

## LANCING PARISH COUNCIL

### Minutes of the Meeting of the Finance & General Purposes Committee held on Wednesday 25 January 2017

**New Monks Farm Development Presentation** - commenced at 6.45pm.

Present:- Cllrs Clive Burghard, Mick Clark, Lee Cowen, Gloria Eveleigh, Liz Haywood, Geoff Patmore and Jean Turner.

Apologies:- Cllrs Carol Albury, Ann Bridges and Gina Scotting.

Prior to the start of the meeting, Martin Perry, Director of NMF Development Limited (a subsidiary of Brighton and Hove Albion Football Club), Scott Marshall, Managing Director of Marshall Regen Limited, and Peter Rainier, Principal Director of Planning at DMH Stallard, gave a presentation in respect of NMF Development Ltd's proposals at land east of New Monks Farm (west of Shoreham Airport). It was noted that this briefing presentation was in advance of three planned public consultation events scheduled for the 27 and 28 January in Shoreham and 1 February in Lancing Parish Hall.

Mr Perry provided a brief history of the previous development plans for the site and it was noted that the area was allocated in the emerging Adur Local Plan (ALP) for residential and commercial developments. In summary, the proposals consisted of 600 homes (30% of which would be affordable and to be built by Cala Homes), a primary school, commercial developments (with over 900 jobs potentially being created and the main commercial partner named as Ikea), an improved traveller site, improvements to the A27 and Grinstead Lane, a 28 hectare country park and associated landscaping and a community hub, e.g. small shopping mall. The scheme would be constructed in four phases and take approximately 8 years to complete.

In respect of the commercial development, it was highlighted that whilst the ALP only identified 10,000 square metres of commercial space, the proposal consisted of 35,000 square metres. Mr Perry said it should be recognised that the increase was necessary to contribute towards the infrastructure costs. Mr Marshall confirmed that the increase met with Adur District Council's overall commercial development objectives. However, it was acknowledged that the Government Inspector would have to agree to the increase and it would also be subject to further public consultation.

Members questions were answered and endeavours were made to allay concerns specifically in respect of transport and flooding issues.

Transport - Mr Perry advised that the proposed transport infrastructure was in-line with the ALP. As well as the previously mentioned A27 and Grinstead Lane improvement, he considered that as Ikea would not open to the public until 10am, there should be minimal impact on the usual rush hour traffic. He also advised that local bus companies had indicated that routes would be redirected through the Ikea site and that that development would subsidise those routes for a time.

Flooding - Mr Perry acknowledged that the area was a flood risk 3A category. However, the area could be developed so long as essential infrastructure was designed and constructed to remain operational and safe in times of flood. He reported that 150 bore holes had been made at the site and flow meters installed to assess the general impact of rainfall. He advised that, in addition to the new river

Adur tidal walls to combat fluvial and tidal flooding, the development included a slightly higher bund for extra protection. There was also the intention to construct an Archimedes screw pump station. A Management Company would be set up, consisting of BHAFC, residents, Ikea and the Airport, who would contribute towards the long term maintenance of the pumping station and other aspects of the development, such as the park. Mr Perry acknowledged that no guarantee could be given to those residents living south of the development who currently experienced flooding, e.g. West Beach estate, but stated that the development sought to improve the situation and the associated Flood Risk Management Plan would provide further details.

The question of whether the development area contained contaminated land was raised. Mr Perry advised that no contaminations had been found during the bore hole drillings, but if any was found during excavations, it would be NMF Development Ltd's responsibility to remove appropriately.

Mr Perry, Mr Marshall and Mr Rainier were thank for their attendance.

**The Finance & General Purposes Committee meeting started at 7.50pm.**

**Present:-** Chair: Cllr Patmore

**Councillors:-** Clive Burghard, Mick Clark, Emma Purnell and Jean Turner.

**Ex-officio:-** Cllrs Gloria Eveleigh

**Officers:-** Helen Plant, Acting Clerk to the Council

**77. Apologies**

Apologies were received, and with the reasons outlined, were accepted from Cllrs Carol Albury, Lee Cowen and Liz Haywood.

**78. Declaration of Substitute Members**

In accordance with Standing Order 4.4e, Cllr Purnell substituted for Cllr Cowen.

**79. Declarations of Interest**

None.

**80. Minutes of the Previous Meeting held on 21 December 2016**

The Minutes of this meeting were agreed at the Full Council meeting held on 11 January 2017. There were no matters arising.

**81. Public Forum/Questions**

None.

**82. Accounts for payment**

Committee **RESOLVED** that amounts in the sum of:-

**82.1 Expenditure (Current A/C) in the sum of £18,924.37; and**

**82.2 Expenditure (Clerks Payment A/C) in the sum of £12,933.40**

**83. Approval of Cash Balances & Investments**

It was **RESOLVED** that the cash balances and investments of the Council totalling **£207,514.99** was a true record.

**84. Detailed Income & Expenditure by Budget Heading**

The information included in the report was noted.

**85. Clerk's Report**

**85.1 Cost of Normal Elections – 5 May 2016**

At the Council meeting on 11 January, the cost of the normal elections had been reported (Minute 87.1 refers). As the costs were considered exorbitant, the item was on this agenda so that further discussion could take place and to agree some form of action if considered necessary.

Whilst the Acting Clerk clarified that the amount was as anticipated, Members considered that the payment should be withheld until it had been compared against the previous normal election costs, i.e. the 2012 election, and against another local council of a similar size. A report would be submitted to the next F&GP Committee meeting.

**Resolved** - That the payment to Adur District Council in respect of the cost of the normal elections for 5 May 2016 be withheld until further clarification is sought into the perceived exorbitant cost.

*At this juncture, the Chair closed the meeting as the following matters were discussed in confidence, under Standing Order 12, as the item related to discussions affecting employees of the Council.*

**85.2 Staffing matters**

**i. Trainee Clerk**

It was confirmed that the Trainee Clerk had satisfactorily performed over the specified probation period and was now a permanent member of staff. A salary increase in accordance with the post's Statement of Particulars of Employment would be applied.

**ii. Casual Caretakers**

It was confirmed that one of the Casual Caretakers had submitted his notice of retirement and that one of the bank caretakers had agreed to cover those hours.

The meeting closed at 8.10pm.

Helen Plant  
Acting Clerk to the Council  
26 January 2017

Signed Chairman  
Date