



Chailey Parish Council
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Minutes

A virtual meeting of the of the Full Council was held on Tuesday 16th March 2021.

Present: Chair: Cllr. K. Jordan
Cllrs. S. Avery, E. Berry, M. Cornwall, M. Evans, M. Lethem, J Millam,
P Olbrich, J Tregenza.

The Chairman at the start of all virtual Full Council & Planning meetings will ask Council members to declare if there is anyone present in their homes who can see and/or hear the meeting in progress. It is the Councillors' responsibility to make this information available to the Chairman and the Clerk.

Public present: PCSO Nick Cox, Maria Caulfield MP, Mr Ian McClelland,
Mr & Mrs Durnford, Mr Mike Berry.

In attendance: Mrs B Newell (Clerk).

21/031.Apologies for absence: Cllrs Penfold and Belcher.

21/032.Declarations of interest: None.

21/033.Questions/comments from members of the public:

Mr Ian McClelland brought to Chailey Parish Council's attention that there are several large potholes on the track (owned by CPC) that leads from the public road to the start of his private driveway, situated off Beggars Wood Road/Pound Common. Some of the potholes in the track, over which Mr McClelland has right of way with or without vehicles, are now becoming hazardous. Mr McClelland is currently having work done to his private driveway and asked CPC if the potholes on the track could be made good at the same time. CPC, as owners of the land, are under no obligation to make repairs to the potholes, and neither is Mr McClelland under any obligation to do so. However, CPC would not object to Mr McClelland fixing the potholes at his own expense, providing the right materials are used. Mr McClelland is proposing to use type 1 aggregate, which the CPC would approve. No heavy tarmac should be used.

To note, Cllr Avery wished to emphasise that the existence of the private right of way over the track owned by CPC does not give a similar right of way to all members of the public. The owner of Flint Cottage has a private right of way, which also extends to visitors under his authority, but it does not extend to third parties. Common land is available for everyone to walk on but use of vehicles on the Common is not allowed without permission. Therefore, no vehicles, other than those permitted by the right of way, should be passing over or parking on the track and neighbouring land owned by CPC. Signage ought to go up to stipulate no parking or other public vehicular access. Clerk to follow up when time allows.

Mrs Michelle Durnford – Clerk to send Mrs Durnford a copy of the minutes from last month's Planning meeting.

21/034.Items considered as a matter of urgency: Cllr Ken Jordan raised the following:

- Chailey Parish Council set the precept at £68,388 which was a 2.5% rise. The tax base this year has reduced because of a higher number of properties for which a discount or exemption applies, therefore the local Council tax will increase to 3% to raise the same sum.
- St Peter's Church have set up a Pastoral distress fund for villagers who may be experiencing financial difficulties during the pandemic. Members of CPC and members of the public are very welcome to make a personal contribution to the fund. This can be done by going to the Church website www.stpeterschailey.org
- It shall be decided at next month's Parish Council whether we will nominate another member to the Almshouse Board of Trustees.

The Clerk raised the following:

- JP Ellis has now removed the overhanging branches on the track leading to Little Noven Farm. He has made a charge of £25.00 for doing this. The Council agreed that payment should be made on the proviso that in future ALL debris left over from the job should be cleared away. Proposed by Cllr Tregenza, seconded by Cllr Olbrich. All in favour, two abstentions.
- JP Ellis has approached the Clerk to ask if the Council would like him to remove a fallen Oak tree on the junction of Beggars Wood Road and the A275. He is willing to do this free of charge. Cllr Millam informed the Council that for JP to do this, he will need to have public liability insurance of £10,000,000. The Clerk assumes that this is already in place as the Council have on numerous occasions asked for JP to clear away trees. Clerk to verify.
- The Clerk has received a further quote for a reinstatement cost assessment to the assets owned by CPC. The quote is from Gould and Company who did an assessment back in 2004. They would be able to do an up to date (desktop) assessment at a cost of £900 plus VAT. CPC decided to accept the quote that the Clerk proffered at last month's meeting from Mr Clive Voller to do a physical assessment on the freehold and leasehold buildings at a cost of £900. Proposed by Cllr Evans, seconded by Cllr Olbrich. All in favour.

21/035.To agree the Minutes of the Full Council meeting held on the 16th February 2021: Cllr Lethem proposed that the minutes were accurate, seconded by Cllr Cornwall. All in favour.

21/036.Matters Outstanding from February 2021 Full Council minutes:

21/027

- The Clerk informed the Council that UKPN will make good the muddy area opposite the play area on Cinder Hill. This may not be for another week or two. UKPN will need to temporarily surround the area with bunting to stop people from parking on it.
- The Clerk advised CPC that the telephone box by the former Swan pub has been repaired by Chippy Minton. The telephone box will be on the agenda at the forthcoming Highways meeting to be held Monday 22nd March to discuss relocating to a different site in the village.

Initials:

Date:

21/037.To receive and if thought fit approve the financial reports for February 2021.

Closing balance in February was £61,775.16. Payments out were £5,593. Income in was £30.00. A few cheques remain uncashed, which the Clerk is chasing up. The financial accounts for February 2021 were accepted as being true and accurate. Proposed by Cllr Berry, seconded by Cllr Evans. All in favour.

21/038.PCSO Nick Cox to update the Parish Council on crime related incidents that may have occurred in the village during lockdown:

PCSO Nick Cox introduced himself; he is one of the rural crime officers covering Chailey and some of the nearby parishes. The main problem that has occurred in Chailey are the criminal damages to the Sports Pavilion. CCTV has now been installed, therefore, perpetrators will be caught on film and dealt with. There has been some minor theft occurring in the village mostly from people's gardens. There has been an increase in agricultural theft, this is being investigated by the Rural Crimes team and there have been a few incidents of livestock worrying on the South Downs Traffic related incidents such as speeding have occurred; Nick and his colleagues have been at various locations in Chailey doing speed checks (published on Twitter and Facebook). Further traffic observations will be carried out in the village and Nick is working in collaboration with Steve O'Connell (Sussex Safer Roads Partnership) on this. To note, the Speed Watch team remain active in Chailey and were in action on the day of the meeting.

It has been documented in the past that there is considerable noise when motorbikes pass through the village. Noise cameras have been discussed in the past and Nick said he would chase this up. After the meeting, Nick advised the Clerk that noise meters are supplied by the Home Office but are presently on trial. Once the trial has finished, they can be used at various locations. In the meantime, Nick is asking if a noise diary can be kept so that trends can be analysed to the get the best use out of the cameras. Diary sheets can be submitted to Nick and to the Environmental Health Officer.

Cllr Olbrich and Cllr Jordan thanked PCSO Nick Cox for arranging the Police property fund grant that has funded the costs of the much-needed CCTV equipment at the Sports Club. They also thanked him for the hard work that he and his colleagues have provided to Chailey and nearby villages.

21/039.To welcome Maria Caulfield, MP to the Full Council meeting: Maria Caulfield was made welcome to the meeting. She raised the following:

Covid Update

The first milestone has been achieved; that is schools re-opening, and this appears to be going well. Maria has been in touch with primary and secondary schools within the area and pupils, staff and parents are happy and coping with the testing and safety regimes. The next milestone is the 29th of March, where the rule of 6 will be implemented for outdoors only. Outdoor sports may also begin. Essential travel only is still recommended at this stage. On the 12th of April, the stay at home regulation will be lifted. Gyms will open, libraries, retail, outdoor hospitality, and hairdressers will all open. From the 17th of May, restrictions on indoor gatherings will be lifted. The aim by June is to have most restrictions lifted however, the only restriction that may remain is international travel.

Vaccinations are going incredibly well locally. About 94% of over 60's have had their vaccinations. Over 95% of the extremely clinically vulnerable have been vaccinated, most housebound patients have also been done. Those over 55 can book an appointment via the NHS website or by dialling 111. Under 50's are expected to be done soon. It has been a difficult time for many people, but there is at last light at the

end of the tunnel. However, it remains important for everyone to be cautious and continue to follow the advice. Measures will remain in place to help businesses; furlough will continue to September. The business rate holiday will remain for a little longer. VAT stays at 5% for the hospitality industry. Government grants will also remain a while longer for businesses.

Legislation that allows Parish Councils to meet virtually comes to an end on the 7th May. Councillor Jordan asked if there was an update on this. Maria informed the Parish Council that she has met with the Ministry of Housing, Communities and Local Government who are debating if they need primary legislation or to amend the existing legislation to continue with virtual meetings – we should know the answer to this by the 22nd March.

Housing numbers within Lewes district area:

The Lewes Local Plan expires in May and will need to be updated. This means that sites not in the Neighbourhood plans could be allowed to develop. Maria is working closely with Lewes District Council on this and other issues. She did assure the Council that if the Local Plan expires, it still continues to carry legal weight in planning terms, but it would not be quite so robust as an up-to-date plan. Flexibility is being sought on the 5 year land supply date; although the plan expires in May, part 2 of the plan was approved last year which could be used as re-starting the 5 year date which would then give some legal certainty around the plan. Maria and LDC will keep parishes notified on events as they occur.

Cllr Lethem asked if the housing target of 780 houses is likely to be the case – Maria is hoping that this number will revert to the original 382 figure but this would be dependent on whether the Local plan is in date, if the plan falls away, then it is likely that there will be an increase in numbers. Therefore, it is important to get the 5 year deadline extended so that sites are protected and to ensure that the figure is kept at the 382 mark.

Maria urged the Council to get in touch if there are any issues that she may be able to assist with. Cllr Jordan thanked Maria for her time and for attending the meeting.

21/040.Cllr Lethem to update the Council on latest developments regarding the proposed Eton land development in the parish of East Chiltington. A Steering group has been formed with representatives from Plumpton, East Chiltington, Hamsey, Westmeston, Wivelsfield and Chailey and the first meeting has now taken place. This mainly focussed on strategies to put forward to stop the development. The delegates of the meeting also considered it important not to just concentrate on the Eton project but to push back on the proposed increase of housing across all the parishes. CPC are aware of the number of sites that have been put forward in Chailey (approx. 500) and Cllr Lethem said that compared to the numbers of sites put forward in other parishes, we have been relatively lucky, as an example, 1000 houses have been put forward in Plumpton (excluding the Eton project). Cllr Avery thought it more helpful if the Steering Group concentrated solely on the Eton project rather than bringing in other potential developments, which he felt could weaken the exercise. It is important to stress that these sites have been put forward, it does not necessarily mean that they will be built on, nevertheless it remains clear that developers will see this time as an opportunity to push through what they can.

A group that is separate from the Parish Councils has been set up to campaign against the Eton project. The group are called Save Our Sussex Villagers. Publicity flyers that will be coming out from the campaign group to all the villagers.

Cllr Lethem is aware of other Parish Councils sharing their response to the Call for Sites with their neighbouring parishes – he thought that it would be sensible for Chailey to share theirs so that everyone is aware of all comments. Clerk to circulate.

Cllr Lethem advised that there will be further Steering Group meetings, and he will report back accordingly.

21/041. Councillor Jordan to update the Council on bringing forward the Annual Meeting. Cllr Jordan has been in the process of locating alternative venues that might be suitable should face to face meetings resume after the 7th May. The Parochial Office have very kindly offered the Church as a meeting venue for the Council.

Because of the significance of the Annual meeting (due to be held on the 18th May) Cllr Jordan re-affirmed that this be brought forward to the 4th May prior to the Planning meeting (as discussed at last month's Full Council meeting). Proposed by Cllr Olbrich and seconded by Cllr Tregenza. All in favour.

21/042 To discuss S106 New Heritage Monies. Mike Berry, resident at New Heritage attended a Full Council meeting held in December 2020 where he gave an overview of the New Heritage Management company and their attempts at trying to use some of the S106 monies to improve the facilities at the New Heritage. Mr Berry was then invited back to the March Full Council to update Council members on the progress made so far.

The first issue on the Management company's mind is the transfer of the land from Taylor Wimpy to the Management company. The Management company have the responsibility of maintaining the land but are now looking to have the freehold. Under the S106 agreement, the land should transfer to Lewes District Council. Discussions are taking place between LDC and Taylor Wimpy around variations to the S106 agreement if the land is transferred to the Management company. There are some complex issues about land valuation and stamp duty; the Management company could be liable to stamp duty if land is transferred to them from LDC.

LDC conducted a recent site inspection and found that there was a significant amount of maintenance work that had not been done when Taylor Wimpey was involved. Costs for maintenance repairs have fortunately been budgeted into this year's service charges.

The second issue is around the reed beds on the development; as well as grey water going into them there is now brown water too. A sewage company have been called out to clear the reed beds which has cost the Management company £1500. The Environmental Agency and Taylor Wimpy have been advised of the situation.

The third issue is around the S106 monies. It is estimated that there is £145K left in the pot. LDC have asked ESCC to confirm in writing if there are any schemes against the S106 agreement that would prevent the money being spent on potential work at the New Heritage. The highest priority for the Management company would be additional car parking and more garages which could be hired out to residents on the estate. This would then free up the car parking issues around the Chapel and make it more appealing for potential hirers of the Chapel

Other areas of interest are traffic measures at the entrance of the development – there have been several near misses coming out of the estate which need to be

addressed. The construction of a pavement from the New Heritage exit down to the existing lay-by, which would become the pick-up/set-down stop for School buses would provide a safer journey to and from School.

A refuge at the junction of the A275 would be helpful to assist people walking from Warrs Hill Road crossing on to the pavement on the other side of the road.

Cllr Evans reminded the Council that East Sussex Highways had over the years paid attention to the situation of pedestrians along Warrs Hill, and that some of the projects Mr Berry had mentioned had been considered at a meeting in 2018 which had concluded with a request to put forward projects within the spirit of the Agreement.

Cllr Evans also stated that the Parish Council had an interest in the S106 monies; the S106 Agreement states that the Accessibility Improvement Contribution is “towards the improvement of public highways within the Area of the Application Site” with the Area of the Application Site being defined as “the electoral ward or any adjoining electoral ward within which the development is located”. Cllr Evans believes that there is enough flexibility to consider other projects within the spirit of the Agreement.

Mr Berry informed CPC that Taylor Wimpy should have provided communal compost bins and asked if the Council would be able to finance two or three on the development with CIL monies.

As a matter of urgency, it was decided that a subgroup will be set up to look at projects at the New Heritage and within the parish to identify what the money can be spent on and report back to a future Full Council meeting to make a decision. Members of the Council should advise the Clerk if they are interested in becoming a member of the subcommittee. (Mr Mike Berry will be on the committee to represent the New Heritage).

21/043.To note that the Neighbourhood Plan Statement has now been circulated to media sources encouraging people to vote at the Referendum. The Clerk informed CPC that the Neighbourhood Plan referendum will take place on the 6th May. A statement to advertise this and to encourage people to vote has been publicised on the website, Facebook and will appear in the local newspapers and the April edition of Chailey News. Councillors were also reminded to read the guide on the restrictions on publicity during the referendum period.

21/044.To consider three quotes received for Tree Risk Assessments to be carried out on Cinder Hill and Downsview. The Clerk has received three quotes for tree surveys to be carried out on Cinder Hill and Downsview. CPC decided to opt for Owen Allpress, Arboricultural Consultant at a cost of £590.00. Proposed by Cllr Avery, seconded by Cllr Olbrich. All in favour.

CPC agreed for the Clerk to instruct Mr Allpress to conduct a survey on the trees at the King’s Head – this will be an additional cost.

21/045.To receive verbal reports from Councillors on their area(s) of responsibility and/or on their involvement with village organisations:

Cllr Evans:

There is a Highways meeting on Monday 22nd March at 10.30am. If members of the Council have any questions they would like to put forward to Highways, then they are advised to get in touch with the Clerk.

- Chailey secondary school has now moved into its new building. There have been no cases of Covid.
- ESCC will continue to provide a Ranger on Chailey Commons.

Cllr Olbrich:

- The de-humidifiers are still running at the Sports Club, these will be removed at the end of the week. Cllr Olbrich thanked Cllrs Avery and Evans for the loan of the de-humidifiers.
- The vandalism has been repaired at the Sports Club. The security light has been replaced by the Electrician, but still appears not to be working correctly, therefore requiring another visit.
- Barcombe Landscapes will provide a quote for hedges to be put in to replace the fencing making it difficult for vandals to climb on to the roof.
- Clerk to request that bins are emptied.
- Door handle on the Reading has been fixed by Cllr Olbrich.
- Cllr Olbrich is now in receipt of all the titles of land owned by CPC. These are titles registered with the Land Registry. The old deeds have been located which Cllr Olbrich is going through. There appears to be a lot of land that is registered as Common land which CPC do not own but are the custodians of. Cllr Olbrich feels that we should continue to try and register the land and will liaise with Cllr Penfold for advice.
- The Pump House is not registered as belonging to CPC although documents confirm that it was handed to the Council by Mr Tillard. This should be registered too. CPC thanked Cllr Olbrich for all his hard work on this matter.

Cllr Avery:

- With reference to Cllr Olbrich's land registry exercise, Cllr Avery confirmed that he has been in touch with Mr Walsh who was the Parish Council's previous Solicitor. Mr Walsh will go through the archives to locate the deeds that they may or may not have. Cllr Avery suggested that as Mr Walsh has relevant history with the Council, then it would be useful if he could undertake any land registration work on behalf of the Council.
- As the Clerk is now up to speed with the Council website, Cllr Avery thought it appropriate to withdraw his management but will remain available should the Clerk require any assistance.

Cllr Lethem

- The Village hall will be re-opening to the public soon when legislation allows.

Cllr Millam:

- Commented on the poor quality of repairs to the fencing on the Commons and wondered if the Parish Council are liable to pay for this. This is something that is funded by ESCC and not the Parish Council.

21/046.To note and consider any implications arising from the Council's duty under section 17(1) of the Crime and Disorder Act 1998. None

21/047. Confidential matters: None.

21/048.Next Full Council meeting: Tuesday 20th April 2021 at 7.30pm to be held virtually.

**Signed:
Chair**

Date:

Initials:

Date: