

TANGMERE PARISH COUNCIL



**MINUTES OF THE MEETING OF THE COUNCIL
HELD AT 7.00PM ON 7 OCTOBER 2021
AT THE VILLAGE CENTRE, MALCOLM ROAD, TANGMERE PO20 2HS**

Present:

Councillors Andrew Irwin (Chairman), Roger Birkett (Vice-Chairman), Kate Beach, David Blythe, Regan du Closel, Simon Oakley, James Stanbridge and Trevor Ware

In attendance:

Louise Steele - Clerk
Six members of the public

No.		ACTION
123	AGENDA ITEM 1 – APOLOGIES FOR ABSENCE Apologies were received from Councillor Kirsten Lanchester.	
124	AGENDA ITEM 2 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY AND NON-PECUNIARY INTERESTS Cllr Oakley declared non pecuniary interests, in general terms, as a member of Chichester District Council (CDC) and as a member of West Sussex County Council (WSCC).	
125	AGENDA ITEM 3 – PUBLIC PARTICIPATION Six members of the public attended the meeting and while none exercised their right to speak at this point of the meeting the Chairman elected to take questions and permit comment from members of the public at points during the discussion of Agenda Item 4.	
126	AGENDA ITEM 4 –TANGMERE STRATEGIC DEVELOPMENT LOCATION - OWNERSHIP/MANAGEMENT OF COMMUNITY ASSETS WITHIN THE TANGMERE STRATEGIC DEVELOPMENT Members considered the wide ranging issue of which of the community assets that will be created during delivery of the Tangmere Strategic Development Location the Parish Council might wish to own or manage. The Chairman referred to two sections from the "Planning Statement" that formed part of the outline planning application for the SDL 20/02893/OUT , the full document is available on the Chichester District Council (CDC) website and the pages circulated by the Chairman in advance of the meeting are appended to these minutes. These are pages 70-73 of the Planning Statement which outline the Planning Obligations- Draft Heads of Terms (effectively a list of the community assets to be delivered) and secondly pages 127 -133 "the exchange of information between CDC and Countryside in relation to community facilities". Reference was also made to an informal information-giving meeting held between representatives of the Land Trust in February 2021 and the document provided by the Land Trust explaining who they are and what they do is also appended to these minutes.	

	<p>The meeting grappled with developing a framework for deciding which assets the Parish Council might want to own or manage. The issues that were discussed included the problem of double-charging – residents of the SDL will pay, through their Council Tax, precept to the Parish Council in the same way as existing residents do but will also pay a service charge to whoever owns/manages the open spaces (unless that is the Parish Council); a consensus was reached indicating that the Parish Council might consider taking those assets that would be of benefit to the whole, larger, village so that the long term- maintenance of these is funded from precept but assets of benefit only to the SDL should be managed by another body and funded from a service charge.</p> <p>There was also an indication of an expectation that any allotments and community orchard would be under the direct supervision of the Parish Council. Questions of tenure also arose and in regard to the allotments the Clerk reiterated her advice that since the current allotments were in the freehold ownership of the Parish Council the council would be unwise too relinquish freehold ownership for anything other than freehold ownership of new allotments.</p> <p>On the question of community buildings, the Planning Statement (page 127) identifies the issue as being “whether this new community floorspace should be delivered as an extension to Tangmere’s existing Village Centre building, or as a new building (whilst also keeping the existing hall operational), or indeed as a combination of the two approaches”. Pending resolution of that issue the emerging framework masterplan has included two potential alternative locations for a new community hall building; either within the mixed use village centre area, adjacent to the proposed school site; or adjacent to the shared surface/arrival space in the northern part of the site.</p> <p>Members expressed two different views, one that the existing Village Centre should be expanded – i.e. that there should be just one community building in the village and the other that there should be a new building in the SDL area (i.e. that eventually there would be two community buildings in the village). Other Members identified that the Parish Council needed to undertake more work on this question to establish what the village would benefit most from.</p> <p>In conclusion Members felt that there will still many unknowns and that they would wish to meet further with the developer and with CDC. The Chairman undertook to write to Mike Bleakley of CDC and ask him to meet further with Members.</p>	
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Date of next meeting: 11 November 2021

Chairman:

Date: