



Westbourne

Parish Council

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Minutes of the Annual Parish Assembly of Westbourne Parish held on Thursday 19 April 2018 from 7pm at The Meeting Place, North Street, Westbourne.

Present: Cllr Roy Briscoe, Cllr Richard Hitchcock, Cllr David Mack, Cllr Piers Mason, Cllr Owen, and Clare Kennett, Clerk to the Council.

Guest speakers: Linda Grange, Chichester District Council and David Chapman, Triformis Limited.

Also present: West Sussex County Councillor Viral Parikh, Chichester District Councillor Mark Dunn, and 26 members of the public.

Meeting chaired by Cllr Hitchcock, Chairman of the Parish Council.

1. Welcome and introduction: Cllr Hitchcock opened the meeting and introduced the guest speakers.

2. Guest speakers: Two presentations were given from Linda Grange, Housing Delivery Manager, Chichester District Council and Dave Chapman, Triformis Limited about how a Community Land Trust could be set up in Westbourne to provide affordable homes for those in most need in the community.

The presentation from Chichester District Council is available in Appendix 1.

Dave Chapman presentation was about how Westbourne could set up a Community Land Trust and he gave some useful insights and shared some other examples. An early support package of £2k is available, a grant of £10k is available to support with specialist advice, and there is also a grant of £30k. The housing that is built through a land trust is to help local people in perpetuity – it does not disappear by being sold for profit later on and local people govern the schemes. The schemes are dependent of the availability of land and ambition of the trust. A trust cannot be led by a Parish Council but can be supported by it and it requires volunteers and people to get behind it - their skills and knowledge can be drawn upon. A trust can buy land that is not available to a developer. Affordable housing, for the elderly and the young, would help to keep Westbourne vital - a village is no good if no one can afford to live there. If more is not done to protect young families they will be forced out and the small rural communities may decline and the services and shops could disappear. Any income that is generated from affordable housing could be ploughed back into the local community to provide other schemes, such as a car park, pubs and businesses. Far more than just housing.

At 7.55pm, there was an interval where cheese and wine was served. The Meeting recommenced at 8.30pm.

3. Apologies received: None.

4. Minutes of the meeting on 20 April 2017: The minutes were deemed to be a correct record of the meeting which were signed as such by the chair.

5. Matters arising from the minutes: None.

6. The Annual Report of the Parish Council: Cllr Hitchcock, Chairman of the Parish Council, gave the following report.

Where to begin? This has again been a very busy year for the Parish Council, which probably explains why the time seems to have passed so quickly. What exactly has kept us so busy on behalf of the Parish?

Attending monthly Parish Council meetings and various committee meetings. All of these are open to members of the public and we are delighted that attendance has increased somewhat in the last, especially at full Council meetings.

Discussing planning 57 applications. The Parish Council examines applications in great detail and makes recommendations to CDC, the Local Planning Authority. Parishioners making applications – or opposing them – are very welcome to attend planning meetings, which immediately precede our Council meetings. Information is also available to members of the public on the CDC website.

Attending CDC Planning Committee meetings when the PC has objected to an application. We are permitted to speak at these meetings and to reiterate the PC's position. We have also attended and spoken at appeals when a refusal by CDC is challenged by an applicant. Development Consultation Forums and Planning Committee meetings at Havant Borough Council have also been attended by our representatives when the applications impact upon Westbourne.

Representing WPC at various other meetings and fora, including the Bournes Forum, the All Parishes Meeting, Chichester District Association of Local Councils and West Sussex County Council South Chichester County Local Committee, and the South Downs National Park Authority.

Meeting various stakeholders, including a multi-agency event attended by the CEO of CDC, our district and county councillors, and representatives from the Police, Fire and Rescue Service, the Environment Agency and Environmental Health, in an attempt to address various issues in Westbourne.

Meeting the Enforcement Manager at CDC to discuss what we consider to have been inadequate enforcement in the parish.

Maintaining regular contact with our District Councillor Mark Dunn and County Councillor Viral Parikh. We would like to thank Mark and Viral for all their work on behalf of the parish in the last year.

Establishing a 3-year business plan.

Responding to enquiries from members of the public.

Updating the new, dedicated Parish Council website.

Publishing, and distributing to every household in the parish, the last three issues of the new PC newsletter. Feedback is often forthcoming and is much appreciated.

Setting up a number of important WPC governance documents.

Administering the cemetery, jointly with Southbourne Parish Council.

Installing village gateways to further slow down traffic travelling through the village.

Installing £35k worth of new equipment at the Monk's Hill Playground.

Securing New Homes Bonus funding for a disabled-friendly roundabout and preparation on the new cemetery extension.

Securing funding and installing a defibrillator on the external wall of the Co-op.

Planting an oak tree to celebrate the achievements of astronaut Major Tim Peake.

Campaigning for the relocation of the 30mph sign beyond the playground on Monk's Hill and a 40mph limit on Emsworth Common Road as well as measures to mitigate the danger caused by traffic using Whitechimney Row.

Running Westbourne Spring Clean Day, at which volunteers collected numerous bags of litter.

Progressing/Putting the finishing touches to the Neighbourhood Plan. There was a public hearing last October and, because of illness, quite some delay before we received the Examiner's Report at the beginning of this month. The NP Steering Group are now working on a response to the report and we hope to go to referendum later this year. If passed, it will become part of planning law, giving us at least some control over any future development in the parish.

Attempting to establish the status of the River Street premises, which, up until the end of January, was the home of the Westbourne Club. The parish council is concerned that the premises, which were gifted to the people of Westbourne in 1921 should be retained and used for that express purpose. Unfortunately, the trustees of what has been confirmed as a charitable trust have been somewhat reluctant to engage with the parish council. However, we are a persistent bunch and will continue to work on behalf of the parish with regard to the River Street premises.

Encouraging and providing financial support for initial investigations into the possibility of setting up a Community Land Trust in Westbourne, details of which have been communicated to you today by our two guest speakers.

During the year, two councillors, Sarah Miles and Mark Wood stood down from the Council due to work commitments, but existing councillors, Val Owen, Nigel Ricketts, Roy Briscoe, Piers Mason and myself have been joined by Syd Smith and David Mack. Frank Campbell has also been co-opted onto the Planning Committee. I would like to thank all the councillors for their hard work on behalf of the Parish in the last year. We are still two councillors short so if you would like to join us and help spread the load, please contact the Parish Clerk. Talking of the Parish Clerk, our special thanks go to Louise Steele for having filled Clare Kennett's shoes so effectively while she was away on maternity leave. I told you that the Parish Council had had a productive year!

7. Report from West Sussex County Council: Cllr Viral Parikh thanked the Parish Council for inviting him to the event. As a new county councillor, he said he still has a lot to learn and is taken back by the amount of work that is carried out by parish councils who are the voice of the local community. The County Council is responsible for crime, waste, highways and transport and he acts as the link to help people. Over the last year, the local bus service has been the most important issue and he has been working to ensure a service is provided for at least the next year. He is now working with other local communities to find a sustainable and viable way of providing a bus service. He encourage everyone to write to him to express their concerns and to also use the service to show local support.

Fly tipping continues to be a major concern for the local area and much money is being used to combat it. More CCTV is being installed in hot spots to find the culprits.

He has been working hard to try and get the speed limit reduced on Monk's Hill in Westbourne. The policies that are preventing it from happening really need to be reviewed at a national level and he is speaking to the local MP to try and instigate some change.

Funding for education provision continues to be scrutinised and discussions with the DfE continue to try and increase local support.

There is no new application for Markwells Wood and he supports the Parish Council in their objection.

Cllr Parikh encouraged parishioners to take part in the Parish Council and he is grateful to work with such a proactive council. His is most concerned about social isolation and depression in the community, also as a result of a career as a pharmacist.

8. Report from Chichester District Council: Cllr Mark Dunn said that Westbourne is a lucky place - a good size for a community, shops and services, the church and its bells which are a sign of Englishness that has been preserved, and the fact that there is some separation from other villages around it as many overlap each other. The Parish Council manages very well and often gives its district councillor a hard time when it feels the District or County Council is not doing its job well enough! Cllr Dunn urged people to use the buses to show that it is a service that is worth saving. He said the debate about the A27 continues and there are lots of arguments about the proposed routes. He believes that smart traffic management might be the way forward. Westbourne is lucky not to have a roundabout off the A27 as it could become a rat-run. Cllr Dunn commented that the Parish Council is still short of members and urged residents to think about joining. He said it is an outstanding Council where there is often sharp debate with good ideas and a stimulating place to be. He thought that affordable housing gives good hope for the future but it may be a difficult concept to sell to residents as it would mean building more homes. He thought that there will be bruising fights over the proposed sites at Long Copse Lane and Westwood Close in the Havant District. If they go ahead, there will be an impact on Westbourne as the residents will look to the village for local infrastructure, facilities and services.

9. Reports from local community groups and organisations:

1st Westbourne Scouts: Roy Briscoe, Chairman

Our Scout Group is thriving with waiting lists for all 3 sections Beavers, Cubs and Scouts, we are one of a handful that has grown in recent years where others have failed and, in some cases, closed. Once lost its difficult if not impossible to start them up again. What do I put our success down to; It has to be our leaders who give up their time freely to make the experience and adventure one that is exciting and fun. They are all volunteers and do it out of their generosity to our community, after all these children are our future. The Children gain life skills they wouldn't normally encounter until much later in life, they gain confidence around others, gain leadership experience, deal with problem solving, the list goes on and on, but it's all about fun so everything is done in a way that they enjoy, it leaves them wanting to come back for more. We have a new County Commissioner who paid us a visit recently to see what other groups could learn from us, he went away with plenty to think about. So, what have they been up to besides the wild camps, night hikes, meeting Tim Peake, Theatre trips, PGL weekends, lots of district competitions they also do Badges Beavers working on disability awareness and their Cycling badges, the cubs are working on their Skills Badge and scientist badges, Scouts have been up to all sorts including Astronomer badge, a Ready Steady Cook competition which they won the main course, they are preparing for the Junior Downsman, a Hike in teams over a weekend with problems to solve on the way testing map reading and all sorts of other skills, looking at a raft race in June as well as the annual Summer Camp. There are so many exciting things I can't name them all. We are looking to improve the Scout Hut this year its in need of decorating and the wood floor sanding, Varnishing and remarking of the games pitches. Our AGM is in June when we will be having a family BBQ. We are always in need of Leaders so if you fancy it or know someone that would please send them in our direction it is a very rewarding and fulfilling activity. I finish by saying Thank-you to our Leaders Derek and Glynis Chaffer who have been with our group for 39 years, Bruce Ratcliffe our Scout Leader, Rachel Smith Our beaver leader, all the assistants and we also have 3 young leaders. Scouts that have reached the age to move to Explorers but have decided to stay and help us they are fantastic Charlie and George Blake and Josh Bartlet they are rising stars. I must also say thank-you to our Exec Committee who make my life easy. If you're interested contact us for a leadership role or to enrol you child on our list.

Westbourne Open Gardens: Emma Weatherstone

Over 20 people will be opening their gardens on 17 June for Open Garden event. In the past they have made £11k which is donated to local organisations and charities. This year, cars will be able to park at the Wren Centre. They are also teaming up with the Final Straw to reduce single use plastics and litter on the day, as well as sell their sustainable metal bottles. It's also Father's Day so could be busy. It only works if the whole village is behind the event.

Westbourne Allotment Association: David Lees, Chairman

The annual flower show will be taking place on 12 August. The Association would like to thank the whole village for attending and helping with the event. This year they are trying to expand the offer that will be available, including the WI and the Scouts getting involved. It's taken a whole year to plan and everyone is looking forward to it.

Westbourne Weekend CIC: Ross Moyler, Chairman

2017 was a fantastic year for the Westbourne Weekend Community Interest Company, our first year with CIC status having spent a decade talking about it. The group had some amazing highs.....and a few lows in our mission to run fun events and support our community with any profits. Despite slightly cooler weather than we have recently been used to our main event 'The Groove on the Grass' was a huge success achieving a record breaking profit. With this profit we donated £75 to the Emsworth Community Christmas and £800 to the Westbourne Primary school for a new pool cover. Our profit was no doubt assisted by the WW team taking over the Groove bar with the Duck Inn doing a roaring trade and drunk dry by our 500 plus attendees. If it had been a hot day we would have had a mutiny on hands. Next time we will need more beer. There were hangovers aplenty, great fun had by all and many of us are already looking forward to the 2019 Groove. With thanks to the Westbourne Cricket Club we held our first family rounders event on the Sunday instead of a treasure hunt. The committee team took no prisoners roundly thrashing the optimistic all-comers who probably never stood a chance against a ruthless competitive bunch of hungover sleep starved megalomaniacs. Our year was ended by the inevitable storm that is a Christmas in Westbourne. Our lights and the magnificent tree kindly donated by Stansted House went up in what seemed like record time. Another storm, this time Eleanor, saw to it that the tree also came down in similar speedy fashion. About 85 miles an hour to be precise. Fortunately only our pride and a few cars were damaged and hopefully by the time December rolls round again it will be a distant memory. Unfortunately the insurance company do seem to be making heavy weather of the claim but regardless of who the insurance company decide to blame the WW group are committed to ensuring the car owners are not out of pocket for any excess charges applicable. We need to thank Murrays transport from Havant for their help in getting the tree up. The knitters of Westbourne were again out in force with yet more yarn to bomb with. By next Christmas surely they will have enough wool to cover a car. We are pleased to say that the appeal of the Groove and our other events to Westbourne and Emsworth seems to go unabated and as in previous years there were many from our Hampshire neighbours in attendance at last year's Groove. The popularity of Westbourne Weekend events has inevitably led to increasing requests for a referendum to see Westbourne gain its rightful place, as a West Sussex postal address. With no sign of 'Exit' on the horizon we will no doubt see our letters and parcels incorrectly addressed for some time to come. However we can confirm we will not be adding any trade tariffs to WW event tickets in the near future. We are now looking forward to this year's black tie ball celebrating 250 years of the circus. Westbourne Primary School have kindly allowed us to take over their playing field for our 45m marquee on Saturday 30th June. Tickets go on sale on 21st April and it would be amazing if the village and wider area support our event. The ball has suffered from huge increases in cost over the last few years and it will only run in future if there is still a desire to attend. It would be a shame if 2018 was the last ball as it's a truly unique event. Where else can you attend a black tie ball where you bring your own food and drink?! Tickets can be bought for mixed tables providing an opportunity to meet new people or a full table of 10. Please look at our facebook page or poster for details. Lastly we again said thanks and goodbye to some of the team but also welcomed some new members this year; no doubt attracted by the desire to stand round in The Square on a freezing cold December morning, putting aside a fear of heights to climb a ladder or cherry picker, clearing up fag butts from the school playing field and the high salaries

equally offered to both men and women. The WW team are proud of the events we put on and extend a thank you to all who helped out over the last year. After all we would be no where without people's time, ladders and enthusiasm for our village.

Westbourne WI: Linda Horne, President of the WI

It has been another very busy year for Westbourne WI. We had an interesting programme of speakers at our monthly meetings held at the Parish Hall. Our sub groups continue increase and flourish providing plenty of opportunities for Members to meet and socialise - gardening, crafts, singing, health, walking, books and a weekend group. We have taken an active role at Westbourne Horticultural Show by providing the teas and having a themed stall. We also gave a donation to a local charity chosen by the members.

Greening Westbourne: Richard Hitchcock, Acting Chair

Greening Westbourne has had another active year. Events/Projects are as follows: In Spring and Summer of 2017, as part of our campaign to encourage people to use their bikes, especially when travelling short distances, we organised a public talk as well as offering a couple of free bicycle maintenance sessions and guided rides. Identifying the fact that there are very few places in the village where people can 'park' their bicycles, we started looking into the procurement and installation of stands. We are now in the final stage of completing the project and the stands, courtesy of the SDNPA, should be appearing outside the Co-op and on the fingerpost triangle in the Square very shortly. Greening Westbourne will be paying for their installation. In early January we again ran our annual Christmas Recycling Event - the most successful yet. This year, we recycled 165 trees. Thanks to those who brought along their trees and put their hands in their pockets - virtually our sole source of funding. Later in January, we ran an event in the White Horse. We enjoyed an interesting talk by local conservationist and Chairman of the Friends of Nore Barn Woods in Emsworth, Roy Ewing. This was supposed to be preceded by Wassailing at the Community Orchard but, owing to inclement weather, we did our singing in the White Horse instead! We discussed projects for the coming months and years and have decided to focus on planting wild flowers in parts of the village (keep your eyes open for them), water voles, and creating a series of nature walk starting and finishing in Westbourne. The Community Orchard Group planted about 18 more trees - all sponsored - and including pears, damsons and cherries. All 53 trees seem to have survived and the blossom is beginning to appear – a magnificent sight. We only have 13 more trees to go, so it is suggested that, if you want one, you get in quick! Finally, we have become aware of the fact that Westbourne, unlike Emsworth, does not have any tree wardens. If you are interested and would like to know more what this involves, please contact Greening Westbourne. Thanks you for your continuing support.

Westbourne Club: Val Owen, Trustee

In January this year the previous managers no longer wished to continue, leaving the Trustees to maintain the Club for the benefit of parishioners of Westbourne. Since taking over the Club, several essential repairs and replacements were required. Up until the present the Trustees have carried out the following:

1. New toilets installed
2. Refurbished the wash basins
3. Installed new window blinds
4. Installed a new electric control panel (the old one was outdated)

5. The bar remains but all the equipment has disappeared.

6. A Saturday market will be held on 21st April from 10.30 to 4.00pm to raise funds for the club.

7. Margaret Lashly has become Chairman of the Club due to the resignation of David Cripps.

Val was asked if progress has been made to obtain Charitable Status. Val said she did not know but would find out. Val was asked about its financial position. Val responded that its finances were not very good but they were receiving donations. It was commented that as the Westbourne Club is no longer in operation, it should be called the River Street premises instead. Val was asked to inform trustees that the Parish Council is keen to engage with them and do whatever it can to assist. Val said she would let other trustees know this.

10. Any local issue that has not already been raised: None

11. Date of next meeting: Thursday 4 April 2019

Meeting closed at 9.40pm.

Appendix 1: Presentation given by Linda Grange, Housing Delivery Manager, Chichester District Council

18/09/2018

Westbourne Parish Meeting
20th September 2017

Housing needs and Community led-housing

What is affordable housing ?

Government definition

- Affordable rent
- Intermediate housing e.g. shared ownership

The current housing market in Chichester District

- Mean average rent £975 p.m (VOA private rental data)
- Mean average house price £381,085 (Jan 18 Land Registry)
- Average first time buyer price £290,900 (Jan 2018 Gov Stats)
- Lower quartile housing price to income ratio:
 - 11.6 (gross annual resident based earnings)(Jan 18 ONS)
 - 12.6 (gross annual work based earnings)(Jan 18 ONS)

Rented housing in Chichester District

Monthly Market Rents

	£400	£495	£695	£850	£1,081	£1,540
Median market rents (VOA 18/17)						

- Affordable rents set at 80% of market rents

General housing stock Westbourne

- Focused towards larger and higher value properties (62% 3+ bedroom properties)
- Less affordable rented housing as a result of the 'Right to Buy' (total of 95 homes have been lost through the 'Right to Buy')

JB


Affordable rented housing needs Westbourne

Households on the Housing Register with a local connection to Westbourne as at 1/04/2018

	1 bed	2 bed	3 bed	4 bed	Total
A&C	4	1	2	2	9
B	5	1	2	-	8
Total	9	2	4	2	17

Existing affordable housing stock Westbourne


Size	Stock	Total Allocations 07-17	Allocations March 16-17
1 bed	37	36	5
2 bed	94	39	8
3 bed	40	12	1
4 bed	0	0	0
Total	171	87	14



Government policy


- New homes and focus on homeownership
- Double the number of custom and self-built homes
- Extend the Right to Buy to housing association tenants
- No grant for social or affordable rented housing

Housing and Planning Act 2016




Other Issues

- House prices rising, but salaries remain low.
- Affordable rents do not take account of local salaries
- Access to intermediate housing & private rent is limited
- Increasingly difficult to develop small sites
- Housing Associations more remote and selective
- Aging Population and care needs



The future

- Delivery focused in urban areas
- Less new affordable rented housing
- Starter homes and intermediate housing unaffordable to local people
- Less control over the allocation of new lets and existing stock
- Community led housing to meet local needs



Community led housing fund & support available

- Early stage support to set up
- Pre-development technical support
- Land & development costs

Community led housing forum



Early Stage Support Grant (up to £2,000)

- Incorporation Costs
- National CLT Network Membership
- Public Consultation Costs
- Housing Needs Survey
- Architect Fees for Sketch Layout Plans

Grant will only be provided where there is satisfactory evidence of housing need, community commitment, parish council support and potential sites have been identified.


Organisation set up support

- 
CDC Community Led Housing Officer
 - Identification of housing needs
 - Identification of land
 - Referral to Locality
- 
Locality – Mentor assessment & tailored support programme of up to £10k per group including:
 - Scoping and identification of aims and objectives
 - Legal and governance advice
 - Incorporation
 - Business planning advice

Pre-development costs


Technical support – up to **£30k** per group to cover:

- Consultants fees
- Legal fees
- Planning application & associated costs
- Site surveys
- Project management



Land & development costs

- Up to **£10,000** grant per plot from the CLH fund
- **£2.5 m** loan fund to help cover development costs
- Support with identification of further grant funding and long term finance



Find out more

- **James Brigden** (CDC Community Led Housing Officer)
T: 01243 534877 E: jbrigden@chichester.gov.uk
- **Locality** <http://locality.org.uk/projects/communityled-housing/>
- **National CLT Network** www.communitylandtrusts.org.uk
- **Confederation of Co-operative Housing**
<http://www.cch.coop/>
- **UK Co-housing Network** <http://cohousing.org.uk/>