



Seaford Town Council

Minutes of a meeting of the Community Services Committee on Thursday, 1st December 2022

Held at the Cross Way Church Hall (previously the Clinton Centre), Clinton Place, Seaford
at 7.00pm.

Present:

Councillors L Wallraven (Chair), S Dunn (Vice Chair), J Edson, MA Hayder, R Hayder,
O Honeyman and J Meek.

Adam Chugg, Town Clerk

Tony Jackson, Projects & Facilities Manager

Zoe Polydorou, Projects Officer

Karen Singleton, Responsible Finance Officer

Georgia Raeburn, HR & Governance Manager

Becky Terry, HR & Governance Assistant

There were eight members of the public in attendance.

Councillor R Honeyman observed from the public gallery

CS1/12/22 Apologies for Absence

Apologies for absence were received from Councillors J Cash and M Everden.

CS2/12/22 Disclosure of Interests

There were no disclosures of interests.

CS3/12/22 Public Participation

Speaker	Statement
<i>Resident A</i>	<i>Gave credit to the Town Council for works on the Martello Field fence but requested that the name of the fields not be changed. Expressed their opinion on the recent news regarding the positions held at Seaford Town Football Club.</i>

	<p><i>Expressed their disappointment at the Town Council not having responded to the Football Club's two recent planning applications.</i></p> <p><i>Raised concerns regarding the maintenance of the football pitch including, the funding, financial risk assessment, quality assurance guarantees, and lack of control over what is used on the pitch and the impact of this.</i></p> <p><i>Raised their understanding of the Local Government Act provisions that the Town Council needs to comply with when disposing of land.</i></p> <p><i>Suggested that rather than using funds on fencing, the Scout Hut at The Salts should be refurbished.</i></p>
Town Council Response	Thanked the resident for their contribution.
<i>Resident B</i>	<p><i>Expressed their support of the proposal from the Scouts but objected to the path being cut off, due to the public using that path to walk the perimeter of the site. Raised concerns that it creates a precedence and other clubs may want to section off green space areas. Suggested CCTV to reduce vandalism.</i></p>
Town Council Response	Thanked the resident for their contribution.
<i>Resident C</i>	<p><i>Resident requested that the Town Council considers their written submission about the Scouts fencing proposal.</i></p> <p><i>Raised comments on the removal of a well-frequented route, the safety of the whole area not just the fenced off area and the accessibility of the walking routes. Raised concerns that the Town Council considers things on a case-by-case basis and should be creating an overarching policy for managing green spaces.</i></p>
Town Council Response	Thanked the resident for their contribution.
<i>Resident D</i>	<p><i>As an ecologist involved in the project work, was encouraged by the way the Town Council has adopted the new mowing regime and the number of flowers being found in the first year. Requested that the Town Council</i></p>

	<i>continues with this regime and encourages renaturing at other sites.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident E</i>	<i>Confirmed that a bug expert has recommended further enhancements to The Covers and College Road to make the areas even better for pollinators and other wildlife. Explained that this would form part of the Ouse Valley Climate Action Project. Confirmed that part of the report is seeking permission for this work and that they would ensure residents were aware and engaged with.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Councillor R Honeyman as non-committee member</i>	<i>Commented on the Scouts Hut proposal, the overall circuit route of The Salts, not compartmentalising The Salts, the condition of the play area in The Salts, the delivery of the Salts Tennis project and the temperature ruling, and the arrangements at the Old Town Hall.</i>
Town Council Response	Thanked the resident for their contribution.

CS4/12/22 Presentation: Vanguard Way Association

The Committee received a verbal update from a local resident and member of the recently created Vanguard Way Association.

The update set out that the Association was formed in 2022 to ensure the Vanguard Way would continue to be maintained since its opening in 1981 with the purpose of joining Croydon to the sea. As a landowner with associated responsibilities, the Association welcomes the Town Council as an affiliated member.

Two areas of concern were raised on the Associations behalf, these being the accessibility of the path at Exceat and the close proximity of walkers to the 17th green on the golf course.

The Association passed its thanks to the Town Council for all of its help over the years to maintain the Vanguard Way.

Town Council officers confirmed that it will continue to work with partners on what needs to happen to the walkways, including at Exceat (part of which saw the path raised in 2021 to avoid winter flooding) and alongside the cliff edge/golf course (which has been the subject of recent archaeological investigations, the public report of which is awaited), and will ensure the Association is part of the conversations.

CS5/12/22 Projects & Facilities Manager Update Report

The Committee considered report 132/22 informing on progress and actions relating to Seaford Town Council's assets and services.

The Projects & Facilities Manager updated verbally on work with On The Verge and the service with the Old Town Hall (including afternoon opening, support for Ukrainians within the town and more recently, as a warm space).

Members queried the status of projects, namely signage to Cuckmere Haven (which is awaiting further investigation in to options and also whether there is an option for a footpath and cycle path on this route as part of the Exceat Bridge works), the South Hill Barn development plan (development plan works have suffered from a lack of resources, although the venue is being maintained and regularly hired), the rainbow bench (which has also suffered from a lack of staff resources), there being no recycling centres on the seafront (these being removed a few years ago because recycling got so contaminated that it was going to landfill or incinerator, rather than being recycled), the success of the fishing tackle bins and the feasibility of trialling one seafront recycling bin.

CS5.1 It was **RESOLVED** to **NOTE** the contents of the report.

CS5.2 It was **RESOLVED** to **APPROVE** the request to undertake works at The Covers and College Road Open Space, as set out within report 132/22.

CS5.3 It was **RESOLVED to AGREE** an extension of the Old Town Hall lease to the Community Tea Room until 31st March 2024.

CS6/12/22 Report from Climate Change Sub-Committee

The Committee considered report 131/22 updating following the recent meeting of its Climate Change Sub-Committee.

The Town Clerk introduced the update report. Members queried the possibility of the Assets Working Group working on an overarching policy surrounding the local green spaces.

It was **RESOLVED** to **NOTE** the contents of the report and the motions passed by the Climate Change Sub-Committee.

CS7/12/22 The Salts - Tennis Courts Update Report

The Committee considered report 138/22 providing an update on The Salts Tennis Courts. Officers provided an update on the loan period, which can be delayed by one year.

Members queried if any legal recourse due to temperature ruling (officers confirmed they are awaiting a response from the Lawn Tennis Association) and raised residents' concerns

about floodlights being left on (officers confirmed that these only come on when a booking is made).

It was **RESOLVED** to **NOTE** the contents of the report.

CS8/12/22 The Salts - Scout Hall Fence Proposal

The Committee considered report 133/22 informing of amendments to the proposal from the 6th Seaford Scouts to install a fence to the green space adjacent to the Scout Hall at The Salts.

The Projects & Facilities Manager introduced the report covering consultation (with the Police and public), the metal gate in situ, external lights, concrete path, not believing conflicting with the Seaford Neighbourhood Plan, the status of the Salts Improvement Plan with some projects completed and others being consulted on, the review of the Town Council's Strategic Objectives for next year, the Scouts being responsible for the fence maintenance and insurance (and that of the land within the fenced area), tenure over the land, the byelaw onsite, the satisfactory findings of the Structural Engineer survey on the hut and the Scouts plan to re clad the outside of the hut.

Members queried the process for consulting and seeking permission, and also discussed comments about potential precedent setting and the permanency of the proposals.

(8.06pm – Standing Orders were postponed to allow members of the public to address the meeting)

<i>Speaker</i>	<i>Statement</i>
<i>Resident A</i>	<i>Raised a point of order due to the status of The Salts under the Seaford Neighbourhood Plan and the Town Council's legal requirements to consult.</i>
Town Council Response	Clarified the status of The Salts within the Neighbourhood Plan and the irrelevance of the particular section of the Local Government Act quoted.

(8.09pm – Standing Orders were reinstated)

CS8.1 It was **RESOLVED** to **NOTE** the contents of the report.

CS8.2 It was **RESOLVED** to **APPROVE** the amended proposal for installation of a fence to the green space adjacent to the Scout Hall at The Salts, subject to officers ascertaining if District Council permission is required and if so, is granted.

(8.10pm – six members of the public exited the meeting)

CS9/12/22 The Salts - Cricket Club Changing Room Proposal

The Committee considered report 134/22 informing of proposals from Seaford Cricket Club to lease the changing rooms at The Salts.

Members queried the status of Premier Soccer's request for a storage container with The Salts (which is still in its concept stage).

CS91.1 It was **RESOLVED** to **NOTE** the contents of the report.

CS91.2 It was **RESOLVED** to **AGREE** to leasing The Salts Changing Rooms to Seaford Cricket Club, subject to:

- a) officers ascertaining if District Council permission is required and if so, is granted, and
- b) the final draft lease and heads of terms being presented back to this Committee for approval.

CS10/12/22 Bonfire Ban at Seaford Allotments

The Committee considered report 136/22 informing of a request from the Seaford Allotment Society for the Town Council to support a permanent ban on bonfires at Seaford Allotments, Sutton Drove.

CS10.1 It was **RESOLVED** to **NOTE** the contents of the report.

CS10.2 It was **RESOLVED** to **SUPPORT** a permanent ban on bonfires at Seaford Allotments.

CS11/12/22 Bönningstedt Wall Redesign

The Committee considered report 137/22 presenting three design options for the rebuilding of the Bönningstedt Wall.

The Projects & Facilities Manager introduced the report and updated on differing options with a wooden panel wall.

Members queried the logistics with graffiti, evidence of deterioration speed of different materials sought, option for use of railway sleepers, a guarantee being sought on the new wall, only using recycled tropical hardwood not new, concrete not being sustainable and being responsible for CO2 emissions.

(8.20pm – one resident exited the meeting)

CS11.1 It was **RESOLVED** to **NOTE** the contents of the report.

CS11.2 It was **RESOLVED** to **AGREE** a Wooden panel design for the Bönningstedt Wall rebuild.

CS12/12/22 Community Services Finance Report to 31st October 2022

The Committee considered report 135/22 informing of Community Services Income and Expenditure up to 31st October 2022.

The Projects & Facilities Manager updated on recent filming income.

It was **RESOLVED** to **NOTE** the contents of the report.

CS13/12/22 Community Services Draft Budget 2023 – 2024

The Committee considered report 121/22 presenting the Community Services Draft Budget for 2023 - 2024 and projected budgets to 2027 - 2028.

The Responsible Financial Officer (RFO) introduced the report and updated on the provisional Band D tax base increasing, reductions in the Town Council's pension contributions, the current recommended 0% increase in precept and the expected surplus to transfer to reserves at year end. The RFO confirmed an amendment to the Christmas lights budget (with no impact on the precept), that an increase of 5% has been used in the absence of an actual increase figure, the use of electricity meters within The Salts, the method for The Salts Tennis projections, the accounting of the tennis loan and the level of Community Infrastructure Levy funds that can be used for future infrastructure projects. The RFO talked the Committee through the projects list at Appendix 4 of the report.

Members commended the thorough and well-written report and queried the stages of assessing feasibility and appropriateness of developing South Hill Barn.

CS13.1 It was **RESOLVED** to **RECOMMEND** the draft Committee Budget 2023 - 2024 and projected budgets to 2027 - 2028 to the Finance & General Purposes Committee.

CS13.2 It was **RESOLVED** to **RECOMMEND** to the Finance & General Purposes Committee that, if a sum is required to balance the budget, the Committee considers the use of CIL where this is allowable.

The meeting closed at 8.47pm.

Councillor L Wallraven

Councillor Linda Wallraven

Chair of the Community Services Committee