

MINUTES

Minutes of the Annual Meeting for the parish of North Mundham held at the Village Hall on the 10th March 2015 which commenced at 6.30pm

PRESENT: Cllrs Denia Turnbull (chairman), Tim Russell (Vice Chairman), Rob Callaway-Lewis, Jon Stuart, Annie Maclean, Frances Neave and Richard Beeny.

In attendance: Mrs Louise Chater (Clerk to North Mundham Parish Council), District Cllr. Paul Jarvis, 16 registered electors.

The Chairman welcomed all those present and introduced the members of North Mundham Parish Council and the Clerk.

A01.15 Minutes of the last meeting - 20th May 2014

On a proposal by Mr Wiles, it was agreed the minutes were an accurate record of the meeting and these were duly signed off.

A02.15 Matters arising

A03.14 The Chairman stated she had spoken to Mr Guy Martin, Principal, Chichester Free School, who reported that the school currently had 360 children on the register. The school and the governors were currently contemplating the issues with regard to provide the facilities for the children to complete their GCSE's. They were investigating purchasing science lab porta cabins.

Negotiations continue with regard to the move to Hunston Convent and he stated that they hoped to be in the position to relocate by September 2016. Although the parents had been shown the proposed plans for the Convent they had not been submitted to Chichester District Council as yet.

Pedestrian access to the school from the A27; the current plans included having to cross the B2145 twice to access the school from the new footbridge. However, negotiations were continuing with the adjacent landowners to address this issue.

The Parish Council had requested further information with regard to the new bridge, however, this wasn't available for this meeting. The information as it was received would be added to the website.

Q: Do you know where the porta cabins are going?

A: No we don't; we are not aware of a planning application being submitted.

A03.15 Annual report from the Parish Council

Chairman's Report - The Chairman stated that the pressure of house building continues to be the most dominant topic along with the increase of traffic travelling at speed through the parish.

The Parish Council continues to work with West Sussex County Council and the Police to try and find a solution to issues experienced by pedestrians at the Walnut Tree Roundabout, however, this seems to have stalled since the flow of traffic is seen as the prime consideration. The Parish Council continues to liaise with other parishes who are experiencing similar issues whether it is the closure of the Oving traffic lights or Hunston in trying to find a way to calm the ever increasing traffic through their parish. The developers at Canal Mead had agreed to clear the land adjacent to the canal in preparation for a path to enable the residents to access the village.

The Council continued to sponsor the Open Garden event and is very grateful to the residents who participated.

The Clerk and Councillors attendance on courses, daytime and evening meetings and the presentations you are due to hear this evening demonstrates their commitment.

The Parish Council is very grateful to the volunteers who form the Parish Polishers; they had cleared paths, cut edges, repaired benches and cut a small gulley at the Walnut Tree bus shelter to prevent flooding while awaiting permission from West Sussex County Council to install a permanent solution.

Planning - Cllr. Beeny reported that the Parish Council had considered 37 planning applications over the past 12 months, the vast majority of which were private households, however there had been a few large scale developments on the HDA, Canal Mead affordable housing site and the Stoney Meadow application.

The Parish Council had objected to the development on Stoney Meadow and Chichester District Council had subsequently refused the application. However, the outline application for 25 mixed homes was permitted under the planning appeal process.

Finance - Cllr. Russell stated that the accounts had successfully been audited for the year ended 31 March 2014.

When the Parish Council spent money it was spending the residents' money, which in the main is raised via the precept and the council tax grant. The Village Hall income, grants and fundraising bring in the remaining amount. The total income for the year was £57983.73

The expenditure for the year amounted to £56663.26

The administration costs include the Clerk's salary, insurance, training costs and general day to day running costs.

The village hall cost includes the utility bills, caretaker's fees, maintenance, ground rent and cleaning materials.

Project costs for the year in question include the community kitchen project which is being completed over two financial years to ensure that the Parish Council complies requirements to allow it to reclaim VAT.

No questions.

Affordable Housing - Cllr. Stuart stated that there was a big drive nationally to build houses. As a rule in this country we do not build as many houses as we plan to build. All the political parties had made election pledges to build further homes.

Following the last elections the Government re-wrote the planning documents. Chichester District Council were required to write the Local Plan increasing the number of homes to be built to over 400 houses per year.

As you are all aware the Parish Council carried out a review of the land and looked for a site to build affordable housing for local residents, with a view to providing homes for young people and smaller properties to enable older residents to down size.

As previously stated, the Parish Council objected to the permitted Stoney Meadow application for a mixed development with seven affordable homes, 15 in private ownership and three shared ownership properties.

However, the developer had struggled to make the site viable and was now working with a housing association to develop the site entirely made up of affordable homes.

The site is a Designated Protection Area (DPA) which means that the properties built under the shared ownership scheme were limited to purchasing only 80% of the property, and this makes it difficult for the potential home owner to access the mortgage market. However, if the DPA is removed from the site the home owners were able to purchase 100% of the property. If the DPA was lifted the Housing Association were proposing to increase the number of shared ownership properties to 10 with the remaining 15 properties being available for affordable rent. (Cllr. Stuart explained the process and concept of shared ownership)

District Cllr. Jarvis stated that the Canal Mead site was oversubscribed with people wanting one bedroom properties. The problem with the Stoney Meadow site is that what the housing association are offering seems to conflict with the needs of the parish.

Q: What happens when someone wants to move?

A: If the house owner has purchased 100% of the property from the Housing Association then the property goes onto the open market. If they have not purchased the property outright then only the share they own will be sold and the property remains a shared ownership scheme.

Q. What is the benefit of removing the DPA?

A: The housing association has stated that it is easier for the homeowner to get a mortgage and by increasing the number of shared ownership properties it increases the Housing Association cash flow.

Residents expressed concern with regard to the parking and access via School Lane. Cllr. Stuart responded that the Housing Association had stated that all properties would be provided with two parking spaces and there would be visitors parking.

Cllr. Stuart asked that if the residents as a group favoured a mixed development site or were agreeable to having the DPA removed, however there was no guidance from the electors as to the way forward.

District Cllr. Jarvis and one member of the public left the meeting.

Flooding - Cllr. Maclean stated that following the flooding events which took place in June and December 2012 the riparian owners had worked hard to improve the flow. There continues to be an issue with some of the culverts which are maintained by West Sussex County Council and she continues to work to have these included in the routine maintenance schedule.

The County Council had taken over as the Lead Flood Authority and as such had instructed consultants to carry out a surface water management study. With Cllr. Russell she had met with the consultants in October and in November she had walked the route with them in Runcton as they were aware that they needed to access private land; they had been very thorough. The report was due to be submitted to West Sussex County Council shortly, however, she was concerned that the County Council would not have the funding available to carry out the work required.

The inspectors highlighted one of the issues in the Parish was that highway flooding was exacerbated by vehicles driving on the verges which compacts the verge and therefore prevents the water soaking away. It was requested that residents use the passing places and not drive along the verge. It was stated that some of the tractors were wider than the road surface.

Cllr. Russell reported that the Parish Council have a copy of the sewage plans for the whole parish; the Parish Council continue to pursue the issue with regard to Lakeside Holiday Park overwhelming the sewage system in School Lane. The Parish Council had reminded Southern Water of the agreement to ensure that Lakeside controlled the flow from the site and they have agreed to investigate this matter further by carrying out a site survey and to arrange for a flow meter to be installed.

Neighbourhood Planning - Cllr. Russell stated that approximately 10 years ago the Parish Council in conjunction with MARRA produced a Parish Plan which was reviewed in 2009 and the Parish Council set some targets some of which had been completed.

A Neighbourhood Plan is a local level of the District Local Plan and was strictly about land use. When the District Council are presented with a planning application they are required to consider the adopted neighbourhood plan. The neighbourhood plan can designate where in the parish houses and businesses were to be built, however, the

neighbourhood plan had to comply the Local Plan and so you couldn't prevent development.

For the plan to be adopted the final stage is to hold a referendum and it is considered successful if 50% of those who vote, vote in favour of the plan.

The big question is: should the Parish Council take the lead in preparing a plan? It would only work if a) you want to complete a plan and b) and the parish council had the assistance from residents.

Is it a good idea to prepare a plan? 7 electors voted in favour of preparing a plan.

Are you opposed to the preparation of a plan? Four electors voted against preparing a plan.

10 electors abstained from voting.

Would you be prepared to be involved? Four electors volunteered

Village Hall - Cllr. Neave stated that it had been an exciting year for the village hall. The new kitchen had been created out of two store rooms plus a small extension. The Committee were delighted with the resulting light, airy and spacious well equipped kitchen. The work had been funded from Village Hall reserves, grants and fund raising.

The hall will be closed for two weeks over Easter to enable the hall to be redecorated and some repair work to be completed. The redecoration work was being fully funded by the New Homes Bonus Grant from Chichester District Council.

The Committee are in the process of purchasing a public access defibrillator and training for this equipment will be available in due course. However, the machine was designed to be used even if you have not received training. The purchase of this equipment was being fully funded by the users of the hall and the playing field.

The Committee is a committee of the parish council however it includes members who are users of the hall. Cllr. Neave took this opportunity to thank Terry Reed and the Clerk for their help and assistance.

Following Sunbeams move to the annexe the village halls continue to be busy and the reserves are being replenished.

Concerns were raised with regard to the cost and the need for the new kitchen. Cllr. Neave responded that by improving the facilities the Parish Council and the Committee were working to improve the viability of the hall.

It was stated that Mr Beeny had re-designed the existing kitchen to make it more viable. Mr. Beeny stated that this was not true, he had only designed the new kitchen.

The Chairman thanked the Councillors for their presentations and stated that the Parish Council was about the tremendous co-operation between all the different organisations within the Parish and other statutory bodies to ensure that the Council was working to improve the parish.

A04.15 Questions from the Public

As there were no questions from the public the Chairman thanked everyone for coming and participating fully in the meeting and invited them to visit the exhibition in the annexe.

Signed: _____ Chairman North Mundham Parish Council

Dated: _____