



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Full Council on Thursday 16th March 2023

Held at Cross Way Church Hall, Clinton Place, Seaford, BN25 1NP at 7.00pm.

Present:

Councillors O Honeyman (Mayor) and L Boorman (Deputy Mayor)

Councillors S Adeniji, N Adil, D Argent, M Brown, S Dunn, J Edson, MA Hayder, R Hayder, J Meek, B Payne, R Reed, G Rutland and L Wallraven.

Adam Chugg, Town Clerk

Georgia Raeburn, HR & Governance Manager

There were six members of the public in attendance.

C124/03/22 Apologies for Absence

Apologies for absence were received from Councillors M Everden, R Honeyman, J Lord and B Webb.

C125/03/22 Disclosure of Interest

Councillors S Adeniji and L Wallraven declared a non-pecuniary interest in agenda item 5 due to being a member of Lewes District Council's Licensing Sub-Committee – they would leave the meeting for this agenda item.

Councillor G Rutland declared a non-pecuniary interest in agenda item 5 due to having submitted an objection to the licensing application to Lewes District Council, showing predetermination.

C126/03/22 Public Participation

There was no public participation at this point of the meeting.

C127/03/22 Seaford Cricket Club – Storage Proposal at The Salts

Full Council considered report 191/22 seeking Full Council's approval for Seaford Cricket Club to erect an additional storage unit on The Salts.

(7.05pm – Standing Order 3e was suspended)

Speaker	Statement
<i>Resident A</i>	<p><i>Thanked the Town Council for the invite to the meeting and expressed their appreciation of the work in presenting the club's request.</i></p> <p><i>Explained the club's request to Full Council, including the background, reasons for needing additional storage, funding for the project and proposed timescale for works both with the changing rooms and proposed additional storage facility.</i></p> <p><i>Confirmed that the club requires the new lease agreement as soon as possible in order to seek additional grant funding for the project.</i></p>

(Three additional members of the public joined the meeting)

Town Council Response and Questions	<p>Thanked the resident for their contribution.</p> <p>A discussion was held, with the club representatives answering queries, relating to: the proposed materials of the new storage facility; the security of the new unit and CCTV coverage; the location of the water pipes and electric cables preventing the storage unit abutting the changing rooms; not discouraging other sports activities by limiting access to the changing rooms, with the club committed to allowing reasonable use of the facilities by others, and; the annual stool ball event.</p>
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(7.15pm – Standing Orders were reinstated)

Members discussed the suggestions put forth in the consultation regarding a green roof.

(7.20pm – one member of the public joined the meeting)

C127.1 It was **RESOLVED** to **NOTE** the contents of the report, having considered the feedback from the public consultation.

C127.2 It was **RESOLVED** to **APPROVE** Seaford Cricket Club erecting an additional storage unit on The Salts. Subject to;

C127.3a Full Councils subsequent agreement of the final terms of the lease for the changing rooms and land to be used to house the storage facility, and

C127.3b Receiving written permission from Lewes District Council to dispose of the land by way of lease.

(7.21pm – Councillors S Adeniji and L Wallraven exited the meeting in accordance with their declared interest)

C128/03/22 Salts Café – Request to Sell Alcohol and Offer Private Function Hire

Full Council considered report 192/22 which presented a request from the operators of the Salts Café to expand its services to include the sale of alcohol and offer private function hire.

(7.22pm – Standing Order 3e was suspended)

Speaker	Statement
<i>Resident B</i>	<i>As a local resident to the site, expressed their concerns about the proposal. These included: night time noise levels; lots of local residents being upset about the proposals and the disruption to their lives; increased anti-social behaviour around neighbouring properties; being inappropriate so close to a children’s playground and not conducive with the local facilities – skate park, outdoor exercise area; the current problems with alcohol and drug use in park and the litter and broken glass this causes, and; the opinions of neighbouring residents needing to have a higher weighting due to having to suffer the consequences. While understanding need to support local businesses, urged the Town Council not to allow alcohol, music or late opening hours.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident C</i>	<i>As a local resident purchasing the property closest to The Salts, expressed that they are supportive of the proposal. Feels that alcohol from a venue and at events will be well controlled and have staff members who are</i>

	<p><i>aware of licensing requirements and doing age checking. Thinks that if it's controlled, it should not make any difference to what is happening on site now.</i></p>
Town Council Response	<p>Thanked the resident for their contribution.</p>
Resident D	<p><i>As owner of The Salts café operator, thanked the Town Council for invite to speak.</i></p> <p><i>Provided Full Council with an update on: their current successful business operations at Martello Kiosk and The Galley in Seaford and Gateway Park in Peacehaven, including current experience of catering events, functions, mobile catering and running two licensed venues; confirmed that a new lease has just been signed with Peacehaven Town Council for Gateway Park; having held a personal licence for over 20 years and having no issues; alcohol sales and functions helping sustain the viability of the business by expanding business during the daytime; the local employment opportunities created by the business; The Salts currently having two licensed venues; not wanting to operate as a car, pub, night club or late night music venue; in general, opening hours remaining the same; not wanting to jeopardise business or reputation by operating in other ways or risk having their licence revoked, and; not expecting any special treatment due to being a district councillors. In summary, if the change to the lease terms are agreed and the District Council approve the license, they will operate with full consideration to the location and local residents.</i></p>
Town Council Response and Questions	<p>Thanked the resident for their contribution.</p> <p>A discussion was held, with those present in the public gallery answering queries, relating to: whether current anti-social behaviour is being reported to enable the Town Council to act accordingly as landowners; current methods in place to protect café building from anti-social</p>

	<p>behaviour, theft or vandalism; how to control if there were music noise in particular during the summer with windows and doors open; the risk assessment process and training for those undertaking the risk assessments, including the Police-stated need to mention door staff arrangements should the risk assessment require it; measures in place with regards to the poor lighting in The Salts at night time; the lack of clarity around proposed business hours and activities, and; the logistics within the venue for sectioning off a function area.</p>
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(7.44pm – a further member of public joined meeting and sat in the public gallery)

<p>(continued from above)</p>	<p>Discussion continued on: the process of consulting with the Town Council about the change in business activity and applying for the licence; the conditions alongside the sale of alcohol i.e. with food, table service only etc; being a fundamental change in the nature of The Salts; the toilet facilities available in the café and on site at The Salts, and; this not being a repeat of the beer and music festival that was held on site at The Salts that did raise a number of issues.</p>
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(8.02pm – Standing Orders were reinstated)

Officers clarified what Full Council is being asked to consider and decide upon, and the public responses to the consultation.

Members discussed a lack of detail within the operator’s proposal and licensing application, the current summer opening hours, the impact of exposing children to venues selling alcohol when at a play area, in 2022 the Town Council refusing a pop up bar on seafront because the seafront is family-friendly, the risk of a less-responsible operator in the future, green spaces being for all people living in town and people living nearby are impacted by the use, the option of a trial period, and the benefits of having alcohol served in a restricted environment.

C128.1 It was **RESOLVED** to **NOTE** the contents of the report.

C128.2 It was **PROPOSED** to **APPROVE** changing the lease to enable holding functions for a one year trial period; this **MOTION** was **NOT CARRIED**.

- C128.3** It was **PROPOSED** to **APPROVE** changing the lease to enable the sale of alcohol – only when served with food - for a one year trial period; this **MOTION** was **NOT CARRIED**.
- C128.4** It was **PROPOSED** to **APPROVE** changing the lease to enable the playing of music inside the premises for a one year trial period; this **MOTION** was **CARRIED**.
- C128.5** It was **RESOLVED** to instruct officers to negotiate any necessary changes to the premises agreement with the operators.

Meeting closed at 8.26pm.

Councillor O Honeyman

Councillor Olivia Honeyman
Mayor of Seaford