



MOSA MANAGEMENT COMMITTEE MINUTES November 2022

Chair – Martin Burrell (MB)	Sea Close - Roland Jervis (RJ)
Vice Chair – David Currie (DC)	Merry End - Susan Burley (SB)
Treasurer – Colin Williams (CJW)	The Byway – Ben Fox (BF)
Secretary & Comms – Marese Hollands (MH)	East Close and Greensward - Margaret Martin (MM)
Sea Way, Coastal and Infrastructure - Kevin Seaman (KS)	West Close - Gill Pacey (GP)
Planning – Nick Hollands (NH)	South Walk - Gill Tuson (GT)
Old Point – Paul Chandler (PC)	Sea Lane – Wendy King (WK)
Legal Advisor – Martin Powell (MP) - Only attends meetings as required	

Attendees	Martin Burrell, Marese Hollands, Susan Burley, Margaret Martin, Nick Hollands, Wendy King, Gill Tuson, Roland Jervis, Garry Briaris (GB) for Ben Fox, David Currie, Kevin Seaman, Gill Pacey
Apologies	Ben Fox, Paul Chandler,
Welcome and introductions	MB welcomed GB standing in for Ben Fox.
Minutes of the previous meeting	All Agreed
Action & Decisions	<p>General – GDPR – WK & MH to meet early next year for training.</p> <p>19/2/A – MB informed the meeting that West Sussex Fire & Rescue Service are sending details of second-hand pumps available to purchase. It was also agreed that MOSA should consider purchasing a generator.</p> <p>The Environment Agency are considering providing 'community packs.' These would consist of bags to make up sandbags and flood mats.</p> <p>KS suggested the cost would be in the region of £5,000. MB sated there was also the issue of maintenance to be considered.</p> <p>MB informed the meeting that MOSA had been bequeathed £2,000 and that this could be put towards the cost. He will bring this back to the committee for decision once more on the above is known.</p> <p>NH suggested that we liaise with the Parish Council's Resilience officer who is also looking at generators. MB added that MSC+ also have</p>

	<p>some of the 'community packs' and will act as a hub to store the equipment.</p> <p>19/3/A – This needs tying-in with the Road Resurfacing strategy. Jan/20/12/A – On hold</p> <p>July/21/5 – remove.</p> <p>Nov/21/3 – MB to review and discuss with WK</p> <p>March/22/1 - This also needs tying-in with the Road Resurfacing strategy.</p> <p>March/22/6 – Complete</p> <p>Jun/22/5 now – Nov 2023</p>
<p>Planning Report</p>	<p>See Attached Report - All recommendations Agreed.</p> <p>Key points highlighted</p> <p>Neighbourhood Development Plan (NDP)– NH explained that on behalf of MOSA he attended a meeting with the Parish Council to discuss their proposed production of a parish wide NDP. This process is a formal one and would take around 2 years to complete. The Plan would be similar and have the same status as the Arun Local Plan but on a smaller scale.</p> <p>First, the Parish Council need to consult with the residents of Middleton and Elmer to establish if there is a wish for the plan to be produced., this will take place over the next 2/3 months. Plan preparation would involve MOSA and would overlap the work we have already done on the MOSA Area of Character.</p> <p>If the NDP is developed and approved it will become part of the Development Plan that Arun must take account of when determining planning applications and therefore it would carry more weight than the existing Supplementary Planning documents.</p> <p>Draft of the Area of Character Assessment – still awaiting comments from Arun DC.</p> <p>1 East Close – Planning application has been approved. Charges paid just awaiting the signed copy of the agreement.</p> <p>60 Sea Way - Planning application has been approved with the stipulation that it not be used as a separate dwelling and a requirement that the applicant inform Southern Water that they are planning to build close to the drain. This should be reviewed by Building Control. Agreement sent, awaiting feedback.</p>

	<p>KS informed the meeting that he had received a request and a rough drawing for 60 Sea Way to have the drive widened whilst work is ongoing to allow trailers etc access to the site. KS did not think this would be a problem, but NH and KS would meet next week to discuss.</p> <p>Action: NH and KS to meet next week to discuss widening of the driveway (60 Sea Way).</p> <p>10 West Close – Application submitted for a rear extension. If approved it will be subject to an Agreement.</p> <p>Rampion 2: Consultation is taking place until the end of this month on the onshore cabling route, which does not affect us. Details available on their website.</p> <p>Golf Course (A259) – Planning application still not determined. Environment Agency has lodged a further concern over the potential flooding to the A259. Target date of January 2023 to go to Arun DC’s planning committee.</p>
<p>Chair’s Report</p>	<p>See Attached Report - All noted</p> <p>Beach Hut Company – MB wanted to take the opportunity to thank MM and also to say that she will continue to attend the BHCo meetings to provide historic perspective, which will be very helpful. MOSA will continue to support all the good work that Chris Martin, as chair, and the Company Committee has done for the benefit of the tenants.</p> <p>Trustees: Sue Mackenzie and Chris Martin have responded to the letter and confirmed they are happy to continue as Trustees. MB has not heard from Dennis Burke. GP pops into see them each day and will try and speak to Dennis.</p> <p>The Committee can make recommendations to the Trustees for replacements but the Trustees have the final decision.</p> <p>Action: NH asked whether in the event of Trustees not being available if there was a possibility of delegated powers as occurs with the Building Works Agreements. MB will check with MP.</p> <p>Gas pipeline replacement – MB & KS has met the overall project manager.</p> <p>KS explained that they don’t issue letters until they are closer to carrying out the work in any particular road. He will send a copy of his letter to Sea Way when he receives it. This will cover all 2nd home owners in his road. It was suggested that PC needs to mirror this for Old Point.</p>

WK had one member in Sea Lane that she is unable to contact. MM to speak to member in East Close that backs onto them to see if they have contact details.

Action: Road Reps to send a copy of the letter to everyone in their road.

NH suggested that photographic evidence was needed of the compound area before works take place to highlight any resultant damage. MB will take photos.

MM informed the meeting that friends on the Bay Estate (where their work was just about complete), stated that whilst there had been a few snags, on the whole it had been a very good experience.

SB asked if the plan showed whether Middleton Road South was included?

Action: KS to check and get back to SB

SB asked if Merry End could have a meeting with Morrisones. KS & MB stated that residents are ultimately responsible for liaising with Morrisones. MB stated that Morrisones have a legal responsibility to make good the roads. Ultimately if residents refuse to have the work done then their gas will be cut off.

KS stated that Morrisones are set up very well to help vulnerable people.

Action: Road Reps to print off a hardcopy of the email (12.11.22) for anyone not on email in their road.

Road Resurfacing – Sea Lane Estate Roads (East/West Closes and South Walk - MB informed the meeting that the Asst Treasurer had previously revamped the costs, which year on year indicate a need for a massive increase in road charges. We can't impose this on residents, hence the policy that went before the AGM indicating a need to consult on a number of options and provide the science behind them. Options include

1. Do nothing
2. Surface coat
3. Motorway standard
4. Hybrid – higher standards at junctions and roundabouts

Need to build up funds to meet the cost then allow them to drop back to a lower cost which then builds up again.

KS stated that it was too late for this year. We need a meeting March/April 2023 to allow people to consider the options.

MM stated that the Sea Lane Estate Roads have not set the road charge yet for 2023, but there would be a small increase.

	<p>GB stated that The Byway now pay £100 it was £50.</p> <p>DC – The Asst Treasurer is looking at how best to invest the funds to get the best return.</p> <p>Carol Concert – MB outlined the options Chris Hales had provided. To be held at the MSC on the 21.12.22</p> <ol style="list-style-type: none"> 1. Mulled wine, mince pies and sausage rolls provided by the club - £7.50 per head 2. Increase the £7.50 to £10 and provide more food. 3. Do it ourselves £4.50 per head <p>Discussion took place over whether MOSA should consider funding or part funding this type of event. It was agreed that no funding would be provided.</p> <p>DC stated that we needed to consider if we wanted a regular social calendar so that we commit early and they can then be planned. Also, should funding be provided and/or maybe consider some fund raising activities.</p> <p>It was agreed that this needed further consideration and that we would need to put options to an AGM.</p> <p>Action: MB to inform Chris Hales of the decision.</p>
Vice Chair/Treasurer	Nothing to report
Treasurer's Report	<p>See Attached Report - All Agreed</p> <p>DC informed the meeting that the new working relationship with Colin Williams is working well.</p> <p>Road Fees: DC reminded the meeting that CJW needs to know the what the road fees ASAP.</p>
Social	See Chairs Report
Legal Report	Nothing to report.
Infrastructure and Coastal	<p>See Attached Report - All noted</p> <p>Dogs on Leads – KS is now aware of the signs in the Twittens. It was felt that little more can be done apart from when dogs are seen to be fouling the footpaths, owners are asked politely to pick it up, if they are not already doing so.</p> <p>Conditions of the verges and Twittens:</p>

	5 West Close has now cut back the hedge, but there are tree roots and wood embedded in the verge. MB to have a look next time he is passing.
Roads	See Attached Reports - All noted
Policies and Constitution	Nothing to report.
Greensward and Beach Huts	See Attached Report - All noted
Foodbank	After a short discussion it was agreed that each road will decide for itself.
Comms	Nothing to report
AOB	<p>Steps on Bankside – SB Stated that she had happened to meet one of the owners of the land, who stated that nothing would be done to repair the steps and remove the barrier tape for fear of being sued if someone fell and hurt themselves.</p> <p>She also stated that they were selling the flat, shop and land</p> <p>AGM: MM raised the issue that a member had written expressing concern that the letters regarding the Beach Hut Company had remained anonymous. MB explained that the reason he had done this was to try and minimise the arguments continuing. A decision he still felt should stand.</p>
Date of next meeting	TBC