

MINUTES OF THE BALCOMBE PARISH COUNCIL MEETING (BPC) HELD IN BRAMBLE HALL ON WEDNESDAY 6th December 2023

Present: Cllrs Alison Stevenson (AS) – Chairman, Lloyd Thompsett (LT), Nicky Gould (NG), Paul Williams (PW), Manouchehr Nahvi (MN), Jo Blundell (JB), Helen Caudrey (HC) and Ian Black (IB).

775. **Declarations of personal or pecuniary interest in any agenda item listed**

Cllr PW personal interest in item 8 - DM/23/3070, 3-4 St James Cottages. Cllr PW left the room prior to the application being discussed and re-entered after the Cllrs had concluded their comments.

776. **Apologies for absence**

Cllrs Massi Smith (MS), Nick Major (NM) and Nick Beecroft (NB).

777. **Public Participation**

None

778. **Matters currently being pursued, report from the Clerk**

- Clerk escalated the unemptied waste bins on the recreation ground path as these were not being emptied and people had added to the issue by leaving dog waste on the floor next to the bins (Balcombe residents pay for the dog waste bins to be emptied out of their council taxes) so therefore it is strange why a minority of individuals had placed dog waste there.
- UKPN have replaced some electricity poles on Stockcroft Road and the lamppost lantern outside the Telephone Exchange is now missing. Clerk has notified the lamppost contractors to try and escalate the issue with UKPN to enable its return. It is understood that the bracket was broken during the works, and the lantern was therefore unable to be placed on the new pole.
- MSDC have advertised a Community Grants scheme to enable local groups and organisations to apply for grants of up to £5,000 for projects that will benefit residents across the district. Posts to be placed on Facebook to create awareness of the grant available, and Clerk to contact Balcombe Groups via email.
- Cost of Living leaflets produced by MSDC are soon to be distributed to each household with details of any support that the District Council can offer through initiatives such as the 'Warmer Homes Programme'.

779. Updates on Planning applications:

Number	Site/Address	Proposal	Decision/ Decision Date
DM/23/2618	Wellgrove Cottage, Stockcroft Road	Trees in a Conservation Area Proposal: T1 Conifer - Fell	No Objection
DM/23/1742	Land Adjacent to Balcombe House, London Road/ Haywards Heath Road	Application Type: Removal/Variation of Condition. Proposal: Variation of condition 2 of planning approval DM/23/0630 to Plots 13 and 14. AMENDED PLANS received 18/10/2023 showing single storey rear extensions to dwellings only.	Permission Granted 16 th November 2023

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DM/22/2432	Greentree Hall, High Street	Erection of a folly in a field to the north-eastern side of the access drive leading to the wedding business main venue building and to the northern side of the highway. Amended drawings received on 20.06.2023 and 21.08.2023 for alternative location of folly.	Permission Granted 22nd November 2023
DM/23/2583& DM/23/2584 Listed Building Consent	Midwicket, Redbridge lane	Alterations to existing 'guest house' outbuilding within the curtilage of a grade ii listed dwelling to address water damage and improve energy performance. Strip existing spalled and damaged roof tiles, retaining sound tiles for reuse. Install breathable roof insulation to follow slope of roof. Re-tile roof. Install projecting gable-end canopy over entrance and replace existing windows.	Permission Granted 29 th November 2023
DM/23/2749	Worth Lodge, High Street	Construction of detached garage with adjacent workshop and storage over.	Permission Granted 5 th December 2023

780. Planning - to consider the following applications:

Number	Site/Address	Proposal	Assigned
DM/23/2905	Network Rail London to Brighton Railway - Balcombe Station to Ouse Valley Viaduct, London Road	Retrospective application for the provision of a temporary access route followed by reinstatement planting in relation to emergency railway embankment stabilisation works to the South of Balcombe Station, West Sussex. Site	MN
BPC do not object to this retrospective application. BPC commented that they were pleased that the land had been replanted.			
DM/23/2941	White House, Brantridge Lane	Listed Building Consent Installation of a chairlift on a staircase in a Grade II Listed Building.	N/A
No Comment.			
DM/23/2820	Kibo House, Stockcroft Road	Installation of 14 solar panels to rear (south and west) faces of property. 6 on the flat roof and 8 on the pitched roof.	JB
Balcombe Parish Council do not object to the planning application. BPC commented that they felt the solar panels are being placed where they won't impact on the look of the property from the front profile.			

MINUTES OF THE BALCOMBE PARISH COUNCIL MEETING (BPC) HELD IN BRAMBLE HALL ON WEDNESDAY 6th December 2023

DM/23/3017	Little Bowders, Haywards Heath Road.	Trees in a Conservation Area Proposal: T1 Confier - Fell.	HC
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Balcombe Parish Council do not object to the fell of the conifer but the occupiers may wish to consider heave.

781. To consider Planning Applications received after publication of Agenda.

Number	Site/Address	Proposal	Assigned
DM/23/3070	3 - 4 St James Cottages, Haywards Heath Road	T1 Yew - reduce canopy by 1 metre, back to previous points.	All

Balcombe Parish Council do not object to the planning application.

782. To receive an update from working groups:

Recreation, schools, play, youth, halls – Cllr LT has been in contact with MSDC with hope to try to progress and spend the Section 106 money allocated to the playground improvements. Cllrs LT has offered to continue communications and try to confirm a meeting to discuss the park.

Neighbourhood Plan – no updates

Planning & New Development – No conditions have been received with regards to the Village Car Park.

Traffic – A meeting is scheduled in December with Adam Denby from WSCC Highways to try and progress a number of issues concerning the Roads in the Village.

Public Transport – A notice has been placed on the bus stop/shelter located before the turning to Stoney Lane to identify whether the shelter is utilised. The No.62 bus services the route. The shelter has fallen into disrepair and BPC would like to know if any residents are using it. The members of the working group have asked Metro Bus if No. 271 could be rerouted to service Balcombe, in order to provide residents with more public transport options. A reply is yet to be received.

Balcombe Estate were contacted with regards to using estate land for an additional car park for the train station commuters. Unfortunately, no decisions can be made due to probate.

Energy – FFBRA are awaiting a decision as to whether their request for an Appeal of the judge's decision has been successful. They have been advised that a response won't be given until January or February next year. It has been confirmed that until a response has been provided no exploration works will take place at Lower Stumble.

FFBRA have asked in the meantime, if BPC could discuss, the situation if FFBRA are not successful. Questions included Traffic Management as Angus's current permission allows for a temporary bund to be built for the first phase (removing the excess water) and then removing this and replacing it with a more substantial bund. Plus, there may be construction traffic for the Rectory Gardens at the same time causing additional congestion near the school. Any proposals if made will be added to the agenda of the next meeting.

Admin and Assurance – Cllr JB has asked for statistics/Data on the number of Balcombe residents using the surgery in Balcombe verses having to attend the Handcross practice for appointments. Neighbourhood Watch Co-ordinator Julie Mitchell has suggested a Patient Participation group be set up. Cllrs suggested an additional working group be set up under heading 'Health'.

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783. Financial

To approve November Cashbook and Receipts.

October's cashbook receipts and payments were approved.

784. To review all Balcombe Parish Council Policies

Policies were reviewed and seconded by Cllrs, final additions to the Financial & Management Risk assessment to be concluded at the next meeting – Cllrs MS and LT to propose additions.

785. Correspondence

Information was shared with Cllrs in advance of the meeting. The proposed Cuck-stye development was discussed and is of concern due to its size and location. Cuckfield Parish Council are in the process of obtaining legal advice and are against the proposal. The development does not appear in the District Council's newest version of the District Plan, and they have demonstrated a five-year land supply; which does not include this speculative planning application.

786. Exchange of Information

Carols around the tree – 16th December.

District Plan briefing – Monday 18th December – Cllrs MS, AS and MN to attend either in person or remotely.

The meeting was closed by the Chairman at 9.53pm

**THE NEXT REGULAR MEETING OF THE COUNCIL WILL BE Wednesday 10th January
2024 – at 8:00pm – Bramble Hall**