

## LANCING PARISH COUNCIL

### Minutes of the Meeting of the Full Council held on Wednesday 6 September 2017

**Councillors Present:** Cllr Gloria Eveleigh (Chair); Carol Albury, Douglas Bradley (from Minute 37), Clive Burghard, Mick Clark, Lee Cowen, Liz Haywood (from Minute 39.4), David Lambourne (for Minutes 31 to 39.4), Geoff Patmore, Lionel Parsons, Emma Purnell, Gina Scotting and Jean Turner.

**Officer:** Helen Plant, Clerk.

**In attendance:** Nine members of the public; One member of the press.

#### **Presentation at 6.30pm.**

Prior to the start of the Council meeting, Mr Garry Purnell, joint Chair of World of Widewater, provided part one of a presentation in respect of the history of Widewater Lagoon. Mr Purnell advised that he was researching the history of the lagoon and had reached up to the year 1800. Mr Purnell answered Members questions, was thanked for his attendance and invited back to present part two once this had been achieved.

The Chair opened the meeting at 7.02pm and welcomed everyone to the meeting.

#### **31. Apologies**

Apologies had been received, and with the reasons outlined, were subsequently accepted from Cllrs Ann Bridges and Robin Monk.

#### **32. Declarations of Interest**

None.

#### **33. Public Forum & Questions**

Mr Chris Drew, Chair of the West Beach Residents Association, thanked the Council for the free use of East Lancing Recreation Ground for the Association's Family Fun Day, which was a great success.

#### **34. To approve the minutes of the Council meeting held on 5 July 2017**

The Minutes of this meeting were agreed as a true and accurate record of the meeting.

#### **35. Grouped Items:-**

**Resolved** – That the submitted draft Committee Minutes and Working Group Notes be received.

- (1) Garden Competition Working Group – 3 July 2017
- (2) Amenities & Environment Committee – 12 July 2017
- (3) Garden Competition Working Group – 13 July 2017
- (4) Finance & General Purposes Committee – 19 July 2017
- (5) Planning Committee Meeting – 19 July 2017
- (6) Monks Rec Improvement Project Working Group – 25 July 2017
- (7) Community Cinema Working Group – 3 August 2017
- (8) Planning Committee – 9 August 2017
- (9) Planning Committee – 30 August 2017

**36. Recommendation from Finance and General Purposes Committee – Surplus Reserves**

Submitted – A report to consider the Committees recommendations and subsequent additional requests in respect of how best to spend General and Earmarked Reserve surplus funds on the Councils ongoing and outstanding projects and other recently identified and necessary expenditure items.

It was noted that whilst the level of General Reserves should remain at the level of £40k, the balance of the General Reserves at the end of the 2016/17 financial year was £90k, presenting a £50k surplus. Furthermore, the level of Earmarked Reserves for the PAT Testing to be carried out had been overestimated and had subsequently left an underspend.

It was also noted that following the scrutiny of the budgets for the end of quarter 1 of the 2017/18 financial year, a few variances had come to light, namely an underestimation of the Administration – National Insurance expenditure and additional expenditure would be incurred to fill and cover the vacant Caretaker’s role and the North Wing Rental, Hiring of Beach Green and Football Pitch Rental income was anticipated to be down by the end of the year. Those factors created a potential overspend of the overall budget amounting to £17,500.

**Resolved** – That the Council agrees to the following:-

- (a) That the PAT Test Earmarked Reserve underspend of £8,000 be transferred to General Reserves;
- (b) That PAT Testing be included in the Parish Hall’s General Maintenance budget from 2018/19;
- (c) That £17,500 of General Reserves be designated to the overall 2017/18 budget should the anticipated overspend come to fruition;
- (d) That £19,200 be apportioned to the following known costs of ongoing projects and expenditure as outlined below:-

	<b>Project title/Expenditure required</b>	<b>Cost</b>
a	Heritage Display Cabinets	£ 1,500
b	Defibrillator	£ 1,000
c	Widewater Steps (western end)	£ 7,000
d	Anti-tank Block History Panels	£ 2,000
e	New front door to flat	£ 700
f	Professional Gazebos	£ 1,500
g	Beach Green Promenade Lighting Feasibility Study & Design Document	£5,500
	<b>Total of known costs</b>	<b>£19,200</b>

- (e) That the left-over surplus remains in General Reserves until such time as the Air Raid Shelter, Beach Green Promenade Lighting and Monks Rec Improvement projects have progressed appropriately to the point that allocation of funds can be considered.
- (f) That the Council partners with Lancing and Sompting Lions Club to assist with the ambition of installing two defibrillators, with one being installed on the exterior of the Parish Hall.

**37. Chair’s Report**

There were no items to report at this meeting.

### **38. Clerk's Report**

#### **38.1 Parish Hall office space (North Wing)**

It was confirmed that the large office and one of the small offices had now been leased by separate tenants. Expressions of interest had been received in respect of the other small vacant office and the upstairs office space, albeit that Adur Voluntary Action were still using this space to store their belongings.

**Resolved** – That the information be noted.

#### **38.2 Monks Recreation Ground**

It was noted that a spate of vandalism at Monks Rec had destroyed the Parkour facility. All known incidents had been reported to the Police and through pressure from various bodies, PCSO patrols around the area increased and incidents appeared to have abated.

Members' views were requested as to whether the facility should be repaired or removed. It was confirmed that the repairs could be funded via the Council's Insurance policy, less the excess. Whilst some members were dubious about it being repaired, others felt that as Parkour was now a recognised sport, the facility should be repaired and that the Council should not give in to a minority of tyrants.

It was also suggested that the Council commissioned an enforcement agency to impose fixed penalty notice fines in respect of dropping litter and dog fouling, under respective laws. The Council's current car park licensee, District Enforcement, provided such a service and had offered to carry out a 12-month free of charge trial of the service, with provisions. However, as those provision needed to be discussed in further detail, the matter was deferred to the end of the meeting under closed session due to the confidential nature of the business.

**Resolved** – That the Parkour facility be repaired via the Council's Insurance Policy.

#### **38.3 Lancing Post Office**

It was reported that a decision in respect of the Public Consultation regarding the proposed move of the Post Office services had now been made. The Post Office branch would be run by Garrett's Convenience Store at 7 North Road from 12 October 2017.

It was confirmed that Royal Mail, who owned the building, had confirmed that the village clock could remain in situ.

**Resolved** – That the information be noted.

#### **38.4 Parish Council Newsletter**

It was confirmed that the second of the Parish Council's re-introduced Newsletter had been produced and was in the process of being delivered to all households within the Parish by a small delivery company and that some feedback had already been received in respect of views requested for the promenade lighting project.

**Resolved** – That the information be noted.

### **38.5 AVA Information**

The latest figures for the period 6 July to 31 August 2017 were provided, including that there had been 2 volunteer enquiries, 5 food bank donations, 14 food bank collections, 24 general enquiries and 10 A27 Questionnaires.

Cllr Parsons advised that he had recently attended the AVA AGM, where the support the Parish Council gives to AVA was acknowledged.

**Resolved** – That the information be noted.

### **38.6 Lancing Village Market – Update from Annual Residents Meeting**

At the Annual Residents meeting on 25 May 2017, the subject of the Village Market and the question of how it could be better attended was raised. It was subsequently agreed at the last Council meeting to write to Adur District Council to highlight the five points that were raised (Minute 26.1/July/17 refers). The response received was outlined to Members.

Cllr Albury confirmed that in respect of the point that there was nothing to do there for families, attempts were being made to address this, e.g. Poppins Mobile Farm. In addition, different layouts of the pitches were being tried to make the market more attractive and encompassed within the village.

**Resolved** – That the information be noted.

### **38.7 South Downs National Park Authority**

#### **i. Parish Member appointment**

Pursuant to Cllr Clark being put forward for election to the SDNPA, it was confirmed that from the three candidates, Cllr Tim Burr, a member of Coldwaltham Parish Council, was the successful appointee.

**Resolved** – That the information be noted.

#### **ii. Parish Workshops**

A workshop covering matters such as the launch of the SDNP Local Plan pre-submission consultation and review of the SDNP Partnership Management Plan, had been scheduled for 4 October 2017. Parishes were invited to send two nominated Councillors.

**Resolved** – That the information be noted.

### **38.8 Notice of Conclusion of Audit 2016/17**

It was confirmed that the Notice of Conclusion of the External Audit and right to inspect the Annual Return for 2016/17 had been received from Littlejohns LLP, the external auditor, along with the certificate and opinion.

There had been no matters of concern raised and all proper practices had been followed. The notice would be on display in the Parish Hall in accordance with regulations and could be inspected on the Councils website.

Cllrs thanked the Clerk and Finance Manager for the excellent management of the accounts.

**Resolved** – That the information be noted.

### **39. Other Matters:-**

#### **39.1 Lancing Parish Youth Council**

The Minutes of LPYC's meeting on 26 July were circulated for Member's information.

Cllr Eveleigh reported that two LPY Cllrs had met with the Library Area Manager to explore the possibility of trialling an Internet Café in the Library, which was being progressed.

**Resolved** – That the information be noted.

#### **39.2 Lancing Vision Group**

Cllr Eveleigh advised that at the recent meeting, a 'planning for real' workshop was held to progress the identified project, i.e. to look at extending the Queensway look out into North Road. WSCC Highways Manager, Mike Thomas, and Principal Community Office, Lydia Schilbach, were investigating the feasibility and viability of the suggestions. There was an intention of introducing the project to the public and retailers at the October Village Market to gauge opinion.

**Resolved** – That the information be noted.

#### **39.3 Keep Lancing Safe**

Cllr Eveleigh confirmed that Police patrols had increased which had been acknowledged and welcomed by residents and two Police Community Street Briefings had recently taken place. It was noted that incidents of vandalism had decreased, but it was hoped that PCSO patrols wouldn't.

The 'broken window' effect was explained and the support of all Cllrs was sought to assist the scheme and to encourage all members of the public to report any incidents to the Police.

**Resolved** – That the information be noted.

*NOTE – At this point Cllr Albury advised of her abstention in respect of item 39.4 and would not take part in the discussion or vote due to her position as Chair of Adur District Council's Planning Committee.*

#### **39.4 Consideration of the New Monks Farm Development**

Pursuant to Council Minute 98.5/Feb/17, the following planning application was submitted to full Council for consideration:-

Hybrid planning application seeking (1) Full planning permission for the demolition of existing buildings and erection of 249 dwellings with temporary access via Grinstead Lane, a Country Park, relocation and extension of the Withy Patch Gypsy and Traveller site, permanent access via a new roundabout on the A27, landscaping, and other associated infrastructure (including pumping facility at the River Adur); (2) Outline planning permission (with only landscaping reserved) for a non-food retail store (Use Class A1); and (3) Outline planning permission (with all matters reserved other than access) for the erection of a further 351 dwellings, community hub, primary school, and landscaping.

Cllr Clark put a proposal forward a 15-point objection to the application.

Cllr Butcher expressed his thoughts which differed to Cllr Clark's proposal, welcoming the idea of new homes, potential employment opportunities, a new country park and associated benefits, such as additional school places, additional revenue for the local council and protected, enhanced and accessible green space. However, he could not support the application in its current form and objected to it, especially taking into account the concerns raised by other statutory consultees, e.g. Local Highways Authority, Highways England and Southern Water.

Cllr Purnell re-iterated Cllr Butcher's comments and objected to the application on similar grounds.

Cllr Cowen also objected to the application with fears regarding the increase in traffic congestion, flooding, pollution, strain on local services, overdevelopment and dismissed the traffic report with concerns that it didn't address the anticipated increase in vehicle movement sufficiently. The comparison with Cardiff's Ikea was considered incompatible as there was already an existing retail park and dual trunk road servicing that area. Access to phase one of the development through the Mash Barn estate was also impracticable and he questioned why the road that would be built for the construction traffic could not be used by the residents of that part of the development. He also expressed concerns regarding Mash Barn estate becoming an 'overflow car park' as there were insufficient parking arrangements within the development.

Cllr Parsons was worried for the loss of existing over-ground and underground habitat despite the inclusion of a country park in the proposals.

Cllr Scotting didn't want the identity of the village lost.

Cllr Haywood was unhappy by the way that the Withy Patch Gypsy and Traveller site had been dealt with.

Mr Martin Perry, Director of New Monks Farm Development Limited, was invited to add to the debate. Mr Perry confirmed that the site had been identified in the Adur Local Plan for the last 4 years and the Inspector had not indicated that the plan was unsound. If Adur District Council adopted the Plan, the site would be developed and questioned whether the community would prefer an unknown developer on site or one which they knew. He also confirmed that some of the consultee questions had been responded to and that more information was being composed. Mr Perry endeavored to answer questions from Members and the public.

Members of the public were invited to speak on the matter. Mr Drew stated the Council had a responsibility to the community to make a decision at this meeting and it should be to object to the development. Air pollution was also a concern.

Ivy, a resident of Withy Patch, felt that the residents of the site were being bullied into relocating and were on the understanding that the move would increase their ground rent by 45%. This would create financial difficulties for a number of the residents to the degree of it creating potential homelessness.

At this point, discussion was ceased and a move to vote on the proposal was made. The proposal was approved on a majority vote.

**Resolved** – That Lancing Parish Council objects to the proposed development on New Monks Farm on the grounds of -

- 1) Severe Flood risk to third parties residing around the Lancing Brooks Flood Plain.
- 2) Withy Patch residents are under threat of unsuitable relocation; we call upon WSCC to reinstate their home and leave the residents in situ.
- 3) A sewerage system that will overwhelm the existing sewage system due to the impact of 600 houses and Ikea and the Football Academy discharging into an antiquated broken sewage system creating floods and pollution to surrounding areas.
- 4) The surface water drainage system of Archimedes screws into the river Adur is experimental and unproven, the risks of failure would be catastrophic.
- 5) Groundwater flows are, by and large, ignored on an area that has a 75% risk of groundwater flooding across the entire flood plain. Groundwater cannot be pumped.
- 6) The A27 and the A259 are already inadequate and severely congested, the impact of 2 million visits a year visiting Ikea and the impact of 600+ cars from the development will create gridlock to Lancing and Shoreham.
- 7) Air pollution is currently over the statutory limits and would increase dramatically posing severe health risks to residents, children and families.
- 8) NMF developers have offered a comparison as Cardiff Ikea to promote the proposed NMF Ikea. We have found this to be a totally incomparable and incorrect, a misleading attempt at convincing Lancing residents of the impact on Lancing traffic flows relating to Ikea.
- 9) In terms of affordable homes, which are not, there will be no benefit to Lancing residents in need i.e. Homeless, disabled.
- 10) The remainder of the proposed houses some on private roads and adopted roads will be beyond the reach of Lancing young families, due to the high costs of purchase and ground maintenance costs.
- 11) The insertion of 2 more football pitches will have a negative impact on the environment destroying ecology and wildlife and pose further flood risk to the surrounding areas.
- 12) The Airport is now under threat, this is unacceptable and we query how and why this has been allowed to deteriorate to this position, the proposed development of 25,000 sq metres on flood plain further increase flood risk.
- 13) The infrastructure proposals i.e. school, GP surgery etc are woefully inadequate and unacceptable, Adur is already over capacity and overstretched in terms of schooling and healthcare, the additional pressure on statutory provision is unacceptable also given the 100s of houses currently being constructed and proposed in Shoreham.
- 14) The proposed area of development will have a dramatic detrimental effect on the existing ecology conservation and preservation of the existing wildlife inhabiting and visiting this strategic area.
- 15) The proposed development will have a profound negative, irreparable impact on Lancing village and residents for the foreseeable future.

*NOTE – A 5-minute comfort break was taken at this point.*

### **39.5 A27 Worthing and Lancing Improvements – Consultation**

It was reported that Highways England were holding a public consultation in respect of a preferred option to improve the A27 between Worthing and Lancing. The intention of the scheme was to improve traffic flow, journey times, safety and accessibility, boost local

economic growth and minimize the impact on the environment. The consultation ended on 12 September 2017.

Members were all of the opinion that the option was not suitable and that not all alternatives had been given the opportunity of being considered. The declaration that the improvements would save 3 minutes on a journey time was deemed to be farcical. The lack of sustainable transport was also regarded as adding to the congestion. Furthermore, the amount of funding that had been allocated could only provide a cheapskate/sticking plaster scheme and once complete, the road would become a slow-moving car park.

Mr Drew, a member of the public present, stated the option was flawed and was a similar scheme to one that had been presented in the 1990's, which ended up being shelved. The proposed option was not appropriate at this time.

**Resolved** – Whilst Lancing Parish Council recognises that a long-awaited proposal to improve the A27 has been presented, the option is objected to on the grounds that it is inadequate and that alternative schemes should be considered and consulted on, such as the introduction of fly-overs, a relief road or even a by-pass.

**40. Report(s) of Representatives on Outside Bodies**

**i. NHS Coastal West Sussex Clinical Commissioning Group**

Cllr Butcher reported that he had attended two very interesting meetings to date. It was apparent that the likelihood of an additional GP Surgery being set up on any development at New Monks Farm would be unlikely.

**ii. Adur District Conservation Group**

Cllr Parsons advised that the recent meeting of the Group had considered the NMF development. It was agreed to defer any decision on the development until the Adur District Local Plan had been approved and adopted.

**iii. World of Widewater**

Cllr Clark and Cowen advised that the recent meeting had considered the promenade lighting project, which the group were unsure about. The group were also looking into funding sources to improve or replace the existing information booth.

**Resolved** – That the information be noted.

**41. Future Agenda Items**

Cllr Turner – For the Parish Council to investigate the possibility of holding a craft exhibition for pensioners.

**42. Exclusion of the Press and Public**

That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media were excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

**43. Land at Monks Recreation Ground**

Pursuant to Council Minute 30/Jul/17, Members were advised of the costs to provide the professional advice to explore all options in respect of the land currently leased to Sussex Football Association. The cost was considered excessive and the majority expressed the

opinion that the land should be retained by the Council, but that a rental review was well overdue.

**Resolved** – (a) That a professional rental review be carried out in respect of the land currently leased to Sussex Football Association.

(b) That Sussex FA be advised that the Council is not prepared to sell the land it currently leases.

#### **44. Clerk's Annual Appraisal**

Pursuant to Finance and General Purposes Committee Minute 20.6/Jul/17, the Chair confirmed that the Clerk's annual appraisal had been carried out and outlined the areas that had been assessed, all of which were considered to be more than satisfactory.

**Resolved** – That the Clerk's annual appraisal be approved.

#### **38.2 Monks Recreation Ground (continuation)**

The terms and conditions of the enforcement agency to impose fixed penalty notice fines in respect of dropping litter and dog fouling, under respective laws, were outlined.

Some Members were wary of the suggestion knowing of negative press some councils had received after undertaking such a service. Others considered education was the way forward. However, it was also considered that if the service was employed, the public would become educated. The service also fitted in with the Council's litter campaign work priority.

**Resolved** – That the proposal policies for the enforcement of Dog Control Orders and Littering of Lancing Parish Council's open spaces by District Enforcement be drawn up for consideration at the next Council meeting on 8 November 2017.

The meeting closed at 9.44pm.

Signed Chairman

Date