

MINUTES OF THE MEETING OF BAWDESWELL PARISH COUNCIL HELD ON THURSDAY 6th SEPTEMBER 2018 STARTING AT 7.30PM IN THE VILLAGE HALL.

**Present: B.Cunliffe (Chair), J. Mallen, A. Smith, K. Ewing, A. Toomey and A Hartley-Walder.
District Cllr G. Bambridge
Mrs J Boxall (Clerk)**

Members of the public – 4

1. To consider accepting apologies for absence.

Apologies for absence were received and accepted from Cllr Lilwall.

2. To record declarations of interest from members in any item to be discussed.

None received.

3. To approve the minutes of the meetings held on Thursday 5th July 2018

Resolved to approve the minutes as a true and accurate record of the meeting as proposed by Cllr Mallen.

4. To adjourn the meeting to allow public participation and also to allow Councillors with a prejudicial interest to speak on agenda items

Meeting was adjourned to receive presentation from the Managing Director of Abel Homes regarding planning application on land off Hall Road and comments from members of the public and Councillors. A new application was submitted for 40 dwellings with mixture of housing types. Changes made to the original application were highlighted. Level of affordable housing will reduce to 20% due to reduced financial viability of the site. There was criticism that the land was purchased with full knowledge of the financial costs of the site so difficult to understand financial constraints. It was confirmed that there is a claw back provision - if site makes more profit than forecast money is paid back. Viability report justifies the costs projected.

Concern was expressed about main road on the site ending in a 'turning head', suggesting future plans to build into the adjoining field. It was confirmed this turning head was due to tanker accessing pumping station and that additional sites were not on the agenda at present.

There was discussion regarding the proposed two open spaces. It was hoped that full ownership would pass to either Breckland DC or Bawdeswell PC with title deeds and sum to maintain open space in perpetuity. Bawdeswell PC expressed a desire to seek to have input over section 106 agreement monies.

Although delivery of scheme would depend on sales of housing, it was hoped that the site would be fully developed in about 18 months.

Information was provided on how affordable housing schemes work. It was confirmed there was no other way of accessing the site, but that developer would ensure the existing roadways remained clean / tidy.

Concern was expressed by one resident over the proximity of development to their property, increased traffic movement, especially at junction with A1067 and potential noise pollution from increased traffic. Drainage concerns were also raised. Developer agreed to discuss further with concerned resident.

It was confirmed that there was no allocation for self-build properties

Despite objections, it was acknowledged that there is already permission for 40 houses and developer was confident that proposed scheme could be delivered to a high standard with minimum disruption.

5. To receive reports from District Councillor, County Councillor & Police

Meeting resumed at 8pm, District Cllr G. Bambridge gave update on Local Plan and proposed Garden Town. County Cllr B. Borrett and Police were absent.

6. To receive update on matters arising from previous minutes for information only –

All matters included elsewhere on agenda

7. To approve expenditure on driveway / approve extension to car parking area

Cllr Cunliffe proposed to defer discussion re proposal to join existing car park to basketball court until October meeting. Concern was expressed about the suitability of the basketball court for parking - structural stability of surface, risk assessment to surface from car pollutants (oil/ fuel). Concern was expressed about proposal- loss of play area for children. If basketball obsolete, is there another better use of the space. Other measures that could be used to provide additional parking were suggested. Cllr Cunliffe informed the meeting regarding the three quotes obtained to resurface driveway. Cllr Toomey expressed concern that quotes did not address driveway situation on a long term basis. It was confirmed that there was £1500 in reserve for driveway repairs. It was agreed by majority to accept quote from Anglia Roadways for £2450 as proposed by Cllr Mallen.

8. To approve expenditure on play equipment repairs

A quote for £308.40 was received for repairs to bark retaining posts around climbing frame as identified in the last monthly play inspection, Quotes were obtained and circulated for replacement of other play equipment that had been identified as nearing the end of their life for future consideration / budgeting. It was agreed to seek community support to carry out the play area repairs and if not possible then accept quote.

9. To receive update and approve further action on WW1 commemoration, Village Fete & Christmas Tree lights

It was confirmed that to date £740 had been raised. Cllr Lilwall to negotiate purchase of two benches with commemorative plaques. The location of the benches was briefly considered. Cllr Cunliffe to form committee with other local groups to coordinate village fete to be held next summer. There was an agreement in principle for larger Christmas tree to be erected and a proper lighting ceremony to take place with children from local primary school in attendance.

10. To consider maintenance of Church yard & approve Tree survey.

It was agreed to seek quotes for tree survey. A survey was carried out on the church wall and repairs were recommended. The architect who surveyed the wall estimated around £5000 to carry out repointing, replacement of bricks etc. It was agreed to discuss further at October meeting. Cllr Cunliffe to seek alternative advice / quotes.

11. To approve project for Parish Partnership Funding

It was agreed to examine the possibility of extending the 20MPH zone to include the area past the school and chase priority signs at pinch point on Reepham Road.

12. Planning

(a) To consider planning applications

3PL/2018/0993/F

PROPOSAL: Residential development of 40 No. units (20% affordable) comprising a mix of housing types, accommodating open space and appropriate associated infrastructure with vehicle access via Hall Road

LOCATION: Land off Hall Road, Bawdeswell

Although in principle development was already approved, this application was treated as a new application. It was agreed by majority that the original objections remained with additional concern over reduction in affordable housing. Cllr Mallen abstained from the decision.

(b) To receive decisions from Breckland District Council

No decisions were received.

(c) To consider any late planning applications

No late planning applications were received.

(d) To approve response to proposal for Garden Town development

It was felt that not enough information was received / available to be able to make a comment but that concerns should be raised with Breckland on proposed Garden Town development. It was agreed that Cllr Cunliffe would draft letter to be approved at the October meeting, to be sent to Anna Graves & William Nunn.

North Elmham Parish Council have already been actively fighting the proposal, they have suggested forming a committee to oppose development and were seeking volunteers from all PC's. It was agreed that Cllrs Cunliffe, Ewing and Hartley-Walder would attend committee meetings to ensure PC were represented in future discussions.

13. Finance

To receive bank statements for consideration

Bank statements were available for inspection. The balance of the Community account after invoices (as detailed below) are paid is £9092.41 and the balance of the Business money manager was £2250.67. Project Bawdeswell account remained as £1894.28. Eon Energy direct debit £53.88 was paid 12th July 2018. There was now £740 in earmarked reserves for the WW1 commemorative project.

To approve payments to be made and approve late payments as necessary

The following payments were made by bank transfer on 23rd August 2018

K&M Lighting – Street Lighting Maintenance	£ 7.08
CGM – Grounds Maintenance – July	£ 225.18

The following payments were made by bank transfer on 31st August 2018

Mrs Jo Boxall – August salary & expenses	£ 349.02
HMRC PAYE August	£ 84.40

The following payments to be made 7th September 2018

K&M Lighting – Street Lighting Maintenance	£ 7.08
CGM – Grounds Maintenance – August	£ 225.18
Trustees of Allotment – funds transfer for Adams Pit	£ 500.00
Mrs Jo Boxall – Printer Ink	£ 29.95

The following payments to be made 28th September 2018

Mrs Jo Boxall – September salary & expenses	£ 345.54
HMRC PAYE - September	£ 84.40

14. Correspondence

All correspondence was circulated electronically.

15. To receive items for information

It was reported that the 'Saga louts' were going to carry out car park tidy, fencing repairs and weeding at the recreation ground. The defibrillator was attached to Village Hall wall. Cllr Toomey volunteered to be coordinator with Cllr Mallen carrying out weekly checks. Thanks were extended to the benefactor.

It was suggested that the fencing at the driveway entrance should be checked as trees from neighbouring property are pushing against fencing, letter to be sent to homeowner. It was agreed to contact Norfolk Constabulary as there are problems with speeding motorcyclists on Reepham, Dereham and Fakenham Roads.

16. To receive items for the next agenda

Agenda items to include discussion about the Garden Town, review of Standing Orders, Additional car parking provision.

17. To confirm date of next meeting.

The next meeting was confirmed as the 4th October 2018. Cllr Cunliffe informed that he was unable to attend the meeting on 1st November and suggested moving it to 8th November. This was unanimously agreed.

18. To close the meeting

There being no further business, the meeting was closed at 21.32

