

Minutes of the Meeting of the Welney Parish Council **held at The Parish Hall, Welney on Tuesday 1st October, 2013**

Present

Cllr.K.Goodger (Chairman) Cllrs J. Barr, T.Bennett, T.Bray, S.Dobson, C.Freer, V.Pratley, G.Rainbird, Dist.Cllrs.V.Spikings and D.Pope, Mr.J.Loveday, Mr.N.Fleming and the Clerk.

1. Apologies for absence

Apologies for absence were received from C.Cllr.H.Humphrey and the Police

2. Casual Vacancy on the Parish Council.

The Clerk confirmed that the Borough Council had been informed of the resignation by Mrs.Elliott and the required notices had been displayed on the notice boards. An application had already been received from Mr.Nigel Fleming to be considered for the vacancy but as the legal time period would not elapse for another day, no co-option could take place at the meeting. Apologies were expressed to Mr.Fleming and he was invited to attend the November meeting, by which time Council would be able to co-opt to fill the vacancy.

Following Mrs.Elliott's e-mail resigning from the Parish Council which was dealt with at the last meeting, advice was sought from the Norfolk Association of Local Councils regarding the way in which the Chairman handled the matter and the following reply was received: *Please let your Chairman know that the action he took was correct and he is to be commended. It would have been so easy to get into an argument over this where no decision could be reached (as there is nothing for the PC to decide) and bad feeling would prevail. It would also most likely have led to further discussion at subsequent meetings.*

3. Public Participation

The Chairman then closed the meeting for Public Participation and introduced Mr.Alan Gomm, the Local Development Framework Manager from the Borough Council and his colleague Sara. Mr.Gomm confirmed that the Borough Council had been looking at all possible sites in order to fulfil the numbers of new buildings required up to 2026. He confirmed that all the information in the Document supplied is currently at the Consultation Stage and nothing is set in stone. He encouraged Council and individuals to submit any other sites (including those already listed in the Consultation Document) for further consideration. He confirmed that comments received by the deadline of 4th October would be carefully considered by Council and formal comments and suggestions will then go before the Inspector who works out if all correct procedures have been followed.

Mr. Gomm asked Council to consider whether they were happy with the site suggested – the Old Three Tuns and the Parish Hall – for 7 possible dwellings, or is there a better site. He did confirm that although the site in question had previously had planning consent, there was no guarantee that it would be renewed now that it had lapsed. He went on to answer questions from Councillors and clarify certain points and he was reminded that Suspension Bridge Area and also Tipps End are within the Parish of Welney but are not in the Village Development Area.

He was thanked sincerely for his time and information, and Council would make a final decision regarding their comments under Item 13 Plans and Planning on the Agenda.

The Chairman then re-convened the meeting.

The Chairman then asked permission for Agenda Item 10 – Proposed New Community Centre to be moved and dealt with next, and it was agreed that this would be in order.

10. Proposed New Community Centre.

The Clerk confirmed that a response had been received from Elgoods regarding the Hall Site. The first correspondence was dated 19th September and was a copy of a letter from Nick Seaton to the Borough Council regarding the LDF Consultation. The letter referred to the Former Three Tuns

Public House/Village Hall site and confirms that his clients are currently in negotiations with the Parish Council regarding the relocation and rebuilding of the village hall, and would welcome the allocation of this site for residential development. The second letter was from Mrs.Sutton at Elgoods dated 20th September confirming the above information. However she did ask the Parish Council to contact the Environment Agency for a new valuation on the land in question as they consider that the site is no longer worth the £70,000 valuation which was put on it in 2008. She went onto confirm that Elgoods have no intention of altering the agreement with the Parish Council but to make the building of properties on the site viable, they need confirmation of the current value. Following discussion it was agreed to contact the Environment Agency and inform them of the fact that Elgoods have questioned the current value of the site and to ask them for an up date of the situation. It was also agreed to ask the Environment Agency if they would consider renewing the current Lease on the Hall site when it expires in 2016.

Following the last meeting, the Clerk had looked up the old records and found the planning refusal dated 4th May 2010 and the reason given for the refusal as follows: Whilst the development of a new village hall on the application site is acceptable in principle, the impact upon the neighbouring dwelling to the north by virtue of noise and disturbance from vehicular movements and general activity in the carpark is considered to be unacceptable. There had been discussion with the planning department following this but they were adamant that the application on the site in question (the top north corner of the field) would not be considered although an application on the frontage location would be looked at more favourably. The Clerk confirmed that she had spoken to the planning department on 1st October, 2013 to see if a siting on the top north corner would now be acceptable, but the advice given was that it was very unlikely to even be considered because there would still need to be an access road for disabled persons, emergency vehicles, deliveries etc., and the same problems would still arise with adjoining property.

The Clerk confirmed that she had received a couple of telephone calls from Chris at MRC regarding the plans he had prepared for the modular building and asking how matters are progressing. A telephone call would be made to Chris to keep him up to date with the situation.

On 18th September an e-mail was received from Mr.John Loveday with a copy of an article which he had sent to the Welney News regarding the proposed new Community Centre and the siting of same. All Councillors had received a copy of the article. Mr.Loveday confirmed that he felt it would be better to build a smaller unit on the playing field, and a new community centre elsewhere as the main problem with the Playing Field site is parking of vehicles when an event is taking place. The Chairman confirmed that in his opinion we should look to build something we can afford, and avoid the possibility of having two buildings – which was the main reason for the new Community Centre being considered in the first place. Mr. Loveday had asked for any comments from his article in the Welney News to be sent to him, and he confirmed that if he heard anything then he would forward these to the Clerk for Council's consideration.

After further lengthy consideration and discussion, it was agreed by everyone present that matters were not progressing satisfactorily and that there was not time in a normal Parish Council meeting to discuss matters properly. It was proposed by Cllr.Bray, seconded by Cllr.Bennett and agreed that Councillors should meet on Tuesday 29th October at 7.30 p.m. In The Parish Hall to prepare a plan in an effort to move things forward. A full report and plan would then be presented to the next meeting on 4th November.

4. Declaration of Interests

None at this stage.

5. Minutes of the Meeting

The minutes of the meeting held on 3rd September, 2013, having been circulated to all councillors were confirmed and signed by the Chairman as a correct record of the meeting,

6. Matters Arising

a. Parish Council News – No further progress had been made as yet but the project was still well in hand.

b. Future of the Allotment Field on Sandgate Corner. - No information had been received from the Borough Council regarding their proposals for the field. Council were reminded that in 2005 the Borough Council indicated that they wished to retain the land in question, but if there was a chance to sell for community use, then the value would be in the region of £25,000 per acre for the approximately 2.75 acres. The initial five year term for the allotment lease will expire at the end of May 2014, and the Chairman proposed that the field should be returned to the Borough Council. However after a brief discussion it was agreed to withdraw this proposal until the next meeting and then consider the matter again.

7. Finance

a. Approval of Accounts for Payment

On the Proposal of Cllr.Freer, seconded by Cllr.Dobson and agreed, the following cheques were signed by the Chairman and Vice Chairman:

Mrs.P.Copeman – Clerks Expenses	14 . 75
Welney Croft Cricket Club – Half years grass cutting £362.50	
less 12 home matches at £25.00 per match £300.00	62 . 50

Paid by Direct Debit:

Mrs.P.Copeman – Clerks Salary 1.10.13	255 . 68
E-On Electric for Lights 11.10.13	62 . 19
31.7.13 E-On Credit for Electric for Hall £26.71	

8. Empty Houses in Chestnut Avenue,

Following the visit by Mr.Clarke and Mr. Edmunds to the last Parish Council meeting, work has started on 5 Houses in Chestnut Avenue. It is understood from the Tenants of No.5 that they should be moving back at the beginning of December and the tenants of No.8 should be moving back about the 2nd week in January. It looks as though the whole refurbishment programme will take well over a year to complete.

9. Parish Hall

The electricity meters were checked before the meeting at the sum of £5.00 was removed.

11. Playing Field.

It was confirmed to the meeting that vehicles owned by tenants of the Freebridge properties in Hurn Drove were still parking on the Drove and blocking access to the Pavilion, especially when a large event was taking place. It was agreed to report the matter again to Freebridge.

12. Correspondence.

1. Copy of Signpost – Autumn issue of the Norfolk RCC Magazine
2. Unison – Letter asking Parish and Town Council staff to join Unison
3. Elizabeth Truss MP - 36th Monthly report
4. Stephanie North – Environment Agency – Invitation to attend a site visit arranged with Elizabeth Truss on Friday 11th October at 10 a.m. at Earith for a tour of the washes and discussion on the challenges and how they are being faced. Some Councillors confirmed that they will be attending.
5. Norfolk Constabulary – Information on how to keep heating oil safe.
6. NALC – Annual Report and Autumn Seminar details
7. BCKLWN – Polling Station and Places Review
– All in order for Welney

13. **Plans and Planning Matters including LDF** Local Development Framework – Consultation. Following the talk by Mr.Gomm at the beginning of the meeting, there was then a discussion regarding the comments which would be submitted on behalf of the Parish Council. Following the discussion it was agreed that the Parish Council would not put forward any specific sites for consideration, but on the proposal of Cllr.Bray, seconded by Cllr.Bennett and agreed, the comments to the Borough would include a request that consideration should be given to an additional 20 houses being approximately 10% of the existing properties. It was also proposed that the Development Boundary should be extended northwards to include land either side of the A.1101. The Clerk confirmed that she would prepare an e-mail to include all points raised and would circulate this around Councillors so that the final e-mail would be ready to be sent to the Borough Council first thing on Friday morning the 4th October, 2013.

Residential Caravan, Flights End, Hundred Foot Bank – A telephone call had been received from the Enforcement Team at the Borough Council confirming that they had inspected the caravan at Flights End. It is not connected to any mains services and is only used for sleeping in and therefore does not need planning permission.

Residential Caravan – The Willows, Hundred Foot Bank – This caravan has also been reported to the Enforcement Team and confirmation was received that this is being looked into.

The following planning applications were received from the Borough Council and considered at the meeting:

Ref No. 13/01325/F – Mr.D.Arnold, Pisces Country Park

Variation of Condition 2 on planning application 2/78/0572/F Change of Condition to allow for holiday users to stay any month including the fishing season during months of December and January. Change of condition to allow occupation of holiday caravans during months of December and January (12 month Season)

Ref No. 13/01327/F – Mr.D.Arnold, Pisces Country Park

Removal of Conditions 2 and 4 of planning consent 2/99/1034/CU Change of use of land to permit 5 additional static caravans

Both applications were considered and the Parish Council confirmed that in principle they have no problems with the applications. However if the Caravans were occupied for a full 12 months then all necessary levies and taxes should be applied.

14. **Highway Matters including Wash Road.**

Mr. Edmunds of Highways confirmed that he had inspected the offending hedge at Rutland Corner, Tipps End, and is obtaining a quotation to have the hedge removed once and for all. As soon as this is agreed he will make arrangements for the hedge to be taken out. Cllr.Bennett expressed his disapproval and distaste for this proposed action, and asked for his comments to be recorded in the minutes

Mr. Edmunds was also going to make an inspection of the barrier at Suspension Bridge, the dip in the road near Briard Lodge on March Road, and the pothole on the north side of Hurnside, and arrange for necessary repairs to be carried out.

Dot Matrix Signs – The Clerk confirmed that she had written to Andy Wallace of Highways following the last meeting and received an e-mail with a slightly amended design and confirmation that they are hoping to have the signs installed by the end of October. The Chairman and Vice Chairman confirmed the new sign in principle, and the comments were sent off to Mr.Wallace but nothing further had been heard.

Council were reminded that the Highway Rangers are supposed to be visiting Welney week commencing 14th October, 2013.

An e-mail had been received from Mr.Mark Wallington and on behalf of the residents of Suspension Bridge, regarding the speeding problems on the road from Suspension Bridge to the Wildfowl Trust. After considering the contents of the letter, it was agreed to forward a copy to Highways and a copy

to Cllr.Humphrey asking them both to look into the matter. A reply would be sent to Mr.Wallington advising him of this information and he would be kept informed of developments or comments from either party.

Cllr.Barr reported that she was now working with Mrs.Linda Briggs regarding the breaking up of the surface of Main Street, and the problems with houses along the road since the installation of the mains sewage in the village.

15. Environmental Matters

1. Fishing Debris on the Delph Banks – A lengthy e-mail had been received from Mr.S.Booth regarding the problems with Fishing Debris on the banks and this had been circulated to all councillors. Thanks would be sent to Mr.Booth.

2, Ouse Washes Landscape Partnership Meeting – Cllr.Bennett confirmed that he had attended the meeting on 8th September. The Partnership have applied for National Lottery Funding and the application is in the final stages. However the whole scheme might come to nothing if the funding is not awarded. Cllr.Bennett confirmed that he will keep involved with the scheme and report back as and when information comes to light.

3. Parish Councillors Training - Local Association of Parish Councils confirmed that there are no training dates confirmed in our area at the present, but they are hoping to arrange a session at Downham Market and as soon as dates are fixed arrangements can be made for the new councillors to attend.

16. Items for Next Agenda

1. Necessary maintenance on the Parish Hall and the Pavilion - raised by Cllr.Dobson.

There being no further business, the Chairman thanked everyone for attending and declared the meeting closed at 9.30 p.m.

SignedK.Goodger.....(Chairman)

Dated5th November, 2013.....