsted Club car park had been resurfaced, but that the salt bins had not been replaced properly. The Clerk would contact Mid Sussex District Council.

01119 **RESOLVED** – to note the update.

**PLANNING**

01120 **RESOLVED** – to note the update from the Planning Committee Chairman that four applications had been considered – with no objections.

**REPORTS**

To receive report from County Councillor – Councillor C Field informed the Parish Council that she had been delighted to approve Mrs L Mulcare as a local authority Governor. Councillor Field also reminded those present about the Community Initiative Fund which had available funds for local groups. The Pre School perhaps could look into this further.

The Mineral Strategy was being considered by the County Council later in the month and it was suggested that there would be increased clay extraction from the brickworks at West Hoathly, but not from Freshfields.

Also at the County Council meeting in December, the budget would be considered, but the Council was still waiting for confirmation of the final settlement from Government. It was worth noting that there were a lot of unanswered questions concerning the budget and schools. There was also the possibility of the social care issues raising council tax.

To receive report from District Councillor – none

To receive and consider reports from Councillors: Councillor Dye informed the Parish Council that the fingerposts had now all been completed around the village, but due to their nature some of the original posts needed refurbishment. It was hoped that the

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local group the HACKERS would be willing to keep the fingerposts clean and maintained.

Cllr Clarke informed the Parish Council that the drains were blocked up on Waterbury Hill and once the road freezes it would be treacherous. Councillor Field indicated that she would report this matter directly back to highways.

Cllr O'Regan reported the ditch in the road by Birch Grove. The Clerk indicated that she had reported this to highways on numerous occasions. Cllr Field requested that the Clerk forward the details to her and she would investigate further.

**COMMENTS FROM THE PUBLIC**

Brian Oliver, a member of the public suggested that he was aware the Parish Council wished to complete the Neighbourhood Plan process quickly so was surprised that no further work had been completed since the meeting in November. In response, the Chairman agreed that it was important to complete the work as soon as possible and the consultant would be asked to progress the work as soon as reasonable in the New Year.

Andrew Ronaldson, a member of the public referred to the planning application for Jeffreys Farm and reminded the Parish Council that at the start of the Neighbourhood Plan process a questionnaire was circulated to ascertain the need for housing in the village. Statistics from this survey clearly show that there is not a housing need in the village.

Brian Oliver, a Local Member asked whether there was any way of fast tracking a mobile phone mast in the village. In response, the Chairman indicated that a few years ago the Parish Council had looked into this, but providers had not been keen to move it forward. It was noted that this was one of the issues which was hoped to be included in the Parish Council's visioning plan.

Nick Geering A member of the public also commented that he had hoped the current Parish Council would have supported regeneration not degeneration. The school has very low numbers and the pre-school may shut. The football club has closed. The Parish Council should be supporting the planning application at Jeffreys farm to regenerate the village.

Peter Willis, a member of the public shared Nick Geering's concerns and suggested that it was important to engage with newcomers to the village. It was noted that it had

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been a difficult year for the Parish Council and encouraged them to continue their hard work.

The meeting ended at 9:00 pm

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