



Established 1894

Angmering Parish Council

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MINUTES OF THE ANNUAL PARISH MEETING HELD IN ST.MARGARET'S CHURCH HALL ON MONDAY 25 JUNE 2018 AT 7.00pm

Present: Councillors John Oldfield (Chairman); Rhys Evans; Norma Harris; Mike Hill-Smith; David Marsh; Roger Phelon; David Marsh; Nikki Hamilton-Street; David Neame (Neame Sutton representing Landspeed); Susan Leeson (Neame Sutton representing Landspeed); Catherine Kelly (PR consultant).

In Attendance: Rob Martin (Clerk); David Hussey (Assistant Clerk); 101 signed-in members of the public.

18/1 CONFIRMATION OF THE MINUTES
The minutes of the Annual Parish Meeting, held on 24 April 2017, were agreed and signed by the Chairman.

18/2 MATTERS ARISING FROM THE 2017 MEETING, BUT NOT ON THIS AGENDA
There were no matters arising which needed to be discussed.

18/3 CHAIRMAN'S ANNUAL REPORT
The Chairman stated that his report would be brief as the major purpose of this meeting was to give a presentation, and then invite comments, on the proposed development at the former Chandler's site.

The Chairman advised that the Parish's response to Arun District Council's Local Plan was extensive and thorough. He thanked villagers for their input.

Over one thousand new homes were being proposed in the village, and as they formed part of Arun District Council's strategic homes allocation, they were unlikely to be turned down by the Planning Inspector.

Traffic calming measures had recently been installed by West Sussex County Council's Highways Department; and discussions were being held with Arun District Council regarding plans for improved local schooling provision. An announcement about this would be made soon.

The Chairman thanked the Parish Clerk and representatives of Landspeed Homes for their considerable work on the proposal to be presented at this meeting. The Chairman was confident that the cost of the proposal would not require an increase to the precept. The chance to develop the former Chandler's site for the benefit of the local community was an ideal, once-in-a-lifetime opportunity for sensitive development within the conservation zone.

18/4

PARISH CLERK'S FINANCIAL REPORT 2017/18

The Clerk stated that the final accounts had been finalised; examined and verified by the internal auditor. The Parish Council had ratified the accounts in the Annual Parish Council meeting on 14 May 2018.

The accounts showed a precept received of £316,800 which, together with other income, amounting to just over £15,300, giving overall resources of approximately £332,100 for the year, an increase of approximately £34,000 over the previous year.

The outturn spend was £307,970 and, after net transfers to Earmarked Reserves of £42,667, the resultant General Reserve balance as at 31 March 2018 stood at £114,700.

Overall reserves stood at £415,894, a net increase of £24,109 from the previous year. The investment strategy adopted by the Parish Council continues to deliver a healthy return, in the current circumstances.

18/5

DEVELOPMENT OF CHANDLERS SITE

The Scheme and Design

Councillor Nikki Hamilton-Street introduced the presenters and summarised the proposal; which was a partnership between the Parish Council and Landspeed Homes Ltd. It would strengthen the core of the village for the benefit of residents. It would include a community hub containing a business centre, convenience store, and public toilets (something requested by 97% of residents). There would also be a community garden and nineteen homes.

The nineteen proposed homes would consist of conservation style houses and apartments. The Parish Council wanted to hear the views of residents. Councillor Nikki Hamilton-Street encouraged villagers to complete their questionnaires and/or email (admin@angmering-pc.gov.uk) comments to the Parish Council office by 7 July.

Councillor Nikki Hamilton-Street stressed that if we were not to take the opportunity, the highly probable alternative would be for the site to be filled only with high density housing. The Parish Council would have only limited input to the design of such a development.

David Neame stressed that the proposal was at the draft stage, which still required some technical appraisal. Obtaining feedback from villagers was a very important part of the process. The homes would be open market one, two, and three bedroom houses, apartments and coach houses. He said that answers to questions we were unable to answer at this meeting would be provided on the Parish Council website.

18/6

QUESTIONS BY LOCAL ELECTORS

Members of the public asked the following questions:

Q. Is the current draft good from Landspeed's point of view?

A. Yes; although technical appraisals are needed before proceeding to the planning application stage.

Q. Have the owners of the site agreed to sell it?

A. Yes, conditional on planning consent being granted.

Q. I have seen 'Under Offer' signs erected at the site prior to this latest proposal. Could you please explain?

A. Other developers have been interested in the site, but have withdrawn their interest. Some of the proposals were for high density housing .

Q. As residents of Cumberland Crescent we are concerned about subsiding brickwork, weeds and maintaining the privacy of and views from our garden. Will rectification work be done and our privacy maintained?

A. Your concerns will be fed back to Landspeed. A land level change will be required and structural work undertaken. The proposal is still in draft form and there is some way to go.

Q. Will the properties be houses or flats?

A. They will be a mixture of houses, flats, and coach houses.

Q. Other developers have withdrawn their interest in the site, presumably due to lack of financial viability. Is there a financial agreement with Landspeed?

A. A maximum cost for the Parish Council has been agreed with Landspeed. The offer for the site was reduced when surveys revealed abnormal ground conditions that would considerably increase building costs. We will have a legal agreement in place.

Q. Is it true that the Parish will receive no income from the development?

A. The Section 106 benefit will take the form of community facilities and no money will revert to the Parish Council.

Q. How much will the Parish Council building cost?

A. We have a maximum cost defined for the entire site but we cannot divulge this in a public meeting, at this time.

Q. Could the existing empty house opposite the parish office be refurbished rather than knocked down?

A. A survey had been carried out which showed that refurbishment would not be financially viable and even if carried out the building layout would not be suitable as a parish office.

Q. Do we really need public toilets?

A. 97% of residents have supported the Neighbourhood Plan which identified a need for public toilets. There has been a strong and consistent call from villagers for the return of public toilets. There are plenty of self-maintaining toilets available, such as those used by Chichester District Council behind Marks & Spencers.

Q. Will deliveries to the convenience store be confined to reasonable hours?

A. Planning consent will insist on an agreement for delivery times.

Q. I understand there are three design options. Why have we not seen the other two?

A. The plans are an iterative process. This is the sixth draft. The design on display is the latest one which we are currently working to. We will try to take on board all ideas and suggestions.

Q. Would the introduction of a new convenience store impact negatively on existing shops in the village?

A. The existing Southern Co-op store has limited stock, and rumours had led us to believe there was a chance of it closing. As the population rises, the size of a village store needs to grow. This will maintain a store in Angmering for the foreseeable future.

Q. The shop will measure 4000 square feet. Can you give us an idea of how big this will be, in comparison to the size of the existing convenience store?

A. The new convenience store will be approximately half as big again as the current store.

Q. Must we have another nineteen homes?

A. We must have a mix of properties / buildings to make the scheme viable.

Q. How will the Business Centre generate income and what might it contain?

A. It is envisaged that rooms may be let for training and seminars and working space. We are considering options for best use of space.

Q. Will the new development not just bring a return of the parking problems caused by the Chandlers site?

A. We are considering all parking issues across the village. The proposal will include fifty parking spaces: approximately thirty residential, sixteen for public use and four spaces for Parish Council staff and visitors.

Q. When is building work likely to start?

A. February 2019 at the earliest (assuming the minimum time for planning approval).

Q. Is there asbestos on site?

A. Everything would be covered by a Construction Management Plan, including the removal of any asbestos, hours of work, and health and safety. Removal of asbestos is covered by strict legislation which will be adhered to.

Q. Will the site provide low cost housing for local people?

A. It is not financially viable, at the moment, for any of these properties to be affordable. The Community Land Trust is about to build homes elsewhere, that will be available to local people. Grant funding is being sought for this project.

Q. Is demolition covered by strict controls?

A. Yes, it is controlled through the planning process. Site managers are usually open to dialogue with residents, should they have concerns.

Q. Is there an opportunity for improved drainage design, given Angmering's tendency to flood?

A. We agree. Engineers are looking very seriously at this issue with the aim of creating the best design.

Q. Will there be a Post Office?

A. Yes, the Parish Council will insist on the continuation of a Post Office in the village, one way or another.

Q. Is any borrowing entirely unsecured?
A. It is secured against the Parish Council precept, in line with all Local Authorities.

Q. Will the development require an increase in council tax?
A. No.

Q. Will the development increase traffic in the village?
A. This is a county responsibility, but we do not envisage the development having a significant impact on traffic. West Sussex County Council will have to be content that all highways issues are satisfied.

Q. What is happening regarding the existing Co-op convenience store?
A. We are awaiting a definite answer on this, and discussions are continuing.

Q. Why is so much area given over to the community garden?
A. We have reduced the area from that originally allocated. The general preference would be for a larger area. In the Conservation Area, the continuation of the village centre to include the development will be helped by the garden.

Q. Please can you clarify costs? Where is the money coming from?
A. There is no additional money required from residents to fund this project. The number of newly built properties in the village means that the Parish Council precept will naturally increase to cover some of the cost.

Q. Will you need more staff?
A. The Parish Council has plans to increase its staffing complement; which will have to happen whether or not the project goes ahead; however, we currently have no space to accommodate additional staff in the current office.

Q. How does the Parish Council intend to engage with younger villagers?
A. We are very keen to involve younger people. The Parish Council will have a stall at the St. Peter & St. Paul Annual Fair on 7 July. We will engage with local schools and leave questionnaires with them, so that parents of young children, a demographic often unable / unwilling to attend evening meetings, can have their say.

18/7

ANY OTHER BUSINESS

On completion of the traffic calming measures an engineer from West Sussex County Council's Highways department will review the works and recommend any changes necessary. Any villagers wishing to report issues with the works should contact West Sussex County Council Highways by telephone: 01243 642105

The meeting finished at 20:48.

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