



Minutes of the Meeting of Rottingdean Parish Council Monday 9 January 2023

Present. Cllr John (Chair) Cllr Poole, Cllr Levins, Cllr Cherrie, Cllr Lawrence, Cllr Fox.
Chris Hayes Parish Clerk (minutes)

Public Gallery: Nigel Smith, Collette Williams, Sarah Maynard

Questions from the Public.

Nigel Smith Asked that the meeting note the recent passing of Sean Flanagan, a long standing and active resident of Rottingdean. **Cllr John (Chair)** said that she was saddened to hear of Mr Flanagan's death after a short illness and that his contribution to village life would be missed.

Collette Williams asked when windows were to be replaced at the White Horse bus shelter. **Cllr Cherrie** said he had reported this, along with the missing bus shelter on Marine Drive opposite Cranleigh Avenue, to Brighton and Hove City Council (BHCC) and would follow the matter up.

Sarah Maynard asked if action was being taken against the homeless person inhabiting the undercliff. She said he had recently been in an altercation with a resident that had been reported to the police. **Cllr Fox** said that she understood that BHCC were in the process of relocating the person.

The Clerk said he had received apologies from Cllr Fishleigh who was attending a meeting about the proposed new housing development at the old Gas Works by the Marina. She had asked that the meeting be advised that she was meeting with the Rottingdean Parish Council transport group to discuss improvements on the High Street and continued to liaise between the Bowls Club and residents of Challoners Mews to reach a compromise on the proposed new changing rooms.

Signed

Date

1. Apologies for absence

Apologies had been received from Ward Cllr Fishleigh, Cllr Turnbull and Cllr Nixon.

2. Declarations of interest.

None

3. Agreement of the minutes of the Parish Council meeting on 5 December 2022. The minutes were agreed as drafted.

Matters arising

4. Action Log. The Clerk advised that there were no actions outstanding.

5. Matters Arising. None

Finance Update

6. Payments and invoices

- a **Payments for Authorisation. The Clerk asked for authorisation for the following payments**

VAT

HMRC December	£501.68	
C Hayes Salary December	£ 675.87	
Clamp Boxall (payroll)	£80.00	£16.00
C Hayes Comms (zoom)	£11.99	£2.40
C Hayes (Phone)	£30.00	
DMH Stallard (St Aubyns legal fees)	£5417.55	£1354.39
One Digital (Beacon Hill Nature Report)	£109	
Total	<u>£6826.09</u>	

Payment was proposed by **Cllr Levins**, seconded by **Cllr Cherrie** and agreed unanimously.

Signed

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The Clerk also advised the meeting that a payment to Faye Carre of £480 for graphic design work on the Neighbourhood Plan was authorised during December under para 7 of the financial regulations.

b Bank balances

The Clerk advised that the bank balances at the end of December 2022 were.

NatWest Current Account	£	100.00
NatWest Reserve Account	£	67,822.27
Unity Bank Current Account	£	101.62
Unity Bank Instant Access	£	24,378.16
C&C savings account	£	86,330.94
Cash at Bank	£	178,732.99

Major Projects

7. St Aubyns. **Cllr John (Chair)** gave the following update:

- Fairfax had agreed the need for railings on the steps to the left-hand side of the Field House subject to heritage approval. Preparation will start when scaffolding around the steps is removed in January 2023. In addition, the steep drop on the steps leading down from the Twitten to the Campus had been raised with Fairfax who confirmed the steps complied with building regulations and that rails would be fitted to the side walls to provide support for pedestrians with mobility issues.
- After receiving BHCC’s agreement in principle, Fairfax have requested a third Deed of Variation to the section 106 agreement to include RPC in the list of parties exempt from Developer financial obligations. BHCC had not agreed to change the section 106 wording that limited planning permission to play equipment only for the Field/ Pavilion, however they had said that RPC would be welcome to seek future pre-application advice on suitability of a proposal within the defined section 106 constraints. The WG plan to proceed with preparation for contract approval despite this uncertainty.
- Fairfax had now been requested to approve the latest version of the Transfer Deed, Contract and Schedule incorporating the changes agreed at the meeting of 27th September with a target date of 23rd January 2023. This would allow the WG to review before submission to the full Council for approval at the February meeting.

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- The Working Group were to prepare a one-page scope of the constitution requirements, financing, charitable objectives and governance of the CIO that can be then submitted for quotation.
- The Chapel refurbishment had been completed except for the North facing exterior door. A new door had been delivered and required further work before the practical completion certificate could be issued.
- The Pavilion refurbishment had started, and it is hoped to be completed by January/February 2023.
- The Rottingdean Cricket Club and the St Aubyns Alumni had been asked if they would sponsor the refurbishment of the Scoreboard but both had declined. Given the limited capital and maintenance resources and a questionable community benefit the WG recommended to the Council that Fairfax be asked to demolish and remove the remains of the Scoreboard as it did not have listed protection. **This was agreed by the meeting**
- A site visit with BHCC City Parks was planned on 24th January to discuss options for the funding of mature trees for the St Aubyns Field using the Urban Challenge fund.
- A meeting was being arranged to kick off the commissioning **process in relation to the Artistic Component with a site visit** planned for 26th January.
- Legal costs were now expected to exceed the initial estimate from DMH Stallard but this was understandable given the complexity of the transfer.

Planning

8. Applications considered in December. In addition to the note circulated, **Cllr Poole** provided the following update.

- The Planning Consultative Panel had considered the following the application which were not objected to:

BH2022/03115 54 Nevill Road Rottingdean Brighton BN2 7HG

Demolition of existing side extension and erection of single storey side and rear extension. Roof alterations including front and rear dormer and front rooflight.

BH2022/03523 78 Eley Drive Rottingdean Brighton BN2 7FG

Roof alterations incorporating front and rear hip to gable extensions, side dormer and 2no. side rooflights. Replacement of existing rear conservatory with single storey extension.

BH2022/03649 10 Wilkinson Close Brighton BN2 7EG Erection of two storey side extension and additional first floor side extension, with associated alterations.

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BH2022/03551 Highbury House Steyning Road Rottingdean Brighton BN2 7GA

BH2022/03795 19 Eley Crescent Rottingdean Brighton BN2 7FE
Erection of single storey rear extension with rear terrace.

- A notable application had been received from the owners of the White Horse (**BH2022/03669**) Councillors had met with representatives of Greene King, owners of the hotel. The proposals are part of a larger scheme by Greene King to create a number of boutique hotels across the UK, with the White Horse being one of the first to be progressed. The upgrade would include the erection of single storey rear conservatory extension and external alterations including extension of timber deck areas and installation of access steps and balustrading. In addition, the former entrance on the Lower High Street would be reinstated. The proposals complemented the plans for the Lower High Street project and Greene King were very keen to work with the Parish Council. **Cllr Levins** asked that the encroachment on the new entrance onto the Lower High Street payment be monitored as this could interfere with the Lower High Street project and plans and that it would be important to ensure disabled access..
- The application to place a 5G mast at the top of Bazehill Road (**BH2022/03473**), that RPC had objected to, had been refused by BHCC because of the visual impact on the South Downs National Park and possible damage to nearby trees and loss of amenity.

Advisory Group Meeting Updates

9. Strategy and Communications. **Cllr John (Chair)** Advised that the group were due to meet on the 23rd January.
10. Village Community. **Cllr Lawrence** provided the following update;
 - Following discussion with local organisations and residents about the local response to the Covid pandemic, the group had been considering resilience arrangements in the village and had met with BHCC. The BHCC Emergency Response Team had offered to run a session for Rottingdean to help local groups and residents consider how they might best respond to incidents and emergencies to aid the development of contingency plans. The group aimed to organise a workshop run by the BHCC team inviting local groups such as the Church, Neighbourhood Watch and interested residents.
 - Further feedback was being requested by Brighton and Hove City Council on views on possible allocation of Section 106 money for recreational facilities to a number of projects being put forward by the Local Action Team. These included better access to Beacon Hill, Tennis Court future

Signed

Date

maintenance, more accessible facilities at the Bowling Club, an increase in allotment space, improving accessibility to Kipling Gardens and improving play and leisure activities in Rottingdean, Saltdean and Ovingdean. The Strategy and Communications group would consider this at their January meeting.

11. **Natural Environment.** **Cllr Fox** advised that the group had not met since the last RPC meeting.

12. **Built Environment.** **Cllr Cherrie** provided the following update

- A resident had reported injuring their knee on what was described as a poorly positioned restricted parking sign on Steyning Road that reduced the gap between the post and the hedge on the perimeter of the St Aubyn's development. Fairfax had been asked to trim the hedge back to provide a wider gap and Cllr Cherrie had contacted BHCC Highways about the post's positioning. The council had carried out an initial site visit and responded by acknowledging the post's positioning may be sub-optimal, but that the problem was caused by encroachment of the hedge. A further site visit was planned once the hedge was cut back to see if that had resolved the issue.
- Two residents in Beacon Close had complained about flooding, following the recent spell of torrential rain. The root cause of the problem had been traced to some drains in the vicinity becoming blocked by compacted leaves. Cityclean had been advised, but had said they could not deal with any issues which were sub-surface, so the issue had been passed to BHCC, who had failed to respond. Cllr Cherrie asked Cllr Fishleigh to take up the matter, but in the interim, a vehicle had turned up to unblock the drains. However, the flooding had returned so Cllr Fishleigh would be taking this matter further.
- A resident complaint about the poor condition of the stretch of Falmer Road between Rottingdean Place and Ovingdean Road had been passed on to BHCC Highways team.
- Further damage had occurred to the wall at the side of the pond and as ownership was unclear, Cllr Turnbull had volunteered to undertake the repairs.
- The following points were made in discussion:
 - **Cllr Poole** mentioned that during his attendance at the opening of the new veterinary surgery at 16 Marine Drive, a number of people had approached him to complain about the surface of the pavement. He was aware that this was a long standing issue complicated by the fact that pavement ownership was shared by residents, business and BHCC.

Signed

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- **Cllr Levins** suggested that RPC should write to BHCC requesting that the repair work be undertaken in the interests of pedestrian safety, and costs recovered afterwards. It was agreed that BEAG would take this forward.
- A number of quite large potholes that had appeared around the village had been reported and passed on to BHCC, but residents should be encouraged to report potholes directly to BHCC via their dedicated website page. It was agreed that a link would be placed on the Parish Council website and social media posts would be considered.

The meeting close at 20. 24. The next meeting is on 6th February.

Chris Hayes, Parish Clerk

January 2023

Signed

Date