

## Newick Parish Council

**Minutes** of the Meeting of Newick Parish Council held at 7.00 p.m. on Tuesday, 24<sup>th</sup> November 2020. This meeting was held virtually using Zoom software.

**Present:** Councillors C. Armitage, B. Deacon, B.Hodge, D. Marchant, V. Marchant, M. Thew, B. Whitlock, T. Whitlock, C. Wickens and K.Wrench

**In Attendance:** Mrs E Reece (Clerk)  
Lewes District Councillor Roy Burman  
Members of Councillor's families were in the same room as those participating in the meeting for brief periods  
One Member of the public

An audio and visual recording was made of the meeting

The meeting commenced at 7.00pm

1. **Apologies for Absence** – Cllr. Deacon was not present at the start of the meeting
2. **Disclosure by Members of personal interest in matters on the agenda, the nature of any interest and whether the Member regards the interest as prejudicial under the terms of the Code of Conduct** – Cllr. D Marchant disclosed an interest in item 9.8
3. **Exclusion of the Press and Public** – There was no reason to exclude the Press or members of the public from any part of the meeting.
4. **Questions or Statements by Members of the Public** –

Mr Rainer spoke on behalf of the applicants for 99 Allington Road. Mr Rainer discussed the area surrounding the proposed plot. He discussed the national planning framework and the Newick Neighbourhood Plan. He confirmed that the frontage of the proposed new dwelling would be line with the neighbouring properties and parking at the front for both the new and existing property.

Cllr. Armitage asked a question regarding the residents of 99 Allington Road. Cllr. Hodge asked a question about the fencing around the proposed plot. Mr Burman asked how far the front elevation would come relevant to the neighbouring property 101 Allington Road. Mr Rainer confirmed that he believed it was slightly in front and then detailed where the windows were on 101 and the proposed new building.

Cllr. B Deacon joined the meeting at 7.08pm

5. **Co-option of up to one new councillor (if candidates have put themselves forward)** – No candidates had put themselves forward for co-option.
6. **To agree author and content of monthly Social Media update** – Cllr. V Marchant agreed to prepare this month's content.
7. **Report from Lewes District Councillor Roy Burman** – Mr Burman mentioned the strength of the volunteering network both in Newick and in the wider district. He reported that Lewes District Council will oppose the whole of the white paper on proposed reforms to planning. He stated that the algorithm has been relooked at by the government already. The issue of voter identification is currently being considered by the District Council. Mr Burman mentioned the issues of the shop development on the Green following complaints he received from a neighbouring property. Mr Burman asked to join the zoom meeting on 1<sup>st</sup> December with Matthew Hitchen and members of the Council where the LLP will be discussed.
8. **Approval of draft minutes of the Parish Council meeting held 27<sup>th</sup> October 2020** – It was agreed that the draft minutes of the Parish Council meeting held 27<sup>th</sup> October 2020 could be signed as a true record.
9. **Planning:**

9.1 Consideration of Planning Applications: (if any)

LW/20/0640	<p><b>22 Paynters Way</b> Single story porch extension (replacing existing), change to front elevation including new pitched roofs over porch and both bottom windows</p> <p>It was agreed unanimously to make <b>no comment</b></p>
LW/20/0666	<p><b>73 Church Road</b> Changes to the entrance gate and front garden to include replacement of the wooden entrance gate with a high-quality metal gate of similar traditional design, increasing the front gravelled area (to match the existing gravel) and possible installation of a low retaining wall 2-3 bricks high is required</p> <p>It was agreed unanimously to make <b>no comment</b></p>
LW/20/0717	<p><b>Rowan House Harmers Hill</b> Non material amendment in relation to LW/18/1012 to reduce the proposed scheme to a single storey rear extension</p> <p>It was agreed unanimously to make <b>no comment</b></p>
LW/20/0720	<p><b>99 Allington Road</b> Erection of a two-storey dwelling</p> <p>It was agreed unanimously to <b>object</b> to this application for the following reasons;</p> <p>The site lies to the south side of Allington Road which, along with the north side, has been the subject of countless planning applications and appeals, all of which to date have been unsuccessful for the same reasons that we object to this application. Point House, Allington Road, came to appeal a year ago, and was dismissed. The Inspector not only acknowledged the effect development would have on the character and appearance of the area, but also noted the application's contravention of current Lewes Local Plan (LLP) and Newick Neighbourhood Plan (NNP) policies. In March this year, 45 Allington Road (a substantial development) was refused citing the main issue as being,</p> <p>'whether the proposal would constitute an appropriate form of development with particular regard to the provisions of local and national policy in respect of the location of the proposal on the character and appearance of the surrounding area. '</p> <p>The Inspector also addressed the merits of the scheme and the changing nature of housing supply within the District, acknowledging the balance that it is to be achieved he concluded that;</p> <p>'the significant harm to the character and appearance of the surrounding area and the harm to the character of the village would significantly and demonstrably outweigh the moderate benefits which the proposal would provide.'</p> <p>The applicant cites the NPPF in a number of places maintaining that 'a presumption in favour of sustainable development is at the heart of the Framework' and that in this instance it should apply. An additional dwelling on this site was turned down in 1992 with a subsequent appeal being dismissed. There were two main reasons for refusal.</p> <ol style="list-style-type: none"> <li>1. The proposed development by reason of scale, site coverage and density would be out of keeping with the character of adjacent developments and the rural character of this edge of village location.</li> <li>2. The proposed development would relate poorly to the existing semi detached cottage and would result in an unneighbourly form of development by reason of overshadowing and obtrusiveness to the detriment of the amenities on neighbouring occupiers.</li> </ol> <p>This first 1992 application related to a two bed house whereas the proposed application is for a 4 bed house with parking for 2 vehicles so this proposal is nearly twice the size and therefore even more reason to consider it to be out of place.</p> <p>The applicant considers that 'Since that time the relevant policy background has changed fundamentally, with an emphasis on making best use of sustainable</p>

	<p>sites such as this, within built –up areas’. We consider that if current responses from the Inspectorate say otherwise then the following policies have been contravened and the applicant is incorrect.</p> <p>The proposal is contrary to policy HO1.6 of NNP which does not support the construction of additional homes in the gardens of Newick’s existing homes. This proposal is in the rear garden of the 99 Allington Road which is usefully acknowledged in the applicant form as ‘Currently parking area and residential garden’. Policy HO1.5 of NNP asks for parking towards the rear of the homes rather than in front of them. Parking is at the front of the proposed dwelling and because the existing garage and drive of 99 would be demolished it would also mean parking for 99 would also be at the front. Policy EN1 NNP asks that new developments should respect the local character and be designed to blend well with the existing built environment. This proposal is cramped, squeezed in between the existing dwelling and number 101.</p> <p>It also contravenes Policy DM25 in Lewes Local Plan part 2 which seeks to encourage development which contributes towards local character and distinctiveness through high quality design. The Council consider it doesn’t meet the following criteria numbers 1, 5, 6 and 7:</p> <p>(1) Its siting, layout, density, and orientation does not respond sympathetically to the characteristics of the development site, or relationship with its immediate surroundings</p> <p>(5) adequate consideration has not been given to the spaces between and around buildings to ensure that they are appropriate to their character,;</p> <p>(6) car parking is not appropriate to the context and is designed so that it does dominate the public realm;</p> <p>(7) there will be unacceptable adverse impact on the amenities of neighbouring properties in terms of privacy, noise, odour and activity levels;</p> <p>Mr Rainer left the meeting at 7.34pm</p>
<p><b>LW/20/0731</b></p>	<p><b>16 High Hurst Close</b>  Remove existing first floor side extension and replace with new extension with pitched roof. Remove existing conservatory and replace with new ground floor extension</p> <p>It was agreed unanimously to make <i>no comment</i></p>

**9.2** Approvals/Refusals etc. – It was noted that Lewes District Council had granted permission for the following application:

**LW/20/0681                      20 The Rough Newick**

Planning Application for Erection of a single storey extension

**9.3** Tree Works Applications – TW/20/0098/TPO It was agreed to make no comment.

**9.4** Update on **Woods Fruit Farm** appeal – There was nothing to report.

**9.5** Update on **Mitchelswood Farm** Inquiry –. Cllr. Wickens confirmed that the Planning Inspectorate had advised the Council that the result of the inquiry will be announced by 16<sup>th</sup> February 2021.

**9.6** Update on **55 Allington Road** – There was nothing to report.

**9.7** Update on **Telephone Exchange site** – There was nothing to report.

**9.8 Vernons Road/The Rough (APPEAL/20/0025)** – There was nothing to report.

**9.9** To agree response to Lewes District Council’s **Land Availability Assessment (LAA)** – A draft response had been circulated prior to the meeting and was also discussed in the October meeting. The draft was unchanged from last meeting and it was agreed to send a copy of the draft to Mr Burman and add the matter to the planning committee agenda for December.

**10. Clerk’s Report** – To note report from Clerk including correspondence received in November 2020. The following items were reported;

Community Centre Car Park – abandoned car  
Newsletter.

Flag – the union flag on the green has now been replaced with a better quality sewn one which will hopefully survive the winter months. The flag in front of the community centre is being replaced following damage last weekend – these are supplied by the Goodwin family.

Cilca progress

Newick Primary School –feedback on what pupils would like to see at the recreation ground

Trees – Awaiting permission from LDC for work recommended in tree survey

**11. Report by Clerk on any action taken under Delegated Powers in consultation with Chairman and/or Vice-Chairman. – None to report**

**12. Financial Matters:**

- 12.1** To authorise Schedule of Payments for November 2020 and arrangements for approving payments  
It was agreed that the following payments should be made and that signatories Cllrs. Armitage and M. Thew should authorise them.

Date: 23/11/2020		Newick Parish Council Current Year			Page 1
Time: 12:03		Unity Trust Bank			
List of Payments made between 01/11/2020 and 30/11/2020					
<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
30/11/2020	Lewes District Council	28588585	18.00		Lewes District Council
30/11/2020	HM Revenue & Customs	156166903	351.60		Tax & NI
30/11/2020	Mrs E Reece	525508450	1,418.51		Clerk Salary
30/11/2020	East Sussex Pension Fund	196129377	472.61	Pension Contribution	East Sussex Pension Fund
30/11/2020	Mrs SE Berry	654630556	359.97		Locum
30/11/2020	Telefonica UK Ltd	DD	16.63	Mobile phone	Telefonica UK Ltd
30/11/2020	Peter Howes	380913135	220.50		Village Handyperson
30/11/2020	Barclays Debit Card	Top up	58.80		Top up
Total Payments			2,916.62		

The following payments have already been made and were reported to the Council;

Date: 24/11/2020		Newick Parish Council Current Year			
Time: 11:08		Barclays Debit Card			
List of Payments made between 01/11/2020 and 30/11/2020					
<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
30/11/2020	Zoom Video Communications	DC	14.39		Zoom monthly subscription
30/11/2020	Hampshire Flag Co	DC	121.73		Union flag for green
30/11/2020	Cartridge People	DC	9.90		Waste Toner Bottle
Total Payments			146.02		

- 12.2** To agree arrangements for approving payments for December 2020. It was agreed that Cllr. Armitage and Thew would authorise payments for December.
- 12.3** To receive statement of performance against budget as at end October 2020 – this was received and noted
- 12.4** To consider grant applications received (S. 137 LGA 1972). A grant application of £750 towards replacement flooring in the Sports Pavillion was considered. Cllr. Thew gave some background on the replacement of the carpet for high quality vinyl flooring. It was agreed to grant the sum of £500.
- 12.5** To consider quotes (if received) – none to consider.
- 12.6** To consider budget for 2021/22 and agree precept request – The budget for 2021/22 was approved and a precept request of £68,196 was agreed.
- 12.7** IT Back up procedure policy review – Cllr. T Whitlock agreed to resend the documents from earlier the year.

- 12.8 Consideration of how to use Community Infrastructure Levy funds in earmarked reserves – it was agreed that in the January meeting would include consideration of quotes for a Speed Gun and Bench renovation.
- 12.9 Clerk appraisal completed – Cllr. Armitage confirmed this was completed and he was very pleased with the Clerk’s performance.

**13. Environment & Recreation;**

- 13.1 Skate Ramp meeting with Lewes District Council – Cllr. Thew summarised a meeting with Chris Bibb from LDC prior to the second lockdown. Cllr. Deacon spoke about the users experience of a pump track. Cllr. Wickens suggested some of the Councillors visit the Burgess Hill and Newhaven sites for comparison.
- 13.2 SPMC – Cllr. Wrench outlined the issues surrounding drafting an agreement between the Parish Council and the VAT. The Clerk confirmed that the Council cannot reclaim VAT on behalf of another organisation and that the creation of the Newick Sports Pavilion Charitable Trust means that they are legally a separate entity to the Council. Councillors asked various questions about the legal process for the agreement and the draft document. It was agreed that Cllr. Wrench would tidy the document further and then document will be circulated to clubs before it is looked at the Parish Council solicitor.
- 13.3 Councillor bench survey – Cllr. Thew suggested that quotes are gained for professional bench renovation.

**14. To consider request from J Hutton for Playing Field hedge cutting** – It was agreed to allow the work to proceed and that the Clerk would request copies of the Public Liability Insurance from Mrs Hutton’s contractor.

**15. To consider email from Mrs J Sheppard and nominate new Neighbourhood Watch Co-ordinator** – Cllr. Armitage thanked Mrs Sheppard for her sterling work over the years. No Councillors put themselves forward as Co-ordinator but Cllr. D Marchant may be interested. It was agreed that the Clerk would discuss the matter further with Mrs Sheppard.

**16. Update on internet speed improvement scheme** – Cllr. T Whitlock reported that nearly 200 people registered for the scheme, he will give it another push and then close a week after second lockdown.

**17. Newick Village Hall Management Committee** – Cllr. B Whitlock reported that there has been no committee meetings for a few months but a further £1,300 of government funding has been received by the VHMC.

**18. Proposal for ringing bells on Christmas Eve** – No news to report

**19. Community Speed Watch** – Cllr. Armitage reported that since lockdown no speed monitoring has happened and that buying a gun using CIL money will be considered at the next meeting.

**20. To discuss continued approach to COVID-19 outbreak** – no change at present

**21. Items for next agenda**

- 92 Allington Road on updates for planning
- CIL applications
- Bench quotations

*The meeting closed at 9.00pm*

Signed.....Chairman

Date.....

Mrs E Reece, Clerk to the Council  
[newickpc@newick.net](mailto:newickpc@newick.net) – 07521 511643