**EXTRAORDINARY MEETING OF WASHINGTON PARISH COUNCIL**

**MINUTES** of the proceedings of the Extraordinary Meeting of Washington Parish Council on Monday 15 June 2020 held by Zoom conferencing application.

**PRESENT**: Cllr C Beglan (CB), Cllr S Buddell (SB), Cllr Hanvey (BH), Cllr Heeley (Chairman),

Cllr G Lockerbie (GL) and Cllr K Woods (KW)

**ALSO**: Clerk to the Council Zoe Savill

**MEMBERS OF THE PUBLIC**: 6

**ABSENT: 1**

**The Meeting was opened at 19:35 hours**

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| **21.04. To consider accepting Apologies for Absence and Chairman’s Announcements**Apologies and reasons for absence were received and accepted from Cllr Henderson **21.05. To Record Declarations of Interest from members in any item to be discussed and Agree Dispensations.** Cllr Woods declared an interest in the first planning application (immediate neighbour) and did not take part in the discussion or voting. **21.06. Public speaking**Two members of the public spoke against the planning applications SDNP/20/0428/FUL and SNDP/20/0429/LIS – The Frankland Arms, London Road, Washington to be formally discussed under the next agenda item. They raised concerns about the proposed B & B development and the harmful impact on neighbouring amenities, the village conservation area, wildlife and the South Downs National Park’s Dark Skies polices. |

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| **21.07. To Consider Planning Applications** **SDNP/20/01428/FUL - Frankland Arms London Road Washington RH20 4AL***Demolition of existing outbuilding and erection of an outbuilding for holiday accommodation, conversion of existing garage to shop, moving of timber gazebo and**erection of signage for shop. Internal changes including; removal of fireplace on ground**floor and creation of an opening between the main bar and the bar area, chimney structure is to be supported and retained from the first floor upwards (Full Application)***SDNP/20/01429/LIS - Frankland Arms London Road Washington RH20 4AL***Demolition of existing outbuilding and erection of an outbuilding for holiday accommodation, conversion of existing garage to shop, moving of timber gazebo and erection of signage for shop. Internal changes including; removal of fireplace on ground floor and creation of an opening between the main bar and the bar area, chimney structure is to be supported and retained from the first floor upwards (Listed Building)*Councillors discussed the applications which had been amended from two-storey holiday accommodation with 6 bedroom units to a single-storey with 4 bedroom units. They noted the supporting planning reports in the pre-application advice for the original proposals; that the development is in line with the relevant core policies of the South Downs National Park Plan and the Neighbourhood Plan, supporting visitor accommodation in the Park, provision of a village shop, and the use of the pub as an important community asset. Councillors considered the reports and supporting statements and whether they overcame residents’ concerns which were expressed during the public session and in published consultation responses. They also took into consideration comments in support of the proposals. It was noted that there was overwhelming support for the proposed shop, and most respondents had not commented on the proposed internal alterations of the pub which were considered to be long overdue. There were four new letters of objection referring to the revised proposals.It was noted that nearly all objections were from those living close to the pub particularly with regard to overlooking, lack of privacy, and proposed lighting. Councillors took these into consideration and it was **RESOLVED** unanimously to support the applications in principle but request the following recommendations if officers are minded to give approval: * That tree screening should be an important focus; all tree works to be reviewed and carried out to the absolute minimum with strategic replacement of any tree which has to be removed in the process of development; a request for Preservation Orders to the main trees in the pub garden.
* That any proposed additional lighting is only used where strictly necessary for health and safety requirements and must not contravene the South Downs National Park’s Dark Skies policy and Washington’s Unlit Parish policy. Therefore, there should be no floodlighting.
* The ‘smoking’ gazebo should be further to the east of the pub, and as far away as possible from other properties.
* The Velux-style windows should be open to the sky and not to neighbouring properties, and should be of obscured glass.
* Parking spaces in the pub’s private car park should be properly delineated; signage to show that it is for the exclusive use of pub patrons, and the use by customers to be encouraged rather than parking in the street.

**SDNP/2002049/TCA - Street Cottage The Street Washington Pulborough West Sussex RH20 4AS***Surgery to 1 x Yew (Works To Trees in a Conservation Area)*Councillors discussed the proposed tree works and **RESOLVED** unanimously to make **NO OBJECTION** and to defer to the Tree Officer. |
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| **21.08. To Consider Notice to Quit Allotment Plot 8 and tenancy application to take it over**Councillors discussed a request from the Tenant of Plot 8 to serve early notice. An application from her sister to take over the tenancy was considered. It was NOTED that there was no interest from the two people currently on the waiting list. Plot 7 remains vacant and weeds need to be removed before they go to seed and spread to other plots.**RESOLVED** to accept the notice and agree the tenancy application AND to request that the groundsman strims vacant Plot 7. Clerk to be given delegated powers to authorise the works within approved expenditure limits.**21.09. To Approve Payments**Invoices for the following are circulated with this agenda: Sussex Land Services Ltd**: £ 513.60** May’s grass-cutting Arboricultural Excellence**: 1764.00** H2 tree worksHDC Q2 dog bin emptying**: 34.45** Q2 dog bin emptying **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** **Total £ 2312.05****RESOLVED** to approve a total of **£548.05** payments to Sussex Land Services Limited and HDC AND to defer payment for H2 tree works pending inspection.**Meeting closed at 21:00 hours****Signed………………………………………………… Dated……………………………………………………**

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