



Seaford Town Council

MINUTES of a **Meeting** of the **Full Council** held at the Council Chambers, 37 Church Street, Seaford on **Thursday 29th October 2015** at **7.00pm**.

Present:

Councillor D Argent (Mayor) and Councillor R Hayder (Deputy Mayor).
Councillors S Adeniji, P Boorman, M Brown, D Burchett, B Burfield, C Campbell, R Chambers, L Freeman, O Honeyman, R Honeyman, A Latham, M Lambert, P Lower, I Murray, D Silvey-Adam, L Wallraven and L Worcester.
James Corrigan, Town Clerk – Seaford Town Council
Georgia Raeburn, PA to the Town Clerk – Seaford Town Council (minutes)
7 members of the public.

C72/10/15 Apologies for Absence

Apologies for absence were received from Councillor A McLean.
Police Sgt Mullins submitted his apologies as he was unable to attend the meeting.

C73/10/15 Disclosure of Interests

No declarations were made of discloseable pecuniary interests or interests other than pecuniary interests as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

C74/10/15 Public Participation

Debbie Ward Expressed concern regarding item 8 on the agenda and whether this proposal would result in currently free activities at The Salts needing to be paid for.

Questioned if and when trees would be planted in The Salts, providing needed shade for users of the area.

Questioned whether the land referred to in section 1.31 of the Clerk's Report, being offered by Newhaven Port & Properties, would be used to rehome some of the amenities potentially being lost at the Buckle car park, what the specific area being offered is and whether there will be a public consultation to enable the Council to make an informed decision on whether to adopt the land.

Town Clerk Confirmed that there will be trees planted in The Salts as per the Development Plan. This will not be done before the civil works have finished for risk of planting them in locations where roots could be damaged. Care will also need to be taken with ensuring the correct species of tree are planted due to the weather conditions and exposure at The Salts.

Confirmed that the services currently free of charge at The Salts will remain so; it will only be additional activities that may be charged e.g. coaching for tennis and the skate park.

Confirmed that at present there has not been time to look at the potential plans for the land being offered by NPP; this will be done

imminently. Described the location of the land in question; a plot on the promenade from the metal entry gate to the seafront near the sailing club and going east in line with Buckle Close.

Christine Brett

Requested that feedback on The View also be sought from all those hiring the venue, not just the golfers.

Questioned how many Christmas bookings have been taken by The View now; at the Golf Committee meeting in September it had taken six.

Town Clerk

Confirmed that the golfers survey had been offered in two formats; hard copies and online via survey monkey. There was also an open evening held at The View this week that the Clerk attended to meet with the golfers attending and get feedback.

There are comment cards in The View which the staff encourage users of The View to complete. Around 120 have been completed so far and the feedback collated. The card is being reviewed to allow for more detail to be fed back.

The plan is to run a number of surveys, for societies, residents and general visitors to try and receive as much feedback on the facilities as possible. A residents evening will also be arranged to encourage people to visit The View.

Was able to confirm that with the exception of 6th November, every weekend evening between now and Christmas is booked. The View is taking an average of six bookings a week at the moment; a marked improvement largely due to the new marketing strategy and temporary Events Support Manager in place.

Sylvia Dunn

Asked when The Salts play area would be finished and fit for purpose.

Raised a question regarding section 1.23 of the Clerk's Report and the 10 week road closure for Southdown Road and the impact on the golf course business.

Asked whether the Council had received a response from the letter sent to the Secretary of State after the Council meeting held on 19th August with regards to the process followed by Lewes District Council on the new homes project?

Highlighted that on agenda item 8, recommendation 1 ought to state 1st April 2016 not 2015.

Questioned whether section 1.14 of agenda item 9 regarding Hurdis House contradicts itself; referring to permission being sought for having a youth café from 6.30-9.30pm but also a licensed restaurant from 7-11pm.

Requested that the proposed exclusion of the press and public at agenda item 14 be considered carefully by Councillors and that a Public Interest Test be carried out to ascertain whether the information being discussed at agenda item 16 is in the public interest and therefore outweighs being exempt.

Also suggested that Councillors take a recorded vote on this item.

Town Clerk

Confirmed that the recent inspection by ROSPA has found the play area to be fit for purpose; the concerns outlined were that some risks were higher than you would expect with new equipment and that the quality of the groundsmanship is not sufficient. The contractor has still not been paid for its work on site for this reason and the responsibility is on the contractor to rectify the quality issues.

Clarified that the 10 week period referred to with the road closure is the public consultation period that East Sussex County Council must undertake. The road should only be shut on the odd day; this will however inevitably disrupt access to the course and clubhouse.

Confirmed that as of yet there has been no reply from the Secretary of State.

Clarified that the tenant is adopting a scattergun approach with the permissions. This will mean that in the future the tenant will not need to return to the Council if they wish to change their use of the building, it would only be subject to the necessary planning permissions from Lewes District Council.

Confirmed that a Public Interest Test had been considered and that it was felt that at this point in time the need for exemption outweighed the public interest. The Council's wish is to properly release all the information at once, to reduce the risk of any misinformation and concerns arising due to this. Depending on the initial decision reached by the Council on tonight's report, a meaningful consultation would be carried out before any formal decisions are made regarding the assets.

C75/10/15 Minutes

It was **RESOLVED** to **ADOPT** the following minutes:

C75.1 Planning & Highways – 10th September 2015

C75.2 Full Council – 24th September 2015

Amendment to draft minutes with removal of original paragraph C60.1 from page 33.

C75.3 Planning & Highways – 1st October 2015

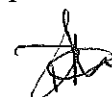
C75.4 Finance & General Purposes – 15th October 2015

C76/10/15 Clerk's Report

Members consider report 101/15.

The Clerk provided an update on the situation with regards to the Crypt Management Committee progressing towards self-management, which is hoped to happen soon, the staff changes at The View and the improved financial footing, and the financial situation with Seaford in Bloom.

The Clerk was able to update members on the first round of applications to register sites as community assets as instructed by the Council on 19th August; the Buckle car park, Saxon Lane car park, Sutton Road car park and West Street car park were all



approved by Lewes District Council and registered. The Richmond Road car park is part-owned by Network Rail and LDC must therefore consult with them before making a final decision.

It was **RESOLVED** to **NOTE** the contents of the Clerk's report.

C77/10/15 District & County Council Update

Councillor Sam Adeniji (Lewes District Council)

Informed members that at the last Lewes District Council meeting it was agreed to delay the Buckle car park proposal going ahead and that no planning permissions would be applied for until a proposal has been reached that is acceptable to both councils. It is unlikely that any further progress will be made this year.

Was able to confirm that LDC are in advanced stages of devolution and are merging some back office services with Eastbourne Borough Council, bringing savings of around £1m. This will not have a detrimental impact on the front line services being received by the Districts residents and visitors.

Councillor Olivia Honeyman (Lewes District Council)

Confirmed that the Electoral Review of the County and District by the Local Government Boundary Commission for England (agenda item 7) is not proposing any changes effecting Seaford ward boundaries. LDC will be meeting on 9th November at 2.30pm to discuss its response to this consultation.

Confirmed that LDC has adopted the Community Infrastructure Levy Charging Schedule which comes in to force from 1st November 2015.

Informed members that she has reviewed the document bundles to do with the Buckle car park and asked questions about the height restrictive covenant currently on the site. LDC has confirmed in writing that as a proposed result of the new homes project Seaford, Newhaven and Peacehaven residents on the Council housing waiting list would be given priority for the affordable housing in Newhaven. She has asked for confirmation of the number of people of the Council housing waiting list from Seaford.

Seaford Tourist Information Centre

It was confirmed that emails have been sent to LDC with regards to the situation at Seaford Tourist Information Centre and the management of the facility, urging that LDC find ways to ensure this community facility remains open.

It was also confirmed that LDC has this week sourced three individuals within Seaford who would be willing to work at the Tourist Information Centre on a casual basis.

C78/10/15 Electoral Review of East Sussex County and Districts

Members considered report 97/15.

It was **RESOLVED** to **NOTE** the contents of the report and that the Council has no further comment to make.

C79/10/15 Policy Proposal Regarding the Salts Café

Members considered report 100/15 in depth. The Clerk clarified the current situation with the lease and an overview of the proposal put forward by Wave Leisure.

Members discussed their wish for details within any contract, the structure and implications of the partnership being proposed, the financial projections, the length of

the proposed lease, the timescale being worked to, the impact of this proposal on the Iconic Café project with LDC, the impact of chargeable activities on free of use activities and what would be in the best interest of the town of Seaford, its residents and visitors.

It was **RESOLVED** to **AGREE** to the proposal in principle. **FURTHERMORE**, that the Town Clerk is **INSTRUCTED** to negotiate the details of the arrangement, in consultation with the Councillors, and report back to the Council.

C80/10/15 Hurdis House Progress Report

Members considered report 96/15 with an update on the current situation regarding works on the property being carried out by the tenant and the pending legal case.

C80.1 It was **RESOLVED** to **AGREE** the new 25 year lease for Hurdis House.

C80.2 It was **RESOLVED** to **AGREE** to give permission for the requests in respect of Hurdis House as set out below:

- Replace rotten windows with UPVC high thermal efficiency double glazed units in a similar style to existing windows to the side and rear of the building, retaining existing windows to the front elevation. At the Town Council's expense of an additional £4,000 to the contract.
- And at the expense of the tenant;
- Replace North face ground floor side window to one suitable to open as a fire escape.
- Change of use of ground floor to A3 cafe/restaurant.
- Permission to open the cafe in the evenings from 6.30pm to 9.30pm every evening to enable a "youth Cafe" facility for youths ages from 12 to 18 to have a safe place to meet and socialise in Seaford.
- To allow a licensed restaurant to operate in the evenings from 7pm to 11pm.
- To fit out fixed tables and bench seating on the raised patio are to the front of the building.
- To fit out a rear patio with table and seating at the rear of the building.
- To remove two structural walls on the ground floor to structural engineers specifications.
- Affix two period "gas type" lanterns to the front of the building each side of the door.
- Tile and renovate front steps in ceramic tiles and natural stone. appropriate to a building of 1850 including replacing corroded hand rails.
- Fit solar water heating / PV generation panels on the south facing roof.

C80.3 It was **RESOLVED** to **AGREE** to Council Officers instructing a suitable Barrister to review the pending legal case with a former tenant and advise the Council on appropriate action.

C81/10/15 Seaford Tree Wardens – Street Tree Planting

Members considered report 97/15.

The Clerk confirmed that officers are currently creating a 'Memorial Brochure' of options available for memorials within the town and that this may include memorial trees.

C81.1 It was **RESOLVED** to **NOTE** the contents of the update report.



C81.2 It was **RESOLVED** to **APPROVE** the proposed street tree planting in Westdown Road and Sutton Avenue, subject to East Sussex County Council approving the final scheme and taking ownership of the trees after five years.

C81.3 The Council wished to convey its gratitude to the Tree Wardens for the fantastic work they have carried out across the town.

C82/10/15 Insite WW1 Project Proposal

Members considered report 99/15.

It was **RESOLVED** to **APPROVE** offering support-in-kind for the project proposal by Insite; through the discounted fee of Martello Fields as per section 2.2 of the report and by **DELEGATING AUTHORITY** to the Projects & Facilities Manager to approve a suitable limit to any time and resources utilised for support, as per section 2.3.

C83/10/15 Solar Panels at The View, Seaford Head

Members considered report 104/15 discussing the financial implications, the possibility of having more panels on the new greenkeepers barn once built and the maintenance implications of the panels.

It was **RESOLVED** to **APPROVE** the installation of solar panels to The View using Company A as soon as possible and also the new greenkeepers barn, once built, subject to approvals.

C84/10/15 Police Report

Police Sergeant Mullins had submitted his apologies in advance of the meeting.

Members welcomed the written Police Report received and thanked Sgt Mullins.

A question was asked as to whether the Police had received a report from a young male in town that was subjected to verbal abuse and intimidation on Blatchington Hill during the week, further to a post being made on Facebook about this.

C85/10/15 Exclusion of the Press & Public

It was **RESOLVED** that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the press and public be **EXCLUDED** from the meeting during the discussion on items 15 and 16 on the agenda as the items concern personnel matters and discussions regarding Council assets which shall remain confidential at this point in time.

(All remaining members of the public exited the meeting)

C86/10/15 Update on Council Property & Overpayment of Salary

(Councillor Wallraven exited the room)

Members considered exempt report 103/15.

(Councillor Boorman exited the room)

C86.1 It was **RESOLVED** to **AGREE** not to pursue retrieval of the item in discussion and that no further action will be taken on this matter.

C86.2 It was **RESOLVED** to **INSTRUCT** Council Officers taking legal steps to recover the overpayment of salary through the Small Claims Court.

(Councillors Wallraven & Boorman re-entered the meeting)

C87/10/15 Review of Council Assets

Members considered exempt report 102/15.

It was **RESOLVED** to **AUTHORISE** the Town Clerk to commence consultation with the public on the potential income generators for the town; circulating questions to all members for comment before release. **FURTHERMORE** to feedback the outcome of the consultation to the Council.

The meeting closed at 9.34pm.

Councillor Dave Argent
Mayor of Seaford

A handwritten signature in black ink, appearing to read 'D Argent', with a long horizontal stroke extending to the right.

