



CLERKS REPORT TO THE AGENDA 16th APRIL 2025

6. Planning Matters

[See Clerk's Report](#)

1. Emerging Local Plan main modifications: Consultation to 29th May 2025.

Councillors to review the modifications and discuss and agree any comments to be made.

Sections of interest:

Page 22 onwards water and sewerage. Additional sentence added. **“that they will connect to the public foul sewer. Alternatives will only be considered if it is demonstrated that all options for connection to the public foul sewer have been explored and that such connection is not possible.”**

Page 32 Non-strategic Housing (PI allocation included) nothing changed considerably.

2. Neighbourhood Plan.

The draft Neighbourhood Plan for discussion at the meeting on 23rd April 2025 will be sent out with the agenda for the meeting on 17th April. The meeting on 23rd is at Winterton Hall from 7pm. Maggie Williams will attend the meeting.

3. Large Scale Development Proposal- Land South of Rumbolds Lane. [PS/25/00443/FUL](#)

The Planning Committee Resolved to defer comment on this application to Full Council. A draft response will be circulated from the Planning Committee for discussion by Full Council.

7. Financial Matters

[See Clerk's Report](#)

Grant Applications

Recommendation: To note the applications approved by the Finance Committee at their meeting on 3rd April 2025.

RESOLVED to approve the following grant awards (Cllr Taylor abstained from comment and voting regarding the Air Ambulance application):

LOXWOOD SPORTS ASSOCIATION £1000 (£1650 applied for)

PLAISTOW PRE-SCHOOL £2000 (£3000 applied for)

AIR AMBULANCE £500 (£500 applied for)

4 SIGHT £130 (£130 applied for)

KIRDFORD CHURCH £1500 (£1500 applied for ground maintenance in Kirdford)

8. Play Parks

[See Clerks Report](#)

1. Kelsey Hall Playpark:

The grant application to Chichester District council for £9000 was successful and will be received once the Playpark is paid for. The grant requires conditions to be met and these conditions require approval by the Council.

The order for the Playpark has been submitted and a payment for 50% of the costs is required £8997.20. see order for payments April 25.

A meeting has been arranged with the contracts manager on 22nd April 3pm to include the Chair of Kelsey Hall to discuss arrangements for the installation.

4. Lady Hope Playpark: No updates.

9.

Plaistow Recreation Ground Use by Loxwood Sports Association U8s

See the attached agreement for consideration. The lease sent by John Sullivan has been amended to include an allowance for the PC to request a non playing weekend in the event of any clashes with village events.

The Council will have the right at all times to request that use in any particular weekend is suspended if

- ***the Council reasonably considers the green is becoming worn through use by LKYFC.***
- ***the use by the football club conflicts with a village activity to be carried out on the green such as the village fete.***

See notes from meeting with representatives and Cllr Jordan and John Sullivan from Paul Jordan:

“1no x 7 a side pitch on upper green, ideally on level (ish) top area, probably running parallel (but sufficiently away from) with The Street, but to be agreed.

For use by under 8 team (6,7 and 8 year olds) for Saturday morning matches and or training.

Not every Saturday as the intention is to spread the load between existing pitches in Loxwood and Kirdford and thereby minimises pitch wear and consequential match cancellations.

Saturdays 9.00 am meet and set up time for 9.30 kick off with 1 hour match, clear away and gone by 11.30 am

The club undertake pre match pitch inspections to ensure ground suitability and cancel if it considers conditions will result in adverse pitch damage.

P&IPC would retain the right to request no match in the event of concern for adverse damage or other conflicting events.

White line pitch markings would need be applied with goal posts which would be removed after matches and placed in store in position to be agreed on the green (behind cricket nets or by the pavilion ?)

Noted that there are no facilities other than water.

If further grass cutting required then this would be undertaken by the club.

Anticipated maximum of 20 cars which would park down Common House Lane. Cones would be put out by the club.

Suggested some form of simple “lease” agreement with peppercorn rent. (similar to an arrangement they have in Kirdford, with annual rent of £1.00)”

Notes from John Sullivan U8 representative:

“To recap on our discussions, a single pitch would be marked out on the green and would be used by the Club to support its boys and girls teams at U7 to U10 level (so children aged six to eleven). The pitch would be used on Saturdays between 9am and 11.30am and we would direct all visitors to park on the road parallel to the Council’s section of the green (with one side of the road set out with traffic cones to prevent double parking and maintain the free flow of traffic). There would only be one game / training session on any one Saturday.

The Club would ideally like to use the pitch between September and June each year and will maintain the pitch through rolling and cutting the grass and re-lining as necessary. The Club would be respectful of the condition of the green and would temporarily cease use should it begin to display signs of excess wear. The Club would also respect any request from the Council to leave the pitch rest for a weekend should the Council have concerns about the green’s condition. We would just ask that the Council let us know by 8pm on the preceding Wednesday evening so that we can notify the visiting team in good time and try and make alternative arrangements.

We would like to store two goals at the green, which would be chained and padlocked together, together with a padlocked plastic storage container for storing the traffic cones, corner flags etc. The sheltered side of the Pavillion (the left elevation as you face it) or behind the cricket nets would be the preferred location. The club would be happy for the local children to use the goals but they are plastic and can break with replacement parts being expensive (if available) and so we have thought it better to leave them out of view and locked.

As promised we have also attached a copy of a draft agreement setting out the terms of use. I apologise if they seem overly officious (I may have got carried away) but the Club has limited financial resources and before spending on preparing the pitch and buying the goals we will need to demonstrate to the Club’s committee that, subject to a number of conditions, the Club will have the benefit of the green for at least a full season.

It will be wonderful for the Club to play a part in the village community especially as a number of the children who play for it live or go to school in Plaistow. I for one am very excited about the prospects of a bacon roll from the store after football!

All the best John”

10. **Clerk’s update & items for inclusion on a future agenda**

[See Clerk’s Report](#) Recommendation: - To receive general updates and resolve to add any matters arising to a future agenda in relation to: -

1. CIO: Title Transfer: Nothing further to report awaiting documents of use to be drawn up in conjunction with Winterton Hall trustees by the solicitor.
2. Crouchlands Entrance Area community orchard Owner now identified, does not want to proceed.
3. Cricket Pavilion: To note the two quotes received for preservation works to the cricket pavilion and authorise the Clerk to approve one quote if appropriate.
 - GEH Maintenance £1895
 - Tasman Carpentry and Joinery £1735

4. Spring Litter Picking. 5th April 2025. Feedback.
5. APM & VE 80 Celebrations. Thursday 8th May 2025.
To organise:
 Cake makers;
 Arrival time for setting up 7pm
 Speakers other than Wey and Arun Canal Trust
 Beacon Lighting
 Arranging barriers
 Refreshment budget and requirements.
6. Coxes Pond water testing. Quote requested £120 net from Pond Doctor
 £120+vat
 Availability will be the big factor so let me know as soon as you can so we can ensure we get a date for you.
 FYI my visit would consist of:
 General visual check of the pond
 Water tests:
 PH
 Dissolved oxygen
 Phosphate.
7. Coxes Pond Roadside barrier near steps to pond. WSCC Highways to inspect.
8. Shillinglee TRO application. Submitted see attached.
9. Tree works and surveys:
 Quotes have been obtained for
 The recreation round and coxes pond surveys due this summer at £350 and £250 net respectively.
 A quote has also been requested for the Sessile Oak Ground Survey which is due this year as well. £475net
 In addition, works for the preschool trees will be carried out this summer Quote TBC
 Tree budget 2025/2026 £3000.
10. Tennis Courts Cleaning. Is this required this year. Youth Club are checking.
11. The NP Planning Consultant has advised against allocating the Tennis Courts as an Asset of Community Value within the NP and to pursue this as a separate application.

11. **Correspondence.** None to date.