

THE PARISH OF EAST HOATHLY WITH HALLAND

Minutes of the 114th Annual Parish Meeting held on Monday, 18 May 2009 in the Village Hall, Church Marks Lane, starting at 8 pm.

Present: Parish Council: Councillors David Vaughan (Chair), Susan Cole, John Graham, Jenny Vaughan and Marian Wilson.

Mr Vic Tidswell (Internal Auditor).
Mrs Ann Newton (Parish Clerk).
Mr Derek Keeley (Grounds Manager)
Mr Malcolm Soane (Chairman/Treasurer of the Village Hall).

Approximately 40 members of the public.

Apologies: Parish Councillors, Pete French, Bryan Kidd, Roger More and Susan Whitehead.
Councillor Ms Barby Dashwood-Hall (WDC).

Copies of the agenda 'pack' were available to the public attending. This contained the agenda, minutes from the meeting held on 26 May 2008, Chairman's Report (including the War Memorial Sports Ground Trust), financial spreadsheets for the year ending 31 March 2009 for both the Council and WMSGT, minutes of the last LAT meeting and the Chairman's Report and accounts from the Village Hall.

Mervyn Barnes (retired Chairman) handed around a copy of his report which he requested be attached to the minutes of the meeting.

Questions from the public arising from the reports are detailed in the minutes below.

1. Minutes of the last meeting held on 26 May 2008

These had been included in the agenda 'pack' and were proposed for signature by Mrs Jean Guest, seconded by Cllr Mrs Susan Cole, and adopted as read.

2. Chairman's Report

The report was taken as read. There were the following questions from the floor:

- John Tarry asked for the reasoning behind the fact that the Council could not take the matter of the ransom strip monies any further with WDC. David Vaughan and John Graham explained that legal advice had been sought and although it could be agreed that WDC had acted less than morally in the situation, nothing wrong had actually occurred and the Council was loathe to go against this advice and proceed further, possibly only resulting in the expenditure of more funds without the conclusion of receiving any reward.
- Fred Dinan asked for confirmation that there were no S106 monies for a Community Hall. This was confirmed.
- Malcolm Soane commented that a way will need to be found of funding a new Hall as the current building (a World War II barrack block!) was on its last legs. He would appreciate the opportunity of meeting with the PC to have a discussion on the way forward. This was agreed. Phillip Cowling stated that there was a chance of funding in the next round of the Big Lottery.
- John Tarry asked for clarification on the developer contributions (S106 monies) to ESCC for highways etc. This was explained to be part of the normal process of allocating 106 monies as for the Education Services (Schools) etc.
- A question was asked on the possibility of getting a new doctors' surgery. This was thought to be on the completion of a specified number of houses as laid down in the planning approval. The funds are in the 2009/10 PCT budget.
- Kevin Berry asked when Linden Homes will rectify the mess they have made of the roads. Phillip Cowling stated that ESCC have a duty to make sure that the work is

completed by the Contractor and if not they can carry it out themselves and charge the contractor. The Clerk confirmed that she was on the case.

- Criticism was made on the two lights on South Street. The Clerk stated that they are mandatory for health and safety reasons but that she would check on the timings for lit hours.
- Peter Crawford asked for an update on the provision of allotments. The Clerk informed the meeting that the Council's solicitors had now written and said that the three houses in Thomas Turner Drive thought to have the benefit of the covenant, don't; it is only Jonmel (Rydon Homes) who have it. Therefore they have written to Rydon enclosing a draft deed, which if signed and agreed will supersede the covenant allowing the relaxation of the covenant for the use of allotments. The next step will be for the would-be tenants to produce a report on their proposals including a drawing of the site prior to a lease being drawn up between the PC and the tenants. John Tarry asked for a copy of the site map.
- Fred Dinan stated that there were problems with the buffer zone on the South Street site. He was advised to contact WDC who were the only authority who have jurisdiction of the matter.
- Mervyn Barnes had tabled two questions, as follows:-
"I have concerns about giving responsibility for the maintaining the Amenity Land at the Church Marks Lane Development to the Residents Association. When I sat on the WDC/Parish Planning Panel I heard nightmare stories about such arrangements – the Committee falling apart, residents stealing amenity space by extending their gardens and the place becoming a rubbish tip.

With that in mind I would ask you a two-part question.

1. *What steps are the Parish Council taking to ensure that remedial action can be enforced if such things happen at Church Marks Lane?*
2. *What steps is the Parish Council taking to protect the rights of parishioners generally to continue to enjoy the remaining amenity land outside the curtilage of the new homes and to give them a say in how this land is managed for every parishioner's benefit?*

Presumably if the parish council is to have any powers it must be written in to the deeds of all the new home owners on the development otherwise you will have a situation similar to that in Thomas Turners Drive where a few residents are able to dictate what the parish council can do on land given to it by the developers"

David Vaughan elaborated on the subject prior to answering the questions for the benefit of other members of the public present: an area of woodlands has been offered to the PC by the developer in line with the planning agreement for the site. Accompanying the land is a twenty-year management plan and a commuted sum. The land had previously been offered to the Woodland Trust and Sussex Wildlife Trust who had both declined to take it on. The PC have just agreed to accept responsibility for this area following on from obtaining an independent report on the woodland and whether the commuted sum would cover the items detailed in the long-term management plan. Further tenders would be sought before agreeing which contractor to take on to do the work.

There are also two other areas – an amenity grassland and a play area, both with stipulations for maintenance (including equipping the play area) and commuted sums. The S106 stated that a limited management company could be set up to manage the areas with the residents of the estate paying an annual 'ground rent' towards the long term upkeep. As the PC felt that no one, other than those living on the CML estate would derive any benefit from the areas and the fact that there is a large playing field and play area in the village already, they did not believe it correct to inflict the burden of cost on the other ratepayers. Management companies are usually successful organisations used to looking after 'communal grounds' such as this. David emphasised that these would not be run by a residents' association. Therefore there was no reason why it should be anticipated that things will go wrong and that a good relationship could not be maintained with the company as indeed the Council

currently had with Hillreed. WDC would be the ultimate enforcement authority if this should be needed.

- Helen Harrison asked if she could advise on the woodlands site as she is qualified to do so. The Council agreed that at some juncture the management plan could be made available as long as residents realise that this is what has been laid down by the planning authority and agreed within the S106.

Finance Officer's Report

No questions were raised and the accounts thereby accepted.

3. Report of the Chairman of the War Memorial Sports Ground Managing Committee

There were no questions from the floor and the report was agreed as read.

Treasurer's Report of this Committee

No questions were raised and the accounts thereby accepted.

4. Report/Accounts of the Chairman/Treasurer of the Village Hall Committee

There were no questions from the floor.

No further business or questions. The meeting closed at 8.30 pm.

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Date