

## STEEP PARISH COUNCIL

CHAIRMAN Mr Richard Coles

CLERK Mrs Bridget MacMillan  
01730 261666

Minutes of a meeting held on Monday 3<sup>rd</sup> July 2006 at 7.30pm at Steep Village Hall

Present: Richard Coles (in the chair) Terry Cook Philip Mileham  
Peter Cruttenden Lyn Peters Charles Gibson  
David Llewellyn

In Attendance:  
Bridget MacMillan (Clerk)  
Jenny Gray (District Councillor)  
Michael Cartwright (County Councillor)

There were 8 members of the Public during the course of the meeting.

35/06 APOLOGIES

Caro Robinson and Fran Box sent their apologies.

36/06 MINUTES OF THE LAST MEETING

Peter raised the issue regarding his interests, which David had raised at the AGM. Peter stated that all his interests were lodged at EHDC. He informed David that Drum had no part in the current project and he had not participated in the process of choosing a partner for the project. He had been asked by Councillors to lead the project because of his knowledge in the area and all councillors were expected to consider all sides of each matter.

The minutes of the previous meeting dated Wednesday 10th May 2006 were agreed as an accurate record.

37/06 DECLARATIONS OF INTEREST

Richard reminded the Councillors that any interests should be recorded.

38/06 PUBLIC COMMENT

The Council was once again asked to move public comment to after the shop/housing item. This was turned down.

The Council was asked if a shop had been considered at The Cricketers Pub. Richard responded that this had been considered previously but the owner had not been co-operative. **David** to approach new tenants to seek their opinion.

A question was raised as to whether this project would open the floodgates to more housing developments and Steep becoming part of Petersfield. Jenny responded that all local authorities were currently carrying out a new Housing Market Assessment and this would highlight area of need in the district. Peter responded that this Site was an exception site only and there were no other sites owned by the parish that could be used. A private owner could try but Steep was part of an AONB and the settlement boundaries were set in the Local Plan.

A statement was made that all new houses would require cars as there was no employment in the area. Terry responded that Bedales was a major employer who currently had to bring staff in from surrounding areas.

A question was raised asking that the village should be consulted as to whether it wanted to raise the large sum of money in the shortfall for the shop, especially as the survey had been completed some time ago. Richard responded that it had always been the intention to consult the community should any substantial sum be needed.

Michael Cartwright informed the meeting that all public comment in the seven parishes he is involved is taken at the beginning and then the Council discusses the business on the agenda within itself.

Michael announced that plans were being drawn up regarding the repair of Stoner Hill Road. He told the meeting that English Nature had asked for an assessment of the area, which may delay the project, but the Council hoped to begin work at the end of August and complete within 3 months.

Michael told the meeting that a meeting had finally been arranged for the Ashford Hangers although a venue was still to be decided.

Michael took a question from a member of the public regarding the Save the Hangers Campaign. He assured the meeting that all aspects of the environment would be considered and a proper job done, but delays would drive up costs.

David asked if there could be a weight restriction applied to the road. Richard said this was already in place and Michael added that this would be monitored.

Jenny Gray informed the meeting that the planning application for the garage at eh house opposite the village hall was to go to Committee next month.

39/06 REPORT FROM SHOP AND HOUSING PROJECT

Members had received background papers and resolution prior to the meeting. Peter read them to the meeting for the benefit of the public and added the letter received from Julia Potter, Director of Housing at EHDC. He also informed the meeting that Hyde had also offered help with the shop funding form subsidiaries but this was not clear at this time. He then read his resolution proposal to the Council. Richard thanked Peter and stated that he would not wish to see the housing and shop projects separated. Philip added his support to the resolution. David thanked Peter for a well-written report but questioned several points. He felt the deal was now worse to than when people had agreed the concept. He questioned the figures from EHDC on housing need as they had differed when he had approached EHDC. He agreed that Peter was right not to bow to seeming pressing from EHDC for the housing. He requested early public consultation. He felt that the report from Peter had been subjective in parts and restated his arguments that the current occupants of Steep had to be represented, that there was quite a lot of opposition and that he did not feel the business plan was viable.. David then proposed an amended proposal as follows:

Steep Parish Council:

1. Confirms that, in accordance with the original undertaking to the village, the first requirement is to produce a viable business plan with funding and resources in place that demonstrate convincingly the ability to build, equip and sustain the successful operation of a shop.
2. Confirms that until the requirements of item 1 can be achieved, no further work will be undertaken, and no further parish funds will be paid out on this project.

3. Confirms that, subject to the requirements of paras 1 and 2 above, it will continue to investigate the desirability, feasibility, and degree of community support for the proposed scheme.
4. Confirms that it will proceed to further community consultation including minority groups, as and when necessary.
5. Confirms to Hyde/PHA that it will defer the start of preparing a planning application until further notice- whilst recognising the risks of delay.

There was a brief discussion on the business plan, the letter from EHDC and the desire of the residents of Steep to be part of a community. It was also stated that no parish funds had been spent on the project to date and non was intended. Bridget reported that Fran had responded to the background papers and was broadly in line with David's views. David agreed that this was a fair summary of Fran's comments.

Charles withdrew from voting because of his interests in PHA. The amendments as above were moved by David and were lost by 6 votes to 1. The original resolution was then put to the vote and was won by 5 votes to 1 as follows:

Steep Parish Council:

1. Confirms its wish to develop a project which delivers both low-cost housing and community shop together and at the same time
2. Confirms that it will not proceed to further community consultation until a proposal has been developed which is in a suitable state for public comment
3. Confirms that it remains committed to working with those who have suggestions about how the impact of the project can be minimised, especially for those living nearby.
4. Confirms to Hyde/PHA that it will defer the start of preparing of a planning application until the first part of 2007 – whilst recognising the risks of delay plans to use the intervening time to examine the match between the proposed mix of housing and the actual need; the traffic impact assessment; the acceptability of the latest layouts to the planning authority; alternative funding approaches; and local build options for the shop.

**Peter** to draft responses to PHA and EHDC.

#### 40/06 REPRESENTATIVES REPORTS

##### **Common and Hangers:**

Playground Update: Lyn reported to the meeting that initial designs had been received for a central hub and 3 spurs, sited where the original equipment had been, from Alex Jameson and some alterations had been requested, including reducing the size and design of the hub and reducing the spurs to two with the possibility of separate equipment added, prior to scales drawings being produced. Philip reported that Alex would do a trial dig to resolve drainage issues. Lyn reported that a letter had been received from the Primary School governors suggesting from input from them. It was agreed that the scale drawings could be taken into school when ready. The new scale drawings would include broken down costings so that parts could be withdrawn or added later depending on the funding which was being aimed at £20,000. Philip and David agreed to approach Bedales who had expressed interest in supporting the project in some way.

Terry reported that now the Hangers meeting was set he and Philip would review the list of requests made some time ago and take them to the meeting.

**Footpaths:**

Lyn reported she had enjoyed her first patrol and reported concerns from parishioners regarding footpath 13 (Hays Cottages to Island farm) to Barry Lockyer who acknowledged that it would be a further month or two before they could clear the path. Concerns had been raised by parishioners about the state of the path between Hayes Cottages and Stoner Hill as well as whether the entrance to the track opposite the Studio and leading onto the Hanger could be limited by a stile and fence to reduce parking. **Lyn** to approach Chris White at Highways.

**Roads:**

It was reported that there was a redundant sign post at the Common end of Church Road and also a footpath sign by gate by Sandy Lane in Steep Marsh.

The overhanging trees opposite Cobblers need attention and Bridget agreed to write to Rosie Poccok adding Peter’s intention to deal with his trees.

It was noted that Ashford Lane was to close temporarily for pipe repairs.

**Steep Village Hall and War Memorial:**

War Memorial: Philip reported that Bedales agreement to maintain the War Memorial was unclear and he agreed to approach Peter Coates at Bedales to find out if work was to be done. Otherwise it was agreed the Parish Council would need to reduce the yew behind the Memorial.

It was also agreed to consider painting the Millennium bench at the top of Mill Lane in the autumn.

Notice board: Philip reminded the meeting that the state of the board had been discussed at a previous meeting. **Richard** to investigate the cost of revamping the current board.

Terry informed the meeting that he had removed the Perspex window from the bus shelter after it had been pushed out and would repair it in due course.

41/06 PLANNING

Bridget reported that the appeal by Mr and Mrs White for F.2789//012 would take place on 16<sup>th</sup> August. Councillors asked which application this related to and **Bridget** agreed to circulate details.

**Decisions Made** (May 11<sup>th</sup> – July 3<sup>rd</sup> 2006)

F.27898/014	<b>Garden Hill Cottage, Island Farm Lane</b>	Dormers to front and alterations to porch and two storey extensions to side and rear following demolition of outbuildings.	No Objection	Permission
F.49339	<b>Kettlebrook Meadows</b>	Conversion of dwelling into two	No Objection	Permission
F.25511/005	<b>Cobblers, Mill Lane</b>	External staircase to rear of Garage	No Objection	Permission

F.20100/059 Now F.20324/019	<b>Dunhurst, Bedales school</b>	Extension to front with canopy over to form new reception area, external path and entrance staircase with canopy over and relocation of four portable buildings as classrooms.	No Objection	Permission
F.39564/001	<b>The Birches, Rockpits Lane</b>	Single storey extension to side and rear. Detached garage to front	No Objection without garage	Permission –without garage

**Decisions New and Pending**

F.26533/003	<b>49 Church Road</b>	Replacement detached double garage to front	Objection
F.21382/10	<b>Steep Tennis Club</b>	Installation of floodlighting to tennis courts (no.s 5 & 6) Revised Scheme	Objection
F.25370/001	<b>Penny Fold, 75 Church Road</b>	Single Storey Extension to side.	No Objection
F.21386/003	<b>Island Cottage, The Island</b>	Two Storey Extension, conservatory, porch and detached garage (renewal of planning permission F.21386/002)	

42/06 FINANCE

Bank Account: Bridget outlined the current and savings accounts available from the Co-operative Bank. Peter agreed to forward details of those at the Alliance and Leicester, which he had been dealing with. A decision on moving the bank account was delayed to the September meeting.

A donation request from Vitalise was turned down.

The following cheque was approved at the meeting:

800239	B. MacMillan (Salary and Expenses)	£834.66
800240	Alex Jemeson (initial drawings)	£125.00

43/06 CORRESPONDENCE

Bridget read a letter from Parishioner regarding the Oak trees on the Common. **Bridget** to respond informing of the TPO.

Bridget reported that a Town and Parish Survey of Community Facility Provision 2006 had been received with the same information as the previous survey. A brief

discussion was held on the desirability of a luncheon club and it was agreed to return the survey with the same responses as 2002.

Peter reported that he had received a request from Tony Struthers to support the bid to the South Downs Joint Committee Sustainability Fund for the appointment of Community Planner who would assist and take forward the Parish and Town Plans in the East Hants area of the South Downs. It was agreed to send a letter of support.

44/06 Next Council Meeting –  
**Monday 11<sup>th</sup> September – 7.30pm**