

## GREAT WITCHINGHAM PARISH COUNCIL

Minutes of a meeting held at 7.45 p.m. at The Pightle, Great Witchingham on Thursday 17<sup>th</sup> April 2003

Present: Ron Cornell and Trevor Wright, Pauline Brown & Stephen Williams. Roy Church in the chair.

Clerk: Peter Dilloway. Brenda Ravenscroft (County Councillor), Simon Woodbridge (District Councillor), Melissa Adcock (NAPTC Rural Housing Enabler) Darryl Smith (BDC Housing Policy Officer), Peter Newbold (Broadland Housing Assoc.), Keith Louch (Memorial Hall Committee & GWVA School Governors).

(557). Apologies. John Willmore Pam Thompson,

For expediency the use of land adjacent to Hall Walk was brought to the top of the agenda.

(558). Land adjacent Hall Walk

Darryl Smith started by saying that whatever use the land may be put to, there were always concerns by existing residents that any development should consist of the right balance of low cost/social needs/other housing in proportion to the existing properties. It is important to try to attract back people, who previously were unable to purchase or rent property in the village. Initially, a survey of residents is required to establish an overview of requirements for the village. This would enable a development scheme to be tailored to suit the village for a future period of at least five years.

Both District and County Council would be willing to assist in the development where possible. It would also be advisable to consult with the major employers in the area who may be persuaded to assist in the form of subsidies. The Parish Council will consider a draft survey before the next meeting.

It was asked whether the splay from Hall Walk to the A1067 was suitable to allow any such development. Whilst the right hand visibility was ok, the left hand was partially obscured by a hedge on St. Faith's Church land. Presently the Diocese is seeking planning permission for conversion to a dwelling with the proceeds going to fund work on the hall for the school. Highways have surveyed the area and do not foresee a problem. The making up of Hall Walk to highways standard and subsequent adoption of the road is prerequisite to any development taking place. The roadway would also need to be acquired and put into council ownership. Mrs. Brown asked if Hall Walk was the only means of access to the site. Darryl Smith replied that by virtue of ownership of the surrounding land and accessible points to it, Hall Walk was the most obvious choice. Heath Lane had been considered but was a more difficult option and visibility at the junction with the A1067 was poorer.

The recommended number of dwellings for this site (two acres) is 30/acre, however in this setting a maximum for the site would be 20-25 in total. The Chairman asked whether the site could include a village hall as a possibility and invited Mr. Louch to give a brief outline on the state of the present hall. Mr. Louch advised that the hall was coming to the end of its usable life and that detailed plans were being drawn up to replace it with a dual use building for the school and community. The Chairman expressed the opinion that, it may be possible with grant funding to assign the hall (or its successor) entirely to the school and offset any profit from the sale towards a new hall on the Hall Walk site. A general discussion of the feasibility of this followed and it was felt that only a village survey would reveal a positive direction for the scheme. It was made clear by Mr. Smith that any development would need to include houses for sale at full market value to fund such a project.

Because the site is presently outside the village development boundary, planning permission for low cost/social needs housing only would be granted. If the Parish Council, District Council, Housing Association and the community could show a need for extra amenities such as a new hall and that funding by FMV housing were the only way to achieve it, this may convince planners to move the development boundary.

Mr Smith said that Broadland Housing Association had the power under statutory rules to let housing in a manner specific to the needs of the parish. As there has been very little development over the years it was conceivable that one of the main criteria would be to attract family members back to the village.

Mr. Louch was asked if the school had any spare capacity and what the condition of the fabric was, he replied that there was space for around 105 children and that presently there were only 76. The building was refurbished a number of years ago and was in very good repair. Mrs. Ravenscroft said that whatever development took place, the community should ensure that it was sustainable. Similar projects have successfully taken place in Blakeney and Coltishall.

Mr. Smith was asked what the association's position on bad tenants was and he replied that they were not tolerated.

The Chairman thanked all those in the discussion for their attendance and promised to circulate the draft questionnaire.

All persons except Council members left the meeting.

- (559). Minutes of the meeting held 17/1/03 were agreed to be a true record and duly signed by the Chairman.
- (560). Matters Arising:
- (i). Repairs to Common Lane. A contractor to undertake the work is still being sought
  - (ii). The football nets on the playing field are in need of replacement. The clerk was instructed to obtain a quotation.
  - (iii). Fly tipping and abandoned cars continue to be a problem. Anyone witnessing such occurrences should report them to the police immediately.
  - (iv). Broadband. Only satellite broadband is available at a cost of around £30 per month. Technology is advancing rapidly and this may change in the near future.
  - (v). Pam Thompson has confirmed her wish to resign from the council to her husband's ill health. The Clerk was requested to inform BDC that a vacancy exists.
- (561). Correspondence:
- (i). Letter from Norfolk Accident Rescue requesting a donation. The Council resolved to send a donation of £20. (see 551(vi))
- (562). Planning Applications:
- (i). The application for a new rendering plant at Clay Hall Farm was passed but contained onerous conditions requiring either a new negative pressure reception area to be completed by December 2003 or commencement of a new plant within twelve months.
  - (ii). EASCO. A site meeting of the planning committee and other interested parties took place recently, but two days after the meeting took place a severe fire broke out. The committee will not make the final decision for two weeks pending an assessment by the Fire Officer. Clearly, conditions of operation will need to be reviewed
- (563). Payments/Financial Matters:
- (i). Rental of playing from Broadland District Council. Chq No. 100334 - £60.00
  - (ii). Renewal of subscription to NCAPTC. Chq No. 100335 - £103.42
  - (iii). R. Cornell for litter clearance (£35), War memorial maintenance (£30), & Bus shelter painting (£95). Chq No. 100336 £160.00
  - (iv). Clerk's Salary 2003/4. It was agreed that the salary be set in line with the standard scale for parish clerks – scale LC1/19 £7.989 per hour (£824 p.a.)
  - (v). Payment of clerk's 1<sup>st</sup> ½ year salary and expenses to date. (£412.00 + £37.58) Chq No. 100337 - £449.62
  - (vi). Donation to Norfolk Accident Rescue Service. Chq No. 100338 £20.00
  - (vii). Chairman's allowance 2002/3. Chq No.100339 - £100.00
  - (viii). Attlebridge Concrete Products. Deposit for Millennium seat. Chq No. 100340 £200.00  
all payments approved by unanimous consent.
- (564). The Smell: The current situation was discussed at (548) above
- (565). War Memorial. We continue to await an approach from the PCC. The area has now been re-stoned.
- (566). Playground equipment: It is hoped that a contractor will shortly inspect the site.
- (567). Any Other Business:
- (i). Ron Cornell advised that the salt bin for the street has not yet arrived. The other bin is still empty. The clerk will chase up the matter.
  - (ii). The Chairman advised Attlebridge Concrete were now ready proceed with the Millennium seat which would consist of 64 2' x 2' slabs, 2 seats and 2 adapted pedestals. One slab would be appropriately engraved.
- (568). Date and time of next meeting Thursday 24<sup>th</sup> July 2003 at 7.45 p.m.

**AGENDA GWPC – 24<sup>th</sup> July 2003 at 7.45 p.m.**

- (569). Apologies
- (570). Co-option of Councillor
- (571). Hall Walk
- (572). Minutes of meeting 17/4/03 & 29/4/03
- (573). Matters Arising
- (574). Correspondence:
- (575). Rural Housing Project
- (576). Planning Applications:
- (577). Payments/Financial Matters)
- (578). The smell.
- (579). Conveyance of War Memorial to G.W.P.C.
- (580). Playground equipment.
- (581). Any other Business
- (582). Date & time of next meeting