Shoreham Beach Residents' Association - Minutes of meeting

The following is a summary of the minutes of the SBRA committee meeting held on October 6th, 2022 at the Harbour Club.

APPROVAL OF MINUTES for September, 2022: Proposed by Julia Watts & Seconded by Keith Fayers-Morrisey.

MATTERS ARISING - Proposal update re Speed Indicator Devices:

Tonight's full Committee agreed our latest updated quote remained financially achievable and sufficient to circulate to all our members mainly on financial grounds. Liza McKinney and John Bradshaw raised issues that were discussed. Our proposal will now be circulated to our wider membership to assist a final decision to proceed.

Boxpark: Members await further progress from the relevant parties.

BEACH NEWS AND WEBSITE: The website is up to date. The "Winter" issue awaits printing. Summer edition advertising responses were discussed. The final print run should be delivered to us by mid November, ready for Beach distribution.

SOCIAL REPORT: Joyce Willson had circulated all Committee members prior to the Meeting: Joyce advised that our usual date for the AGM wasn't available but confirmed that SBRA's AGM is now confirmed for MARCH 4th, 2023.

Both Tim Loughton MP & Cllr Kevin Boram will be attending.

Joyce Willson had circulated Members prior to tonight's meeting, advising them that she will be resigning as Social Secretary but remaining as a committee member.

This news came as something of a shock to all our Committee members but all those attending the meeting thanked Joyce for all her hard work, ingenuity and organisational skills she exhibited for the Association over the years of her guidance and tenure.

We will be advertising in the BN for a person to step forward to fill the vacancy.

Joss, Liza & John, and all members present, thanked Joyce and her ladies for a brilliant job well-done for such a variety of well-judged and popular events over the past years.

FINANCIAL REPORT: Val circulated members prior to the meeting.

Sub-Committee Reports:

i.Planning:

Maureen had circulated her report prior to the Meeting. She had highlighted five submissions and gave members more detail on each: some with no further action and others with some added detail.

As an addendum to planning, Julia had circulated the Association's appraisal of the Howard Kent's proposal that she raised at ADC's Planning Committee.

'The prominence of the site across the harbour and it "gateway" impression of Shoreham along the A259 from Southwick and not being a greenfield site that relies on an allocation in the Local Plan that doesn't restrict the supply of housing in the location, so the weight afforded to Local Plan policies must remain high. A failure to deliver a policy-compliant level of affordable housing is a departure from the development plan, which the Officer's Report accepts. It is also important to recognise that proposals on allocated sites are deemed to be viable by default, as viability is tested on a Plan-wide basis.

Julia looked carefully at the viability work and noted two things:

(1)The Council's consultant recommends an adjustment mechanism be included in the Section 106 should the viability of the scheme improve over time. Julia believes this is a very important and should be added to Heads o Terms for Section 106.

(2) She didn't understand why special allowance is being made for path and riverside walks reducing the developable area. A policy requirement isn't an abnormal cost according to RICS.

She was also very concerned about the way in which heritage has been addressed here.

Julia was deeply uncomfortable about this design – it's too brutal and unyielding for what is described as gateway site in Policy WH3. The heavy compromise over affordable housing on this site must mean that the scheme delivers very little in the way of public benefit so how can this trump the harm to heritage?

Joss congratulated Julia for her hard work on Planning. Members agreed.

COUNCILLORS' REPORTS: Joss Loader reports:

Ramp at Shoreham Fort. Harbour Way closure: Tim Loughton and Joss had a meeting with the Environment Agency [EA], who have identified a possible solution. This will need sign-off from Shoreham Post Authority [SPA]. The EA are talking SPA directly but Tim and Joss will meet the Port's CEO, if necessary, to try to get this resolved permanently. Joss was contacted by the Herald, who ran a report – this was circulated separately. She is in regular touch with the EA. [We await progress.]

Parking: Camper vans and construction vehicles are now causing problems, particularly in Old Fort Rd. She has asked the parking manager to ensure that wardens patrol regularly. Complainants have also been given a direct line number, so they can report live issues at the time. [Wardens have been seen in evidence.

Harbour Way closure: She is continuing to receive complaints from Marlinspike residents about their road being used as a rat-run during the ongoing closures. She contacted Southern Water and requested an update regarding the re-opening of the road. They said it was imminent but there are signs of work going on. She will write to them again requesting a further update.

Shingle Transfer: As previously advised, this was cancelled due to the issues in Harbour Way and in OFR for gas works.

Graffiti: Receiving multiple reports at the moment. Residents can now report online to ADC.

E-Scooters: Kingston Wharf: This continues to be an issue and she has asked the PCSOs if they can step up enforcement.

Cllr Julia Watts reports:

This month has been mainly about planning and the two applications on the Brighton Road.

Firstly, the Howard Kent development which is on the right next to the Lighthouse. This was for a proposal for a mixture of town-houses and apartments. Julia spoke against this at the Planning Meeting arguing that the building would have an adverse effect on the lighthouse which is a listed monument as well as not providing any affordable homes on site. Area, Angus Dunn and Kingston Bay Residents Association all spoke against this one too and it was refused by 8 votes to 1.

She also spoke against the Frost's application at last week's planning meeting which was also turned down [6 against, 3 abstentions].

Joss and Julia attended the ceremony at the community centre for the "Proclamation of the King" and the memorial service for the late Queen at St Mary's.

Any Other Business: Julia advised members about Christmas Trees in the Town for the Christmas period. Joss and Julia will look at arranging a festive event and tree on the Beach.

Joss again mentioned the vandalism of the SBRA planter at the Northern end of Ferry Road and will, most likely, purchase more 'prickly' plantings to prevent this nuisance in future.

MEETING CLOSED at 8.35pm.

Date of next meeting: November 3rd, 2022