



PLUMPTON PARISH COUNCIL

Doc No 232408

Minutes of the Parish Council Meeting held at the Pavilion on 13th February 2024 at 19:45.

Present: Cllr N Beaumont – Chair (Cllr NB), Cllr Jim Brown (Cllr JB), Cllr Paul Burford (Cllr PB), Cllr N Shefras (Cllr NDS), DCllr D Stewart-Roberts

Also present: Anita Emery (Clerk & RFO).

Absent: CCllr S Osborne, Cllr G Peacock (Cllr GP) and Cllr Nick Satchell (Cllr NS).

MOP's: 2

1. To accept apologies for absence
 - Cllr NS, Cllr GP tendered their apologies and reasons for absence accepted. It was noted that County Councillor S Osborne was not present.
2. To co-opt Joe Morecroft – PPC agreed to defer to March meeting.
3. Declarations of pecuniary and disclosable interests in respect of matters to be discussed.
 - None
4. To Approve Minutes from Parish Council meeting held on 16th January 2024
 - Cllr NDS wished to note the following changes;

Typo under agenda item 5 – should say Officer

Agenda item 9E - I believe we also decided to review based upon findings the current rental agreements due to increased cost that PPC would have to cover.

Reword:

Agenda item 10. Neighbourhood Plan Update

(i) Planning Liaison Working Group update

- NB/NDS & GP – met Racecourse last month – want to build 9 houses in the car park (if 10 houses, 4 would have to be affordable). Disappointing also that the racecourse seems to be pursuing this as a speculative application outside of the Local Plan process. Lots of site surveys have already been carried out pre application – PPC waiting to see what Cllr DSR can find out. Cllr NB to do a follow up with the Racecourse.

(iii) Orchard Planning at Plumpton Hub – to add the following;



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- Cllr NDS commented that the area could be used as allotments and part orchard, and due to the increased flooding, to explore the possibility of creating the community orchard where the allotments currently reside.
 - Unanimously agreed with changes – Chair signed to that effect – **Clerk to re publish.**
5. Clerk's Report and discuss any Matters Arising from previous meeting.
- Clerks report noted as per appendix 1 to these minutes.
6. Brief Report from the County and District Councillor on matters affecting this Parish.
- Cllr DSR – extracted promise from highways to put new toad sign.
 - New bus timetables in village
 - Cllr DSR met with James Smith planning officer at the Riddens site – went away understanding what the issues are including the concern re: siting of passing places on Riddens Lane. Flood risk assessment has not previously been done. Approached from Sarah Tye of housing team and wanted PC to endorse the case to ensure affordable housing is included at Rectory Meadows and Nolands Farm. PC agreed affordable housing inclusion at both sites.
 - Changing in bin collection dates details have been sent out.
 - LDC have agreed that work on Station House has been approved.
 - Signal box meeting cannot make – but go ahead and meet.
 - Southern Water to meet end of March
 - Enforcement action has been taken on North Barnes Lane building.
 - Local Plan Consultation has been extended to the 19th February.

No County Report received.

7. Questions from Members of the Public – limited to a maximum of 15 minutes in total
- No questions
8. Planning applications and consider further applications submitted after agenda publication:
- Nothing received

To note approved/refused applications from local authority.

- Nothing received

9. Correspondence

- Rural grass cutting – PPC agreed to proceed with option 1 – **Clerk to action**
- Name for marketing of the Nolands site – It was unanimously agreed to put forward the marketing name of Nolands Farm. **Clerk to action.** With regards to the street name PPC agreed that the wider community should be consulted via parish magazine/social media etc.



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10. Finance Committee

- Cllr PB reported to Council the following;
 - a. To adopt expenditure as itemised on the schedules. Nothing to report, there are some transactions due to bank accounts changing – some additional payments as follows;
PPC - £90 Monday Group for new gate at Percys Patch.
PF - Alan Upton for work at the pavilion total £284.
 - b. To adopt year to date accounts. Nothing on PF to note, expenditure on Neighbourhood Plan for PPC which is the housing needs survey and the CiL spend increase was for the new planters. VH electric was over by 8% Clerk to have a quick look on comparisons of KW hours from previous to current year.
 - c. To adopt combined bank reconciliations – a couple of bank reconciliations from Barclays still to reconcile but statements now received and will tie up next month – all statements agreed with combined bank reconciliations.

- Unanimously agreed 10a-c.

11. Neighbourhood Plan Update

(i) Planning Liaison Working Group update

- Meeting with the Racecourse – met with CEO and one of the owners – produced detailed infographic, they need some significant spend to stables and weigh in room at a cost of £2m which they will borrow half the money from the jockey club and to finance rest they intend on selling some land for housing. They advised it takes time to build a business for corporate events/events to generate income which they have not been running the business in that way.
- Keen to engage the community and asked ways on how to do that. Seem to be in a catch twenty two – if they don't have the facilities for races then they can be closed down. Betting law passed recently due to more stringent checks. The owners partners son is joining the business to be part of the operations. They are going to redo the infographic and come up with some ideas on how to engage the community asset. Cllr NB to approach LDC about purchasing the land for affordable housing rather than 5 bed housing.
- Housing Needs Survey – draft has been received from AiRS to sign off and should be ready to go – use socials/parish mag and the survey will be posted to each house. Cllr PB recommended an open evening at the village hall 7th March (committee room). **Clerk to action**

(ii) Orchard planning at the Plumpton Hub.

- Defer



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- (iii) To agree to take on the lease of the north part of the land at the Plumpton Hub at a peppercorn rent for a period of X (tbc) years. Maintenance and use of the area at the expense of the parish council

Cllr NB – do PPC agree to the points as follows;

- The Parish Council will take a lease on the land and it will be used for community purposes
- The Parish will manage the land going forward and will determine the planting of any woodland etc. This will be at the PC's discretion and expense.
- The Parish will ensure appropriate insurance for its use/ occupation and any activities etc
- Developer will erect fencing around the land, vehicle access road into the site from St Helena Lane and provide parking provision for 4 cars - at your expense.
- The PC will have full rights of access utilising the existing access of St Helena.

- Developer will tidy up the existing access from St Helena and carry out any improvements necessary to ensure it is safe and useable. This entrance will be used for the purposes of accessing the north western parts of the site, largely as indicated on the indicative masterplan we have been referring to. This will include access to the area of land we will be agreeing to lease to the Parish Council. Developer has confirmed that we will have a turning into the site and that this will lead to an area of hardstanding which can be used for 4 car parking spaces. Developer will also erect the fencing around your element and provide a gate for security purposes at the entrance to the small parking area.

- Unanimously agreed to begin the negotiations of the lease at a peppercorn rent of the land north of the proposed Plumpton Hub.

(iv) To note PPC draft responses for LDC Local Plan Consultation

- Cllr NB sent over a draft response to remaining Council – all agreed it was a good response. Hamsey Parish Council had contacted PPC who were wanting to do a joint response with other Councils – NB sent over PPC's response.

12. To note and action if necessary monthly RA reports.

- Nothing to report apart from flooding behind Kimber Cottages (see below under village hall report)

13. Update on broadband fibre optic community scheme and actions.

- No update

14. Committee/Working Group Reports

i. Transport and Environment/Footpaths/Policing

- Had a response from Highways regarding the access at Nolands Farm – letter received seemed that they were not going to reconsider. A discussion took place on whether PPC had exhausted all options regarding the access.



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- ii. Allotments update
 - Nothing to report
- iii. How to obtain better community engagement with the Racecourse
 - Racecourse advised they are giving a discount code for residents to attend race days which can be found in the parish magazine. Community engagement discussed under agenda item 11 above.

d. Village Hall

Report given by VH Manager and noted by PPC – see appendix 2

- i. Update from Cllr JB re the footpath – a channel could be dug but would have to put a bridge – when it dries out a bit have a bit of a landscaping session. Fred advised it has been exceptionally wet. Lots of conifer stumps to get where you need to go so would take a lot of effort to dig out. Realistically nothing PPC can do but resident was accepting of that after the meeting.

e. Playing Field/Pavilion

- i. To note playpark inspection and action where necessary.
 - Duly noted. Work at the playpark starts on the 19th February.
- ii. Pavilion Working Group update
 - Had first meeting and waiting on modular build company – clerk to contact two other modular builds and complete surveys. Once all received then arrange second meeting. **Clerk to action**
- iii. To confirm activity scheme rate for Summer 2024 (2023 £25.50 per day).
 - Unanimously agreed to increase to £27 per day.
- iv. To suspend finance regulations and discuss/agree playing field annual maintenance work quotations.
 - Unanimously agreed to use Bourne Sport for the winter maintenance at a cost of £8980 + VAT which included the additional rolling of the outfield for cricket. **Clerk to agree date for the work.**



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- Clerk noted to council re junior football email and area of pitch being rather wet. Clerk waiting to hear back from junior football to supply details/solutions/costings.

15. Interaction with Plumpton Primary School

- Nothing to report

16. Communications/Website

- Nothing to report

17. Items to be reported by Parish Councillors and/or to be included in future meetings

- Clerk asked for speaker ideas for the annual parish meeting in May (CEO from Racecourse to encourage community engagement and potentially Bedford Park re the Plumpton Hub).

Meeting Closed: 21.36

Dates of next meetings:

12th March 2024 – Finance Committee 19:00 – PPC 19:45

Anita Emery | Parish Clerk 14/2/2024

Appendix 1

Clerk Report – Feb 2024

1. Contacted Barcombe Landscapes for KGV field preparation – quotes from Bourne and Barcombe on the agenda.
2. Ladies toilet tap now working and has been lagged as it was being provided via the outside toilet pipework
3. Some spot lights replaced in the pavilion
4. New plug socket and larger waterproof box fitted at the bandstand
5. Emailed UKPN re august works on the footpath. UKPN are investigating – 31.1.2024. 6.2.24 – UKPN requested photos of before and after – Clerk contacted Joe Morecroft for evidence.
6. Spoke with Jerney Kerswell about college being involved with the planters – very positive and was going to get back to me with a date etc to meet (29.1.2024). College tutor contacted me and was going to visit the PF on Thursday 8th Feb – awaiting to hear back
7. Senior Football drove onto sports field – accepted responsibility and are making good.



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8. Handyperson job advert drawn up and advertised – interviews hopefully to take place on or around 18th March with commencement mid April. No request for applications yet (11.2.2024)
9. Transport consultant recommended to Cllr's NB/NDS/GP
10. Spoken to Lee Stevens re the pediment – Lee will seek quotes and report back to Clerk
11. Instructed Monday Group on repair of gate by Percys Patch – Monday Group to approach tenant and report back. Gate being fitted on 6.2.2024 – tenant to pay half of cost.
12. Clerk instructed repair/replacement of noticeboard at the tennis track entrance (PPC asset).
13. Working on Climate Emergency Action plan
14. Playpark repairs commencing the week 19th February
15. Grant received from Groundwork UK for part of the Housing Needs Survey expenditure
16. Drain clearing company instructed to jet the waste pipes at the pavilion as keep backing up when it rains - £105 + VAT.

New Pavilion Project – Update – working group met on 23rd Jan

17. Contacted Springfield a company working group asked to contact – they need sketches of footprint and layout to advise of rough costs, two other architects to be contacted. Clerk also drawing up surveys for users/residents and neighbours. Next meeting of working group TBC.

Appendix 2 – VH Report

Aftercare are coming on 7/3 to look at the two fire exits at the VH.

ACE are doing the 6 monthly fire alarm check on both sites on Thursday PM.

Yearly 3 hour emergency light test, both sites, will be done this week, report to follow

Senior Football will sort the tyre tracks at playing field – reminder has been sent.

Coastal Drains will be at the PAV 8am on the 29th to flush.