

EARNLEY PARISH COUNCIL

Minutes of the extra ordinary meeting of Earnley Parish Council held on 3rd January 2018 which commenced at 9.45am, at Bracklesham Barn, Beech Avenue, Bracklesham.

PRESENT: Keith Martin (Chairman), Chris Charter (Vice Chair), Robert Carey, Sandy Simpson and John Stant.

In attendance: Louise Chater (Clerk), County Cllr. Pieter Montyn and 36 members of the public.

01.18 PUBLIC QUESTION TIME ON MATTERS ON THE AGENDA

The Chairman deferred the public question time until after the Earnley concourse presentation and the chairman advised that he would take questions on this matter throughout the meeting as each item was discussed.

02.18 APOLOGIES AND REASONS FOR ABSENCE

District Cllr. Taylor - holiday

03.18 CODE OF CONDUCT

1. Declarations of Interest on items included on the agenda - none
2. Dispensation requests - none

04.18 EARNLEY CONCOURSE -Sale of Earnley Concourse

1. Community Right to Bid - the Chairman stated the Parish Council had registered the Community Right to Bid, however this had not been automatically triggered as the Trustees have split the plot into smaller lots.

Q. Is the site still registered as education?

A. Yes, but developers will apply for a change of use. The concourse main site would be classed as a brown field site.

Following discussion, on a proposal by Cllr. Simpson, it was RESOLVED not to trigger the Community Right to Bid on the whole site.

2. Lot 1 - Earnley Place, Ranch House, Gate House and Grange This is a large plot which contains a grade two listed build and registered building of interest, a significant number of listed trees and is within the conservation area.

A resident made the statement: "How do they expect to sell Earnley Place with not knowing what is happening to Earnley Concourse."

On a proposal by Cllr. Simpson, it was RESOLVED not to bid on Lot 1.

3. Lot 2 - Elm Lodge - On a proposal by the Chairman, it was RESOLVED not to bid on lot 2

Lot 3 - Earnley Concourse - The Chairman stated that this lot is most likely to be developed due to the nature of the site and the issues associated with the current building, However, there are a significant number of restrictions associated with the plot - Drove Lane remains a private road although there is a right of access, in addition Drove Lane is a public footpath. There are a large number of protected trees within the boundary of the lot.

Q: How large is this plot?

A: It is approximately 3.5 acres

A resident expressed concern that any development would be accepted

by the Parish Council. The Chairman responded that although the Parish Council is generally not in favour of development, this site will be classed as a brownfield site and due to the size and restrictions on the site it is likely that a relatively small number of good quality housing will be built on the site.

Q: What level of influence can you bring on the site with the developers?

A. The Parish Council's philosophy is to engage with any developer to try and get the greatest benefit for the community and a design and layout which is sympathetic to the location adjacent to the conservation area.

A resident expressed concern with regard to the imbalance in the social infrastructure on the peninsula due to the large number of properties being built. The Chairman responded that the Parish Council will continue to engage with developers and work with the Local Plan Review to address the issues of infrastructure. Cllr. Charter stated that the Parish Council shared the residents views on the housing numbers and the demand that this puts on the infrastructure. The Parish Council puts forward its views to Chichester District Council with regard to developments and the Local Plan and you are all welcome to attend our parish council planning committee meetings.

On a proposal by the Chairman, it was RESOLVED not to bid on Lot 3.

10.12am a member of public arrived.

4. Lot 4 - Additional Field 7.2 acres - consideration of purchase of Lot 4 - the Chairman stated that this lot is very low quality agricultural land which has a public footpath and Earnley Rife within the boundary and is almost entirely within Flood zone 3. The plot would provide a buffer zone between potential further housing development to the west.

Concern was expressed regarding the horses currently occupying the site, it was stated that the Parish Council would only take over the land with vacant possession.

Cllr. Simpson stated that the whole of this site is currently registered for education purposes would the trustees consider giving this Lot to the parish. Cllr. Carey responded that the Charity Commission would not allow the land to be donated as it is the Trustees duty to obtain the best price for the Charity.

A resident asked if the Parish Council is entitled to S106 monies and could this be used to purchase the land. The Chairman responded that the Parish does not have a housing allocation in the Local Plan and therefore does not currently anticipate receiving any Section 106 monies or CIL funding. If any of the lots within the Concourse were developed, then the Parish Council would receive CIL funding but this would not be in sufficient time to purchase the land.

Cllr Simpson expressed concern with regard to the ongoing costs of the loan and any increase in interest rates. It was confirmed that the loan would be fixed rate. Regarding the ongoing costs it is hoped that the

Parish Council would be able to engage volunteers, volunteer organisations and grant funding to reduce the costs. It was noted that the project is likely to initially increase the Clerk's work load but in the future the work associated with the site should be a minimal. There will always be positive (public open space/green belt) and negatives (vandalism) with a project of this sort.

Q: How much is this likely to cost?

A: As a bench mark figure low grade agricultural land is valued at approximately £4200 per acre, there will be an increase of 10% on the precept if the land is purchased in full via a loan.

Q: If the Parish Council purchased the land would there be the potential to prevent the sale of the land for development in the future.

A: The current members of this parish council would have no intention of selling the land for development, however, it was requested that the Clerk investigate the legal framework for preventing the Parish Council selling the land for housing development in the future.

A resident asked that the triangle of land included in Lot 1 to the west of Earnley Rife might be included in any purchase. The Chairman responded that the Parish Council would ask the Agent.

The Parish Council could only go forward with the purchase of this land if it was supported by the public. Funding of the purchase would be via either a loan or financial contributions from the residents or a combination of both.

The Chairman asked for a show of hand of those attending the meeting for their support for the Parish Council to pursue the purchase of Lot 4 7.2 acres of agricultural land. On a show of hands 28 people showed their support. The Chairman asked for a show of hands for those against the proposition no one raised their hand against the proposition.

The Chairman asked for show of hands of those residents who would be prepared to give a financial contribution towards the purchase of the land. A very significant number of residents showed their support.

10.30 two members of the public left the meeting.

On a proposal by the Chairman, it was RESOLVED that the Chairman and the Clerk to attempt to negotiate the purchase of Lot 4 and request the agents consider including the triangle on land included in Lot 1 to the west of Earnley Rife.

4.1 Agricultural Land Value report - covered in the above discussions.

10.40am 30 members of public and County Cllr. Montyn left the meeting. Three members of public remained.

05.18 FINANCE

- a) Second Draft Budget - 2018/19 including financing the potential purchase of Lot 4 and GDPR
GDPR -It was noted that Cllr. Stant and the Clerk are due to attend training on the 6th February. The current advice being issued by NALC is

that the Clerk is not able carry out the role of Data Protection Officer and at present it is unclear if this role can be assigned to a Councillor, it was noted that the fines associated with breeches were €2million.

The Clerk has received one quote in the sum of £400 which would be reduced to £365 if North Mundham Parish Council engaged the same contractor. SALC have indicated that they are in negotiations with a company and expect the cost to be in the region of £150 per council. NALC have requested an indication on if the Parish Council are interested in the provision of a service in the sum of £300.00. It was noted that NALC were currently working on a toolkit to assist Parish Councils with compliance.

It was agreed to put £150 in the budget to cover any potential additional costs associated with GDPR. It was noted that the £35.00 registration fee would remain in place.

Lot 4 - It was agreed to put £1500 in the budget for the potential loan, it was noted that the budgeted figure for the loan would cost £4.00 per year or 0.08p per week for a Band D property.

The budget working party had reviewed the budget thoroughly, however considering the above additions to the budget and the significant increase on the precept, on a proposal by Cllr. Carey, it was agreed to reduce code 30 Parish Plan Reserves from £1500 to £500.

The expenditure budget would therefore increase by 14% on the previous year.

- b) Council Tax Referendum Principles - The Secretary of State has confirmed that the Referendum Principles will not be imposed for the financial year ended 31 March 2019.
- c) Council Taxbase - The Council Tax Base has been set at 375.2
- d) Precept - On a proposal by Cllr. Stant, it was RESOLVED to set the precept at £17,927 which would be a 17.9% increase on the previous year, however, it was noted that due to an unexpected increase in the Council Taxbase (the number of council tax payers) for the previous year the precept had dropped by 6% and therefore a fairer comparison from the year ended 31 March 2016 shows an increase of 13%

06.18 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed at 10.59am

Signed _____

Chairman Earnley Parish Council

Dated _____