



Established 1894

## Angmering Parish Council

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### **MINUTES OF THE ANNUAL PARISH MEETING HELD IN THE KING SUITE OF ANGMERING VILLAGE HALL ON WEDNESDAY 20 APRIL 2016 AT 7.00pm**

**Present** Councillors Paul Bicknell; Susan Francis (Chairman); Lee Hamilton-Street; Nikki Hamilton-Street; Norma Harris; Mike Hill-Smith Steven Mountain; John Oldfield; Roger Phelon; Colin Trott and Sylvia Verrinder.

**In Attendance:** Rob Martin (Clerk); Paul Barley (Committee Clerk); County Councillor Deborah Urquhart; 70 members of the public.

**16/1 APOLOGIES FOR ABSENCE**  
Received from District Councillor Dudley Wensley.

**16/2 DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA**  
Councillor Francis declared a non-pecuniary interest in item 4a) by virtue of her involvement with the Village Hall Management Committee.

**16/3 CONFIRMATION OF THE MINUTES**  
The minutes of the Annual Parish Meeting of 27 April 2015 were agreed as a correct record, and were signed by the Chairman of the Parish Council.

**16/4 VILLAGE CHARITY ACCOUNTS**

- a) The accounts of the Village Hall Management Committee had been received by the Parish Clerk, who noted that despite difficult circumstances, the Village Hall had been able to increase its reserves by some £3,000.
- b) The 2013 accounts for the William Older's and Aubrey Fletcher Recreation Ground Charities were not available for this meeting, and would be put to a future meeting.

The Clerk noted that it may not be worth seeking the Older and Fletcher accounts in future – to discuss at next Council meeting (F&C Supper)

**16/5 CHAIRMAN'S ANNUAL REPORT**  
The Chairman delivered the following report:

"It has been a busy, exciting and frustrating year, with progress in some areas and standing still in others.

#### **Councillors**

I am very pleased to say that we are up to full strength with thirteen councillors now in place. Thank you to all those that have stood up and been counted this year and to those that have stood firm during this busy and hard time.

### **The Office**

We have welcomed Claire Edwards to the staff in the office, welcoming people into the office and supporting the other office staff.

All the six parish council staff have worked hard this year to implement the projects, support the councillors and keep our parish looking good. A special thank you to Claire Fullman for all her enthusiastic hard work on some of the projects listed below.

### **New houses**

The development in Roundstone Lane has started and is going at a pace. Much against our wishes our lovely green fields have gone and houses are springing up in its place. The VHB area, the glass houses, have disappeared, planning permission was given on 30<sup>th</sup> March, preparations have started for the archaeological dig and the marking out of the site so the development will be starting in the very near future.

I have been informed that the Wilson Homes site now has 38 occupied homes and the Barratt's Home site has its first occupation. To give people some idea of what to expect, the developers expect to have 30 homes occupied a year.

### **St Nicholas Church**

In June Worthing Archaeological Society did a wonderful job on digging the old St Nicholas church site, causing plans and drawings to be redrawn. It was wonderful that the school children and members of the parish became so involved and I can see future archaeologists being born as a result.

### **Annual Fair**

The annual St Peter and St Paul Fair was re-established, groups from around the parish pulled together and great fun was had by all. The fair will be held on 2<sup>nd</sup> July this year and it promises to be even more fun than last.

### **BMX Track**

The BMX track was built in time for the summer holiday, opened in September and a demonstration given on "how to do it". A competition was held with the lucky winner getting a brand new BMX bike. The BMX track has been well used. We are holding the next competition on 24<sup>th</sup> September.

### **The Memory Tree**

The Memory tree and carols in December also proved to be popular, giving people a chance to remember those we love at a special time of the year. When brought down by the wind and rain, there was lots, the tags were collected by our maintenance staff, laminated and replaced. People continued to hang memory tags right up to Christmas. This event will be held on 2<sup>nd</sup> December this year.

### **Christmas Day Lunch**

The first Christmas Day lunch was held in the village hall last year. With many people giving up their time both before and on the day. Also donations and gifts were received from both business and individuals. I had the great honour of being Mother Christmas. So many enthusiastic volunteers came forward and a great day was enjoyed by all, again thank you to everyone involved. This event will be held again this year.

### **Community Land Trust**

The Community Land Trust (CLT) has been established with a bid being made for some of the affordable houses on the old VHB site. The number of the parish needing help with housing has been an eye opener. A special thank you to Rob Martin, who has taken on the job of Secretary to set up the CLT, and done a wonderful job of sorting out all the legal paperwork and bank accounts. Thank you also to Tom Warder for all his help, advise and now putting together the business plan for the affordable houses. Also a big thank you to members of the public who have come forward as Directors for this initial stage and helped guide this project forward.

Shares are available for purchase for all eligible members of the parish and I would commend as many as possible join in the community project. We will be looking for a new chairman, secretary, treasurer and directors shortly, so anyone interested please let the Parish Council Office know.

### **The Library**

The Parish Council Volunteer Library will shortly celebrate the completion of its second year, it has continued to work well with new volunteers joining us. Many thanks to all the volunteers for helping to keep the library open, also for their support, advise and enthusiasm. A special thank you to Jackie Barley for doing such a good job at running the book club, which is going from strength to strength.

The WSCC librarians have done a sterling job and introduced tea for 2, Knit and Natter and now colouring. A thank you to the two librarians and Jane Chilton for all they do to make the library a welcome place and work hard to keep it open.

As from May it will open on a Wednesday evening from 5 to 9pm. Even more volunteers are now needed so anyone wanting to join please let the parish council office know.

We still need to increase the number of people using the library to ensure its survival so I would encourage you all to come and take a book out, read it, return it and take another one! To use the old adage, "use it or lose it". In the last year 400 libraries have been closed in England.

There will be tea and cake on Saturday afternoon to celebrate our completion of the successful second year.

### **Water Lane Garden**

A new raised bed has been created in Water Lane and will be dedicated to the Queen's 90<sup>th</sup> birthday.

### **Operation Watershed**

The Parish Council were successful in obtaining monies from Operation Watershed to help towards flood defences. With tremendous efforts being made by Mr and Mrs Gayler, and Claire Fullman in the office, ditch works has already been carried out at Hammerpot, and Dappers Lane. The flood prevention work is still continuing especially at Hammerpot and the culvert.

### **Tree work**

Due to overplanting on Rowan Way/Nursery Road tree cutting and felling has had to take place. The Parish Council is very passionate about retaining our trees but this was a necessary action.

After discussion with WSCC it has been agreed to replace some of the trees

along the A259 where the cycle lane has been built. This has set a good bench line for future work to restore our tree lines.

### **A259 Consultation**

The dualling of the A259 consultation has taken place this year and although not perfect I think it is the best we can hope for. I am sure most of you attended the consultation held in the Village Hall.

### **Traffic Management Scheme**

Since becoming a councillor one of the main complaints I have received is about the pinch points and traffic speed. The Neighbourhood plan also included a new traffic calming system. A couple of years ago the Parish Council met with WSCC to discuss options and monies were allocated to providing part of the scheme from Station Road through to Water Lane. With monies from the Roundstone Lane development further funds were made available to provide traffic calming in Roundstone Lane. These two scheme were joined up to provide the current scheme.

Over the last two years with much discussion, disagreement and consultation with experts a much awaited traffic management scheme has been put by WSCC. The current version was completed on Monday and has been displayed all day today in the village hall. Finally, the pinch points will be going, a much moaned about system, and an extension of the 20 mile an hour restriction implemented.

### **Schooling**

We have continued to discuss Schooling with WSCC to accommodate the additional children coming to the village with the additional houses.

### **Community Centre Car Park**

As requested by parishioners the community centre car park is being expanded. This has taken longer than any of us expected due to planning required but work should start within the next two weeks.

### **Website**

Again this has taken longer than anticipated but the new Parish Council website should be up and running in the very near future. This will enable us to communicate much better and faster than the current website.

### **Resilience Plan**

Due to the changes in funding for other levels of council and the lessons learnt from the Shoreham Airport disaster, the parish council has had to change the Emergency Plan and are in the process of developing a Resilience Plan. We hope to be in a position to put this into action shortly. Volunteers are needed in the event of a problem to man road closures, relocate people from affected areas, such as a gas leak or power cut, and provide refreshment and support in rest centres. Anyone interested please let the Parish Council office know.

### **Reintroduction of Newsletter**

The newsletter has been reintroduced and is being printed at a much cheaper rate and now delivered by Councillors and Council staff. It has proved to be a popular method of communication and as delivered to every house it ensures people are kept as up to date as possible.

### **The Business and Community Action Plans**

Finally, we are compiling a Business Plan for the next five years and a

Community Action Plan that will incorporate the desires from the Neighbourhood Plan. Although in reality many of the wishes have already been put into action or are being worked on. This will be available to parishioners to view and comment on before accepted by the Parish Council."

**16/6**

**CLERK'S FINANCIAL REPORT**

The Clerk stated that the final accounts had been finalised and would be examined by the internal auditor in the week following the meeting. The Parish Council was due to ratify the accounts in the Annual Parish Council meeting on 9 May 2016.

The accounts showed a precept received of £253,600 which, together with a supporting grant from Arun District Council of £11,600 amounted to the same basic precept as for the previous year of £265,200.

Other income amounted to almost £25,000, giving overall resources of approximately £294,000 for the year.

The outturn spend was £355,000 and, after net transfers to Earmarked Reserves of £52,139, the resultant General Reserve balance as at 31 March 2014 increased to £162,098.

Overall reserves stood at £420,000.

The investment strategy adopted by the Parish Council had resulted in a return of 4.5% in the year.

**16/7**

**HIGHWAYS MANAGEMENT SCHEME QUESTIONS**

The Chairman introduced Tom Collins ('TC') of WSCC Highways, who invited questions on the proposed Traffic Management Scheme, which had been exhibited during the course of the day.

Mr Gibbs wished to thank the Parish Council for publicising the exhibition via newsletters. With regard to speed humps, he noted that he had worked on the Neighbourhood Plan on this point. The issue was, for him, not particularly about speed, but more about the volume of traffic – it came through the village because that was quicker than using the A259 and the A280 Angmering bypass. The scheme was apparently intended to make the rat-running less attractive. That being the case, why not remove build-outs, extend the 20 mph zone and install average speed cameras? That would discourage speeders and rat-runners and would protect residents.

Mr Gibbs also noted that he would have liked to see a range of proposals – the scheme proposed appeared to be a done deal. Did WSCC have current figures for rat running traffic? These were needed to judge the efficacy of any scheme. What would be regarded as success for WSCC?

TC explained that WSCC had figures on flow of traffic to support this scheme. The approach to schemes of this kind was on a community-led basis – the community would tell WSCC what the problem was, and WSCC would then find ways of resolving it, so the approach was less fact- & figure-led. The build-outs were doing their job in deterring traffic, following installation in 2004 and completion of the bypass.

Mr Dingle asked whether traffic was still being diverted by the presence of the buildouts, to the extent envisaged when they had been installed.

TC noted that new data were required.

A member of the public commented that the build-outs were not really working because they were stopping local traffic from flowing properly.

TC noted that this was the reason why it was proposed that they be removed.

A member of the public asked whether WSCC had the power to impose a 20 mph speed limit.

TC confirmed that WSCC had powers to impose such a limit, but Sussex Police would not take any steps to enforce it. Other measures were required to achieve compliance with it.

Mr Miles asked why it was not possible to install speed cameras, and whether the Parish Council could confirm that it would not object to their installation.

The Chairman noted that this could be considered.

Mrs Rowley asked how the distances between the humps was calculated.

TC confirmed that there were national guidelines for this.

Mrs Rowley asked whether speed indicator devices could be considered.

TC regretted that whilst these were available, they were not reliable.

Mr Biss was concerned that the High Street had not been dealt with in the scheme. The road was heavily used by parents and schoolchildren and required to be crossed in various places. The lack of a pavement on one side of the road was an issue. Any scheme needed to include the High Street, on this basis.

Ms Cutler was disappointed that neither the High Street nor Arundel Road had been included in the scheme. Vibration and other damage by passing traffic undermined attempts by residents to keep their buildings in good condition. It was also not certain that the parking situation would improve following Chandlers' eventual relocation to their new site.

TC explained that it was necessary to keep areas within the scope of what was achievable. Water Lane, Station Road and Roundstone Lane had been identified as the priorities. Further development in the area in future would produce further Section 106 monies – the High Street could form part of a possible phase 2.

Ms Cutler asked why it should be a phase 2 item.

TC noted that this was the order of priority identified in the Neighbourhood Plan.

The Chairman noted that the funds available were not limited, and were not sufficient to deal with everything in one go.

A member of the public asked for more detail on the criteria for distance between humps.

TC noted that he did not have these to hand, but could provide them on request following the meeting.

The Clerk noted that there was a copy of the national guidance in the Parish Council office.

A member of the public observed that surely the answer was to sort out the A259 first, rather than further impeding traffic flow in the village?

TC confirmed that monitoring would be carried out, but the build-outs caused bunching of traffic. Also, this project needed to be put in hand first before we start the A259 widening, in order to keep traffic on the A259.

Mrs Partington noted that parking in the High Street was the problem. That was what made it dangerous; it should be sorted out before considering traffic calming. The other point, about cameras, was that they had been deployed to good effect on the Birdham Straight in the Witterings – they worked well there to keep traffic within the 40 mph limit.

TC noted that the trouble with standalone enforcement cameras was that they slowed traffic down only for short stretches.

A member of the public noted that traffic passing cameras on the A259 slowed for the camera and then sped up again once out of its range.

Mr Miles noted he had chaired the Neighbourhood Plan highways group. That had ascertained that humps were wanted in Arundel Road and the High Street.

A member of the public noted that WSCC was getting money from Council Tax receipts. The aspects of the scheme not being funded by Section 106 monies should be paid for out of that.

TC explained that that was not how traffic management projects were funded. Council tax monies were earmarked for other statutory obligations held by WSCC. They could not be diverted to use on road schemes.

Mrs Partington observed that the trouble was that nothing was ever done in advance; always reactively. The situation with queues at Crossbush and the delays to the Arundel bypass were cases in point.

TC noted that those examples were down to Highways England. WSCC was not able to dictate priorities to them.

Ms Cutler asked whether any comparison had been done of the cost of various schemes with the cost of cameras.

TC noted that the scheme as proposed purported to be what the community wanted.

Councillor Bicknell observed that the existing 20 mph zone needed to be extended up the Arundel Road past St Wilfrid's Primary School.

A member of the public echoed the sentiment about speed cameras. A comparison of cost needed to be undertaken.

TC regretted that cameras were too expensive.

The Chairman thanked TC for his time throughout the day, and noted that in order to allow time for the Clerk's presentation on the Community Land Trust and to take questions on it, the meeting would now need to move on to the next agenda item.

There was a strong objection to this from a member of the public, who claimed that the consultation on the scheme proposals had been inadequate and that the views of the public were being ignored. The member of the public then left the meeting.

**16/8**

**ANGMERING COMMUNITY LAND TRUST**

The Clerk gave a presentation on the current position with the Community Land Trust ('CLT'), which had now been incorporated as a Community Benefit Society, and invited questions.

Mrs Rowley asked whether the CLT's properties would be owned in perpetuity, and how that would be compatible with shared ownership.

The Clerk noted that the occupiers would own what was, in effect, a leasehold share of the property. Unlike other shared ownership models, not rent would be payable by the occupiers on the part not owned by them. The CLT would re-purchase the occupier's share upon their leaving the property.

A member of the public noted that the CLT would need to have money put aside for this, or would have to fund it from some other source.

The Clerk noted that this was so, but stressed that the purpose of the CLT was to provide housing, not to generate profit.

A member of the public asked whether prospective occupiers would be able to rent properties long-term.

The Clerk noted that this still needed to be worked out. Long tenancies were to be preferred – there was no appetite for assured shorthold tenancies. There would be commitment reviews but at what intervals these would take place had not yet been ascertained.

The member of the public commented that it was undesirable for properties to be locked up for longer than they needed to be.

The Clerk noted that this was the reason why the project needed to be grown slowly over time.

A member of the public asked whether the CLT had recruited any staff.

The Clerk noted that there were no plans for this at the moment, as the focus was to get the project off the ground. There were providers for this sort of project who could manage the properties, deal with maintenance, collect rents and so forth.

A member of the public asked why the membership application form stated that the membership fee would be refunded if membership was not granted.

The Clerk noted that this was required under the model rules for CLTs, and was designed as a mechanism for dealing with disruptive people.



A member of the public asked whether there were any plans to provide sheltered housing under the CLT.

The Clerk noted that this possibility had been discussed, and whilst there were no proposals to offer sheltered housing at the moment, the CLT might decide to go down this route in the future.

A member of the public expressed concern that the CLT would allow its properties to be occupied by single mothers, who would get pregnant in order to obtain properties, and would then move in with family elsewhere and illegally sub-let their properties for profit.

Mrs Rowley asked whether the CLT envisaged having spare land for community use, noting that developers and other property companies were in the practice of buying land up speculatively.

The Clerk noted that this was why the project was being undertaken as a CLT. There was no intention of speculating on land values. Specialist funding was available for this type of project.

A member of the public asked what the likely term would be on the relevant loans.

The Clerk noted that this was not certain at present but would probably be for about 25 years. The exact arrangements would depend on a number of matters; it was hoped that more would be known about this in the next few weeks.

**16/9**

**QUESTIONS BY LOCAL ELECTORS**

Mrs Partington wished to raise a concern about the state of the surface in Honey Lane, which had deteriorated significantly in recent months, and asked that something be done about it.

Two members of the public also asked that steps be taken to address the problem of litter in the village. It was noted that the Rugby Club and the David Wilson Homes site were significant contributors to litter in Cow Lane in particular.

**16/10**

**OTHER BUSINESS**

There was no other business.

The meeting finished at 21:06.

Signed..... Dated.....