

**Minutes of the Meeting of the Welney Parish Council**  
**held in The Parish Hall, Welney**  
**on Tuesday 5<sup>th</sup> April, 2016 at 7.30 p.m.**

Present: Cllr.K.Goodger (Chairman), Cllrs. L.Bombata, H.Cowles, K.Cowles, P.Edmunds, J.Elliott, R.Gilbert, G.Rainbird, Dist.Cllr.D.Pope, the UK Representative, and approximately 26 members of the Public

The Chairman welcomed everyone to the meeting and advised members of the public that the only opportunity they would have to speak on an item on the Agenda was Item No.3 Public Participation. He also confirmed that the meeting was being recorded.

1. Apologies for absence – Received from Dist.Cllr.V.Spikings, C.Cllr.H.Humphrey and Mr.N.Fleming.

2. Declaration of Interests – Cllr.P.Edmunds declared an interest in anything relating to R.U.G.

3. Public Participation – The Chairman then opened the meeting to the members of the public.

- A member of RUG explained that an e-mail had been sent from Paul Fox to the Parish Council for their information, following the application for outline planning permission on the Sandgate Corner Field. She explained where the funding for the development of the field had been obtained and confirmed that RUG would be very grateful for any support from the meeting, to enable them to continue with their work and try and stop the planning application.
- A member of the public raised a question with regard to an article she had seen relating to the Youth Training and Social Enterprise Centre that it was proposed to set up in the old Parish Hall. It was confirmed that this proposal was nothing whatsoever to do with the Parish Council and that there would be no cost all to the Parish of Welney.
- Mr.R.Giles raised the question of Press Releases for the new building. The Chairman explained that these were now historic information and he further confirmed that the building which is now being put on the Playing Field was designed and approved by the Old Action Team.
- Mrs.V.Pratley confirmed that in her opinion the new building on the Playing Field is in the wrong place. The Chairman explained that the building is sited exactly as per the plans which were approved when the planning permission was granted. She confirmed that the building sits out too far in to the playing field and that the foundations are not correct.
- The Chairman then explained for the benefit of the public that the siting of the building was as per the plans drawn up by the Old Action Team and the Architect empowered by them. If MRC have put the building in the wrong place then they will have to move it. With regard to the guarantee on the new building, this will be in place with the exception of the roof. The roof will not be covered under MRC's guarantee because of the solar panels which are to be installed, but Foster Renewable Systems will take out an Indemnity Insurance to cover the roof in the event of the solar panels causing any problems.
- The question of connecting to the Mains Sewer or the existing cesspit was raised and the meeting was informed that councillors will decide which course of action to take later in the meeting.
- Mrs.A.Wardle asked what would become of the Old Parish Hall. The Chairman advised that this would be an item on the Agenda for the next meeting. It is possible that private group(s) could take on the lease of the hall but obviously this would have to be negotiated with the Environment Agency. The Parish Council have only extended the lease by one year to cover the period between the end of the old lease and the new building being ready for use.
- Mrs.J.Barr also raised the question of the planning application on Sandgate Corner Field and was advised that a decision would be made by councillors this evening.

- The Chairman advised the meeting that Cllr.Gilbert and himself had been looking into areas of land that could possibly be included in the Borough Council 5 year plan for building in rural villages. He also confirmed that the Parish Council had been pushing for more development in the village so that it could grow rather than die, but the Sandgate Corner Field had never been included in the village Development Area. All present considered it very strange that this application should be submitted less than 3 months after the School closed and also that four houses in Chestnut Avenue were still standing almost derelict because no-one wanted to live in the village – now an application had been submitted for 16 houses.
- Following a question from Mrs.Wardle. Cllr.Gilbert confirmed that a plan is being worked on where houses could be built that would not destroy the village. Once the plan has been put together, it will be made available for everyone to see. It residents do not wish for further development in the village then they must make this known to the Parish Council .
- Mr.J.Loveday raised the question of the new building and mains sewage and said that it was in writing that the building must be connected to the mains sewage. He also advised that the new building did not have a tiled roof and the position of the roof was explained.
- The Chairman confirmed that the old concrete slab would be left in place for the time being and would be cut as required. It might be necessary to remove part of it at a later date.

4. Minutes of the Meetings 1<sup>st</sup> March, 2016 – Councillors had been supplied with a copy of the minutes of the Annual Parish Meeting and the Parish Council meeting held on 1<sup>st</sup> March, 2016 and these were signed by the Chairman as true and correct records of those meetings.

5. Matters Arising a. Village Clean Up – An e-mail dated 14<sup>th</sup> March from Mr.Bryan Foster had been circulated to all Councillors, advising of the work of the Pay Back Scheme. It was agreed to ask Mr.Foster if he would be prepared to come and talk to the Parish Council at the next meeting.

b. Defibrillator - Cllr.Edmunds confirmed that he already had the defibrillator and box and that so far the sum of approximately £400 had been raised. A total of £1,800 was needed and there would be a fund raising event at the Parish Hall on 21<sup>st</sup> April. Following the installation a tutorial would be arranged for the village to be shown the correct way to use the defibrillator. Cllr.Edmunds was thanked for his hard work.

6. Policy to Deal with offensive remarks at meetings – Copies of the draft policy prepared by Cllrs.Bombata and Elliott were handed out at the last meeting and on the proposal of Cllr.K.Cowles. Seconded by Cllr.Elliott with all in favour the Policy was formally adopted. Thanks were extended to Cllrs.Bombata and Elliott .

#### 7. Finance

The following invoices were received for payment and on the proposition of Cllr.Gilbert, seconded by Cllr.H.Cowles and agreed, the cheques were signed:

Norfolk Association of Local Councils – Annual Subscription	127 . 42
Norfolk Playing Fields Association – Annual Subscription	20 . 00
Doubleday s emptying cesspit at Playing Field	85 . 00
BCKLWN – Donation towards maintenance at Health Centre Car park	150 . 00
BCKLWN – Emptying dog Waste Bins – year to end of March 2017	402 . 48
Cllr.Goodger – Purchase of Recording Machine (Amazon)	147 . 98

Paid by Direct Debit

Clerks Salary	255 . 68
E-On Lights	81 . 68

Income: Refund from UK Power Networks re three phase electricity	240 . 00
First instalment of WREN grant	17,172 . 00

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Electricity meters will be emptied and the sum of £35.00 was removed.

Extension of Lease – e-mails from Tony Bebbington at Environment Agency dated 23.3.16 were forwarded to all councillors confirming lease extended for 12 months. Nothing further heard at present. Extension and relinquishing of the lease to be put on the Agenda for the next Parish Council meeting.

## 9. New Hall and Pavilion

- a. Building Now on Site – update of developments – The Chairman confirmed that the application for part of the grant from Sport England had been submitted and the application for the second and final instalment from WREN would be going in within the next 10 days.
- b. Sewage Connection – Quotation from Metro Rod for £2,860 to connect the building to the mains sewage, and also a quotation from BW Cook was received in the sum of £4,404. A third company had confirmed that whilst the job was too small for them to consider they would suggest allowing between £5,000 and £10,000 for the work. Following brief discussion it was proposed by Cllr.Gilbert, seconded by Cllr.H.Cowles and unanimously agreed that the quotation from Metro Rod should be accepted.
- c. Car Parking Area – The meeting was advised that resident of the village could carry out this work for the cost of the machine hire and the materials and this would be dealt with once the building was closer to completion.
- d. Confirmation of Insurance Cover – This item was raised at the Committee meeting 17.3.16 The Clerk confirmed that the Insurance is in the name of Welney Parish Council , Welney Parish Hall and Welney Playing Field and both the Parish Hall and the Old Pavilion were covered along with all the usual Liability covers etc. The cover on the old pavilion was cancelled on 10.2.16 and a refund of £34.25 paid to the bank. As soon as the new building is handed over the Parish Council need to arrange insurance cover – quote for £220,00 for the new building would mean an additional premium of £529.28. All terms and conditions remain in force.
- e. Additional matters over and above budget funding – The question of the heating of the hot water for showers etc.was raised by Cllr.Gilbert as he had been advised that there were 3 cylinders with 6 immersion heaters and these would be extremely expensive. The Chairman confirmed that he would speak to MRC with regard to the showers and water heaters and also regarding the blocks which the building stands on, in order to clarify both points as soon as possible. It was also mentioned that no allowance had been made for a telephone line or broadband connection – this was something that could be looked into in the future.
- f. Current prices – Following breakdown of items funded by WREN which the Clerk had circulated to all Councillors, she had checked the current prices and replacement of the Fridge/Freezer and Dishwasher allowances. A list of all WREN funded items was circulated and it was confirmed that if everyone is happy then the orders for the WREN funded items need to be submitted immediately so that the invoices can be submitted to WREN for the final funding application by the middle of April. Unanimously agreed. Clerk would order as necessary and arrange for the cheques to be signed by the Chairman and Vice-Chairman.
- g. Possible Official Opening - 28<sup>th</sup> May, 2016 Following brief discussion and confirmation that one of the celebrities that had been suggested was not able to attend, It was proposed by Cllr.Bombata, seconded by Cllr.Rainbird and unanimously agreed that we should ask Mr.J.Gilbert, Chairman of Marshall's Charity to perform the opening ceremony.
- h. Solar Panels – Foster Renewable Energies have ordered all the Solar Panels and anticipate being able to install them during the middle of April but are working with MRC to confirm dates etc. A proforma invoice for VAT dated 31<sup>st</sup> March had been received and it was noted that VAT on this type of installation is only 5%.
- i. Building Regulations – The Clerk had received the first letter dated 3<sup>rd</sup> March, 2016 in the name of

Welney Cricket Club for a 6 bay Sports pavilion. After speaking to the Chairman a letter was sent straight back to MRC and asked for this to be changed to read 6 bay replacement Pavilion and Community Centre in the name of Welney Parish Council. This has been amended and acknowledged by MRC and Building Control.

- j. Letter from Mrs. Heath addressed to our Chairman. Circulated to all councillors 29.3.15 relating to the loss of her telephone and internet when the sections of the new building were installed on the Playing Field. The Chairman confirmed that Mr.Martin Reynolds had been to see Mr.& Mrs.Heath and had agreed to put up a fence so that they were not able to see the new building from their conservatory window. It appeared that everyone was happy with the arrangement.

#### 10. Playing Field

- a. Minutes of Trustees Meeting held on 1<sup>st</sup> March circulated to all. Following agreement the Chairman signed the minutes as a true and correct record of the meeting.
- b. Make up of management Committee – In order to clarify matters the Clerk had circulated a breakdown of how the Committee should be made up and as set out in the Charity Document.
- c. Date for the First AGM of the Management Committee convened by the Parish Council during April, at which meeting the Chairman for the first year is appointed – Following brief discussion it was agreed that this would be held on Tuesday 26<sup>th</sup> April, at The Parish Hall at 7.30p.m. All parties would be notified and the meeting advertised in the usual way.
- d. Equipment on the Playing Field – As per the e-mail circulated 29.3.16 from Cllr.Edmunds, when a large sight screen blew over and could be a Health and Safety issue. The Clerk contacted Jon Hunt (Cricket Club) who knew nothing about it at the time, but thanked Council for letting him know. Confirmation later received that the item had been made safe. It was unanimously agreed that at the end of each Cricket Season arrangements must be made by the Cricket Club for these items to be made safe and secure during the winter in order to eliminate any Health and Safety Problems.

#### 11. Correspondence

1. Police Connect – Neighbourhood update 2.3.16 (circulated to all)
2. Police Connect – Child Abuse 3.3.16 -do-
3. Police Connect – Weekly Update 9.3.16 -do-
4. Police Connect – Weekly update 23.3.16 -do-
5. BCKLWN – Police and Crime Commissioner Election 5.5.16 – Notices displayed in Boards
6. RAF Marham Lightening II Event -do-
7. Came and Co 2.3.16 – Insurance for events to celebrate Queen's 90<sup>th</sup> Birthday
8. Magpas – 11.3.16 – Air Ambulance – Asking for Donations
9. UK Power networks -28.3.16 – Details following high winds over the Easter weekend
10. Norfolk Association of Local Councils – 30.3.16. Broadband (circulated to all)
11. Policy Connect 1.4.16 – Applications for New Recruits -do-

#### 12. Planning Matters

##### a. Outline Planning Application received for consideration

16/00360/OM

Borough Council of King's Lynn and West Norfolk

16 Houses on Sandgate Corner Field, off Chestnut Avenue, Welney (circulated to all)

Also e-mail from Paul Fox dated 24.3.16 – (circulated for information)

Taking into account the comments from the members of the public and particularly RUG, who confirmed that they had an annual licence with one months notice on either side for the field itself, and 15 year lease on the play area, the Councillors then discussed this planning application. Cllr.Gilbert confirmed that the application was not acceptable, Cllr.Rainbird stated that it would simply be vandalism to destroy all the work that RUG had put in on the field, Cllr.Bombata felt that the application should be rejected as RUG had done a great job improving the appearance of the field, Cllr.Cowles asked how the Borough could justify an application for 16 new houses when there were still four derelict properties at the end of Chestnut Avenue where there could be room for 8

properties. Dist.Cllr.David Pope advised the meeting that it would be unlikely that any houses would be built on the field, and he suggested that as many residents as possible send in an objection to the application. Following further discussion it was unanimously agreed that a very stiff letter should be sent from the Parish Council setting out our objections to the application with particular reference to the way in which the RUG group have been treated.

b. Planning applications - Norfolk County Council – From 1.4.16 all planning applications will be done electronically - no paper copies. This information has come from NCC – nothing as yet from the Borough Council.

### 13. Highway Matters

e-mail from Highways dated 9.3.16 circulated to all re Verge on road to Tipps End where lorry went off the road on James' corner and Hurn Drove junction. Councillors were advised that the verge had not been dealt with as yet. It was also reported that rubbish had again been dumped on the concrete road between James Corner and the start of Tipps End, potholes on the approach near Flights End, Hundred Foot Bank, a cover to a Water Inspection chamber situated near the Telephone box on the approach to the school was broken. Cllr Edmunds also reported that there had been a further accident on the Wash Road and asked if there was any possibility of having the speed limit reduced across the Wash Road.

### 14 Items for Next Agenda

None.

The Chairman thanked everyone for attending and as there was no further business he declared the meeting closed at 9.30 p.m.

Signed .....K.Goodger.....(Chairman)

Dated .....3<sup>rd</sup> May, 2016.....