

GREAT WITCHINGHAM PARISH COUNCIL

Draft Minutes of a meeting held at 7.30 p.m.at Gt. Witchingham School on Thursday 27th September 2012

Present: Sally Acloque, Stephen Williams, Chris Cate, Mark Pead, Jane Wisbey, Kevin Francis and Ron Cornell in the Chair. Clerk: Peter Dilloway and 6 members of the public.

(1133).Apologies. None.

(1134).Minutes of the meeting held 24/7/12 were agreed to be a true record and duly signed by the Chairman.

(1135).Matters Arising. None

(1136).Correspondence:

- (i). Most correspondence has been circulated
- (ii). BDC Parish Pages magazine
- (iii). BDC leaflet on Rural Housing Week
- (iv). Clerks & Council Direct Magazine
- (v). Blood donor poster for noticeboard
- (vi). Protect our Paths leaflet from NCC (will be discussed under AOB)

(1137).Community Construction Fund. Members had been circulated details of the fund which has a closing date of 19th October and is available for grants to bona-fide groups wishing to apply for construction work funding. A further round of grants will be available in March 2013 and, if funds remain, again in September 2013.

(1138).Village Hall.

- (i). Progress of planning application. There are still some queries arising from the application and it will not now go before the Planning Committee before October.
- (ii). Business plan. JW asked a number questions relating to the business plan and risk assessment therein and was particularly concerned where the Parish Council may be required to aid the running costs by raising the precept if they are not fully met by hall income at some time in the future. She was concerned at the effect it would have on Council Tax. SW was concerned at the short timescale of the plan. CC pointed out that is the biggest project this village has ever undertaken and it is being undertaken with the backing of the village and the complete trust of the Parish Council. CC said that the business plan had been properly modelled and was no different to any other successful hall plans he had seen which were also projected to 2016. This business plan is based upon a pessimistic estimate of only 33% usage which would still give a break-even point. The Hall Committee had worked very hard on funding and is in the very comfortable position of having the hall construction project virtually fully funded; therefore any income will accrue into the funds towards running costs rather than repaying any capital loan. CC said that whilst the business plan forecasts that the hall will be self-funding, no-one at this time could rule out that that at some point in the future, the Parish Council may be asked to give financial support from the Parish Precept as a fallback position to ensure the continuity of the amenity. The Chairman closed discussion on the subject and said that the whilst the Council has concerns over the limited timescale in the business plan and the fallback position in the risk assessment, the project must be looked at more optimistically and that at this stage we are not far enough down the line to be concerned with discussing a funding issue which may never happen and we must move forward with a positive view of success. Members agreed that the Hall Committee has their complete trust and the project has their full support.
- (iii). There are lots of groups expressing interest in using the hall for; adult education, dancing, badminton, kids club, Brownies, cubs and Scouts and The Post Office have been approached to set up an Outreach service. The response has been fantastic and the committee are positive of abundant hall lettings.

(1139).River Wensum.

- (i). There is no further news on de-silting. SA will contact EA for an update on the situation.

(1140).A1067 Accident reduction. Bawdeswell to Lenwade.

- (i). The Eastbound electronic sign has been replaced and the Westbound sign inspected and repaired.
- (ii). NCC has refused the request by Lyng, Witchingham and Sparham for a speed reduction. The stretch above Bawdeswell was reduced to 50mph on the basis of 10 accidents occurring in a 3-year period. There are insufficient recorded accidents to warrant reduction at this time. It was suggested that removal or trimming of trees and hedges in places will improve visibility, though this is not a readily sustainable solution. The Clerk will approach NCC to produce a safety scheme for the stretch of road and

particularly at Nowhere Lane and Heath Road.

(1141). Planning Matters

Informative

- (i). Clay Hall Farm Informal proposal to demolish buildings and erect dwellings – Mr. Dacre is unwell at present and hopes to be in a position to present a scheme for the parish to approve (or disapprove) in October. The Chairman said that he has received a lot of public support for the possible proposal and only one person voicing concerns.
- (ii). 20120660 - Great Witchingham School fencing. - Permission granted. The Parish Council were disappointed that the old railings were removed against their wishes.
- (iii). 20120843 - Lenwade House Hotel Temporary permission for marquee. Awaiting decision.
 - (a) Mr. & Mrs. Scrivens had attended this meeting to discuss the Council's objections to the above application.
 - (b) Mr. Scrivens was surprised that he had not been invited to attend the meeting when his application was discussed. It was pointed out that the Council has no obligation to invite applicants to attend meetings. The onus falls upon the applicant to approach the Council if they wish the opportunity to make representation.
 - (c) He said that whilst there were times when the Hotel was guilty of noise pollution, there were occasions where the noise came from elsewhere. He added that the last 3 months are the hotel's busiest period and there had been no complaints made until this year. This was refuted by JW who said that a complaint of music playing until 2am had been made last year and BDC had written to the hotel about it. SA said she had also complained last year.
 - (d) The hotel has now moved the fireworks area to reduce impact to nearby dwellings. Mr. Scrivens was adamant that fireworks had never been set off after 10.30pm. Members did not agree that this was the case.
 - (e) There are plans to replace the marquee with a solid sound insulated structure which it hoped will come to fruition in the next 14 months.
 - (f) The Chairman made the point that not everyone nearby suffered from noise from the hotel. The river, lakes and wind direction played a major role. In addition the occasions where noise occurs outside permitted hours simply shouldn't happen.
 - (g) KF said we should be looking at the future not the past. The Hotel is important to the village but had to behave responsibly.
 - (h) Mr. Scrivens admitted that there were occasions when he was not present at the hotel when music may have been too loud. He has since made his duty managers aware of the rules governing noise levels.
 - (i) The Chairman stated that discussion on noise level was pointless. BDC Environmental Health Department is responsible for determining what is acceptable and permissible.
 - (j) Mr. Scrivens gave his assurance that in future, music would cease at midnight and fireworks would cease at 10.30pm and that a solid structure would resolve the music issues. He added that it was not an overnight fix but that he would take steps to improve things in the meantime.
 - (k) It was asked that if there was loud music or fireworks which were not at the hotel, it would be in the best interests of the hotel if perhaps the staff on duty at the time would try to establish the source.

For Discussion

- (iv). 20121164 - 35-37 Fakenham Road - Change of Use from Post Office Shop (A1) to Residential (C3) 2. Subdivision of Property to Create Additional Dwelling.
 - (a) Members resolved to object only to the parking provision for the scheme which is 1 space and 1 garage space for a 4 bed dwelling and 2 'allocated' spaces on the public highway, the latter being a farcical proposal.
 - (b) The developer is in consultation with Royal Mail, to remove and resite the post box
 - (c) The Parish notice board needs to be moved as a matter of priority.
- (i). 20121106 - One Way Circuits, Station Road - Demolition and Re-Building of Light Industrial Unit (Unit 2) and Repairs to Fire Damaged Light Industrial Unit (Unit 3).
 - (a) The application is essentially a like for like replacement. Members found no objection to the scheme as submitted.

(1142). Payments/Financial Matters:

- (i). Annual Audit Return – Auditor's Report. This year's audit included an in depth 5% spot check. The Auditor found no matters to bring to the Council's attention.
- (ii). Audit Fees 2012. Mazars - Cheque No. 100618 £60.00
- (iii). Litter clearance payment to date – R. Cornell - Cheque No. 100619 £51.75

(iv). Clerk's salary (£387.70) & expenses (£64.24). P. Dilloway - Cheque No. 100619 £451.94.

(1143). Any Other Business:

- (i). Parish Laptop. The Laptop has recently stopped working entirely. It was due to be replaced in November and is uneconomical to repair. The clerk seeks to establish a budget and timetable for a replacement to be funded by this Council, together with Sparham, Elsing and Lyng Councils. Members resolved to replace the laptop and repair it, if the cost was less than its trade in value against a new one.
- (ii). CC. expressed concern over advertising sign boards sited at the crossroads at Weston Hall Road. He felt that were too distracting to road users. The Clerk will discuss with NCC Highways.
- (iii). RC said that considerable vegetation overhanging the footpath on Lenwade Bridge. Also that the footpath heading East from Hall Walk remained overgrown. The Clerk will report this again.
- (iv). CC said that the Hall Committee had been successful in its application for trees from the Woodland Trust and 400 native species saplings will be arriving in November. There will be dates in the Wensum diary upon which people can help with work parties to create a Jubilee wood and other woodland around the village.
- (v). SA said that the PCC has met with a representative from WiSpire (wireless Broadband) who are looking into the possibility of using Gt. Witchingham Church as a broadcast point. Around 20-25 people are needed to make a system worthwhile. Rapid Waters of Lenwade could also offer a wireless system to the village. Reepham exchange has recently been upgraded and as a result ADSL speeds have improved locally. It was resolved to invite the WiSpire representative to attend the November meeting. SA will put a piece in the Wensum Diary.
- (vi). Roll of Honour reading – Remembrance Day. JW will represent the Council.
- (vii). It was reported that sadly Brian Pearce of The Street passed away a couple of days ago.

(1144). Meeting open to the public.

- (i). It was asked again if all Council meeting dates could be put in the Wensum Diary
- (ii). Part of the rubber matting is still missing from the bridge along Marriott's Way but the area has been coned off. The Clerk will chase up permanent repairs.
- (iii). On the corner of The Street a highways road works sign has been left behind. The surrounding foliage also needs trimming back. The Clerk will report this.

(1145). Date & time of next meeting: 7.30pm Thursday 24th January 2013.

Meeting Closed 8.45 pm

AGENDA
GWPC Meeting – 7.30pm Thursday 24th January 2013
at Gt. Witchingham School.

Because of the amount of business to be conducted,
Items below struck through may be deferred at the Chairman's discretion

- (1146). Election of Chairman
- (1147). Election of Vice-Chairman if required
- (1148). Co-option of Parish Councillor (David Beaumont)
- (1149). Apologies
- (1150). Wispire Broadband – Presentation by Rob George to offer the service in Great Witchingham
- (1151). Meeting open to the public for discussion of agenda items in order
- (1152). Planning Matters
- (i). 3PL/2012/1079/F – Erection of 77 metre Wind Turbine at Primrose Green Lyng for Bawdeswell Farms.
 - (ii). Clay Hall Farm Informal proposal to demolish buildings and erect dwellings.
 - (iii). 201201079 - Lenwade House Hotel Temporary permission for marquee & erection permanent function room.
- (1153). Minutes of meeting 27/9/12
- (1154). Matters Arising
- (1155). Payments/Financial Matters.
- (i). Precept 2013/2014. Calculations attached for discussion.
 - (ii). Litter clearance payment 6/10/12 – 19/1/13 £92.00 - R. Cornell
 - (iii). Clerk's salary (£387.70) plus expenses to date (£TBA)
 - (iv). Purchase of replacement parish laptop. The Clerk has purchased a replacement at a cost of £1174.00. A five year manufacturer's warranty is included at nil cost. The cost of the laptop is to be shared between Lyng, Elsing, Sparham & Gt. Witchingham PC's and Gt. Witchingham Fuel Allotment Charity, who all benefit. Net cost to GWPC is £194.00. GWPC to be the owner of the asset for record purposes and to reclaim all VAT (£194.00).
 - (v). Donations for above received from Elsing, Lyng & Sparham PC's (£194.00 ea) - £582.00
- ~~(1156). Correspondence:~~
- (1157). Village Hall.
- ~~(1158). River Wensum~~
- ~~(1159). A1067 Accident Reduction – Bawdeswell to Lenwade.~~
- ~~(1160). Any other Business~~
- (1161). Date & time of next meeting: following on from the Annual Parish Meeting Thursday 28th March 2013 at 7.30 pm**