

GREAT WITCHINGHAM PARISH COUNCIL

Draft Minutes of a Meeting held at 7.30 p.m. Gt. Witchingham School on Thursday 30th July 2009

Present : Pauline Brown, Ron Cornell, Mark Pead, Tania Spelacy, and Kevin Francis, Stephen Williams in the chair.
Clerk: Peter Dilloway, James Joyce (County Councillor) Simon Woodbridge (District Councillor), Gordon Bambridge (Breckland District Councillor) and 15 members of the public:

- (908). Apologies: Roy Church.
- (909). Minutes of the meeting held 28th May 2009 were agreed to be a true record and duly signed by the Chairman.
- (910). Matters Arising.
- (i). Heath Close/A1067 footpath. Cutting and strimming has taken place and repairs to the tarmac are proposed particularly where tree roots have caused damage. The erection of adjacent 6ft fences have been confirmed as being in accordance with permitted development and do not require planning permission unless in excess of 2 metres in height.
 - (ii). Speeding in Hall Walk. No response has been received to the Council's letter but no further complaints have been received either.
 - (iii). Monthly Crime Reports. The Chairman had asked the Police what qualifies as crime for the report as in his experience some crimes were not included. No response to date.
- (911). Correspondence:
- (i). Most correspondence had been circulated prior to the meeting.
 - (ii). BDC consultation on Gambling Act 2005.
 - (iii). Playing Field magazine.
- (912). Memorial Hall/Low cost housing scheme.
- (i). BDC cabinet met in July to consider the land transfer and housing proposals. The Cabinet approved the transfer in principle and the fine detail is yet to be determined. It is suggested that the best option is for all amenity land to be transferred to the PC and the Hall be managed by trustees. This would minimise any problems with sustaining the venture in the future.
 - (ii). Chris Cate, Chairman of the VH Trustees outlined the progress so far
 - (a) Purchase of the old hall site is being considered by the Diocese for use by the school. £55K is a ball park figure for the value of the site but an accurate valuation is awaited.
 - (b) Estimates for the cost of a new hall are around £600K and present funding from planning gains for housing and sale of the old site put us at around the halfway mark.
 - (c) The fete takes place in August and lots of activities have been planned. A marquee has been hired in case of bad weather. It is proposed to carry out a leaflet drop to advertise the event.
 - (d) The Council will soon need to put in a planning application for the new hall and a small grant has been made by the Norfolk Community Foundation to assist with this. A quantity Surveyor will undertake the task of assessing the requirements for the project.
 - (e) The problem so far is getting residents within the parish directly involved with the project.
 - (iii). The Parish has received a letter from the Housing Enabler asking for a decision on the land transfer. This will be circulated and a decision taken.
- (913). War Memorial.
- (i). The Clerk had written to Rev. Tillet to ask for written confirmation of the offer to help fund re-siting the memorial. The response was not sufficient to satisfy the Chairman. It was proposed that several Councillors meet with Rev. Tillet when he returns from holiday, to settle the matter.
- (914). Payments/Financial Matters:
- (i). Request for assistance with the quantity Surveyor's fee (approval at Min 902 (vi). GWVH Cheque no. 100555. £172.50.
 - (ii). Request for donation towards grounds maintenance at St. Mary's Church. The Clerk advised members that no donation had been made for some while due to Clay Hall Farm matters. A donation had been included in the precept. Members discussed the matter and it was proposed by Ron Cornell that a donation of £500 be made this year. Seconded by Kevin Francis, carried unanimously. GWPCC. Cheque no. 100556. £500.00.
 - (iii). War memorial/ litter clearance. Payment for May – July (14 hours). R Cornell. Cheque no. 100557. £80.50.
 - (iv). Clerk's Salary £255.92 & expenses £55.74 to date. P. Dilloway. Cheque no. 100558. £311.66.
 - (v). All payments proposed by Mark Pead seconded by K. Francis and approved by unanimous consent.
- (915). Planning Matters:
- (i). Premises Licence Application - Amberley Lodge. Although not present at this meeting Roy Church disclosed an interest as the former Chairman of the Norwich Licensing Bench and refrained from discussion upon the matter.
 - (a) Members had undertaken a site visit on 7th July 2009 during which they inspected the facilities and discussed the proposal with the applicant.

- (b) Members were unanimous in their opinion that there are some serious issues to resolve prior to the grant of any permission.
- (c) A number of members of the public were present for the purpose of registering their objections to the proposal and the Council heard and accepted their points of view.
- (d) After some discussion it was resolved to object to the proposal on the following grounds: Requirement for planning permission, lack of permanent toilet facilities, unsuitable emergency exits, underage persons in 'licensed' environment, noise levels (based on similar facility at LH Hotel), lack of business plan and unproven need for the facility,

(ii). Planning Application 20090856 - Clay Hall Farm – retention of unauthorised building for B1 & B8 use.

- (a) The Council had established general public agreement to the premise of retaining the building for B1 B8 use in exchange for surrender of the rendering permissions.
- (b) Councillors noted that the chimney had been removed (the chimney had also been removed from the old building) and the rendering plant is gradually being disassembled and removed. Members had viewed the plans and with the exception of the proposed landscape scheme were otherwise happy that they accorded with pre-application discussions. The matter was opened for public debate and a number of diverse views were expressed. All agreed that with proper screening and provided that B2 use is not permitted, the proposal is acceptable. The ideal of removal of the building would be preferred but this would leave the rendering permission intact and expose the Section 106 agreement to appeal. The Lease and Covenant on one acre owned by Pears are private arrangements, cannot be relied upon in the public domain as they are saleable assets by the owner and can be altered by agreement at any time.
- (c) After some discussion it was resolved to object the current planting scheme and request additional bunding and tree planting around the building and also request that a number of conditions are imposed should permission be granted. (A list of conditions is attached).
- (d) It was suggested that Mr. Dacre be invited to meet with the Council with a view to updating members on the current proposals for the site.

(916). Any Other Business:

- (i). Mr. Beaumont brought up the subject of lack of enforcement of rendering at CHF at a time when a Section 106 precluded it. After some discussion it was agreed that the Parish Council would officially write to BDC on his behalf.
- (ii). Telephone box. The kiosk is still in place though it is in poor repair and not working. The Clerk will ask for it to be removed again.
- (iii). Bus shelter. The shelter is badly in need of refurbishment. The paintwork is flaking and the seat needs replacing. After discussion it was resolved to obtain quotations for the necessary work.
- (iv). The Hedge at Gothic House is encroaching into the road again. The clerk will write to the new owner.

(917). Date and Time of next meeting: 29th October 2009 at 7.30pm at Great Witchingham School.

Meeting closed 9.15pm

AGENDA
GWPC Meeting – 29th October 2009
7.30pm at Great Witchingham School

- (918). Apologies
- (919). Minutes of meeting 30/7/09
- (920). Matters Arising
- (921). Correspondence:
 - (i). All correspondence has been circulated
 - (ii). Request for donation Macmillan Cancer Support
- (922). Memorial Hall/Low cost housing scheme
- (923). War Memorial
- (924). Federation of School Governance
- (925). Telephone Kiosk
- (926). Payments/Financial Matters)
 - (i). Precept 2010
 - (ii). Audit fees 2008/9 – Mazaars. £138.00
 - (iii). Litter clearance/war Memorial maintenance payment £109.25 - R. Cornell
 - (iv). Clerk's Salary Scale – notification of national increase. Was £9.843/hr, now £9.941backdated to 1/4/09.
 - (v). Payment of Clerk's salary £258.47+ £5.09 back pay & expenses to date.
- (927). Planning Matters:
 - (i). Premises Licence – Lenwade House Hotel.
- (928). Any other Business
 - (i). Replacement of PC printer
 - (ii). Planning consultancy fund
- (929). Date & time of next meeting: 28th January 2010 at 7.30pm at Great Witchingham School.