

# **West Beach Residents Association**

## **Minutes of Annual General Meeting on 25 April 2019**

### **Introduction and welcome by Chairman Chris Drew**

Committee member, Robin Shields, sent apologies as he was unable to attend the meeting this year.

**The minutes of the 2018 AGM were agreed.** A copy was available to view after the meeting.

### **Matters arising**

- Work will begin in September this year to provide disabled access to Widewater.
- West Sussex County Council is still pursuing Landstone to fulfil their duty under Riparian Law to clear the west water course on their land.

### **Achievements of the Residents Association in the past year**

The Chairman read out a list of our achievements during the past year: -

- The over 70s party was a great success again last year.
- White lines have been placed at the Broadway junction to improve safety.
- We held a Family Fun Day again last August. It was well attended by older people as well as young families, enjoying the barbecue, picnics, bouncy castle, hoopla, coconut shy and other games. Mike, the owl man, brought his owls and other pets.
- Santa Sunday was a success. Children received a present from Santa and some had made decorations to hang on the tree.  
The Committee spend time and effort on these events to foster a sense of community.  
Offers of help or donations are always welcome

### **Future Events**

- Our over 70s party will be held on Sunday 30 June. There will be a strawberry cream tea and quizzes, as usual. We may have Bingo this year.
- The Fun Day will be held on Sunday 18 August. This is a relatively new event and it is growing and developing each year.
- Santa Sunday will be held on 1 December this year.
- Help with weeding and watering in our Community Garden will be very welcome.

### **Treasurer's Report**

Residents Association funds currently stand at £4712.00. (The weed killing and road sweeping cost almost £1000 each time). The Association also holds £480.00 remaining from a West Sussex County Council grant, £340.00 from the Flood Forum and £554.00 remains from the Community Garden grant to pay for ongoing maintenance of the garden.

## **General news**

- Halloween on West Beach was amazing! There was a great community spirit. This was not organised by the Committee and thanks are due to all the families who took part and made the effort to make it fun.
- The grit bin is in place at the Brighton Road junction. The grit was not needed very often during last winter.
- Inconsiderate parking on corners is still a problem.
- Fly tipping has not been so much of a problem recently, but we all need to be aware. There have also been some instances of expensive items being taken by metal collectors.
- Some residents in West Way have received a letter from Next Door Widewater. This introduces a website and phone app to encourage cooperation within the local area. Next Door is an American marketing company. West Beach Residents Association is not affiliated to it.

## **Question and Answer session**

Q1. Can we get anything done about vehicles parked on corners?

A1 Residents can report illegal parking to Sussex police, either by email or by phoning 101. If enough complaints are received, the Police will take it more seriously.

Q2. A lorry that is often parked on double yellow lines in the Broadway belongs to a Brighton Road resident.

A2. Just keep on reporting to Sussex Police – send a photo showing the location and the number plate. The phone number and the email address will be included in our next newsletter.

Q3. Which parking enforcement area are we in? Could we join together with other groups within the area to strengthen our reports to the Police?

A3. The authority in charge of parking is West Sussex County Council (WSCC). The main problem is that West Beach roads are unadopted. Landstone, who own the roads, refer parking complaints to WSCC. The more individual reports the Police receive, the more they will take notice.

Q4. Should we put notes on windscreens explaining why the parking is inconsiderate? Some drivers may not realise that their vehicle is blocking other drivers' view.

A4. Yes. That's a good idea.

Q5. The community Facebook page is a great idea, but can it be monitored for offensive content?

A5. The administrator for the Facebook page is Karen Stelling, but she has moved away. The Chairman will contact her and arrange for a Committee member to become a moderator. Fortunately, most of the content is positive.

Q6. Could we post pictures of badly parked vehicles on Facebook?

A6. On Facebook you can post anything you like, but it is probably best not to show the number plate.

Q7. Is there any more news about building on our local fields?

A7. According to the Local Plan, the developers could not apply for planning permission for this land for 5 years (now about 3 years). However, to the north west of us, Brighton and Hove Albion (BHA) are extending their training ground. They are moving the white building nearer to us and they propose to install underfloor heating. This will disturb the clay layers of the flood plain. BHA maintains that water will run off into attenuation tanks. However, if the tanks overflow, water will flow into the water courses through the fields around West Beach. These could also overflow, as water can only flow out into the river through the sluice gates at low tide. The planned 600 houses and IKEA at New Monks Farm will also increase surface water draining into the same water courses.

Q8. Have you objected to the proposed development on behalf of West Beach Residents Association? How many residents have you asked for their views?

A8. Yes. We have represented it to the Flood Forum as a danger in terms of flooding. As a Lancing Parish Councillor, our Vice Chairman has a duty to try to protect the local area from flooding. WSCC have not done a proper survey of the flood risk attached to the new development. No-one on West Beach has asked him not to take this stand. Five hundred local residents attended the planning meeting last year, and the vast majority were opposed to the development. However, we accept that we should ballot members on the subject. (A show of hands at this meeting resulted in no votes to support the development and many votes in favour of opposing it.) One member volunteered to go house to house to collect signatures. Another volunteered to print forms for this purpose.

Q9. Surely BHA must realise the danger of flooding?

A9. Their land will not suffer flooding because they will put measures in place.

Q10. The point needs to be made that we are not objecting to the development itself, but to the increased risk of flooding.

A10. That's right. The owner of a nearby field has noticed the land has become wetter and muddier since the BHA training ground development. However, we are also objecting on the grounds of increased pollution and traffic congestion.

Q11. A carriageway on the A27 was closed for a time due to flooding.

A11. Yes

Q12. Could we insist that residents who renew their driveways should dig soakaways?

A12. Soakaways do not work because the water often comes up through them. The existing soakaways are old and need clearing. Our work in recent years to clear the storm drains in George V and Bristol Avenue has worked well. These drain into the fields. They are not soakaways. In Orient Road the soakaways originally drained into a herring bone network of pipes, but these have been cut by contractors digging up the road and the system no longer works. Residents in Orient Road could join together in asking Southern Water to restore it. WSCC now clear the drains at the entrance to the Broadway on a regular basis and the flood water here has been draining away much more quickly.

Q13. Could we all pay more to get the roads and pavements repaired?

A13. No. They belong to Landstone. The Residents Association cannot take on the responsibility and liability for maintaining them.

Q14. So, what does get done?

A14. We pay for weed killing and road sweeping in order to keep the drains clear of debris. This kind of work does not attract liability for the roads.

Q15. Could we set up direct debits for the annual subscriptions?

A15. No. We have previously looked into this possibility.

Q16. What can be done about the poor condition of the roads?

A16. The Residents Association cannot do anything because the roads are owned by Landstone. However, individual residents can repair the area directly in front of their properties.

Q17. Can we put a poster about the food bank on the noticeboard?

A17. Yes. Any information for residents can be posted. The new noticeboard at the Broadway crossroads was installed by Lancing Parish Council, but we have permission to share it.

### **Election of Officers**

The existing Chairman, Vice-Chairman and Committee members were voted back into office.

### **Summing up by Chairman Chris Drew**

The Chairman thanked members for attending. He invited volunteers who would like to help the Committee with events, pot holes, white lines, drains etc. to let us know after the meeting.

Please read our newsletters, come along to the Fun Day in August and encourage your neighbours to join us.

The meeting closed at 8.35pm.