

Minutes of the Parish Council Meeting held on Thursday 9th July 2015 at 7.30pm In the Village Hall, Neatishead.

Present: Councillors D Church (Chair), N Fowle, C How, P Palgrave-Moore, G Pritchard, P Ryall

Clerk: Mrs S Hunt. Five members of the public attended.

Councillor G Pritchard signed his Declaration of Office before taking his seat.

1. APOLOGIES

Cllr D Pritchard - illness.

2. DECLARATIONS OF INTEREST

None made.

3. MINUTES OF PREVIOUS MEETING

7.1 The minutes of the Parish Council meeting held on 14th May 2015 were agreed as a true and correct record of the meeting, PROPOSED Cllr Palgrave-Moore and seconded Cllr Ryall. Signed by the Chairman.

4. PUBLIC SPEAKING

- 4.1 A Presentation was made by Pathfinder Development Consultants with regard to an Affordable Housing application for the Glebe Lands by the Norfolk Diocese. The properties will be owned and managed by Victory Housing, Wellington Construction are the builders, the Diocese are the current landowners, and Pathfinder Development Consultants are forming the partnerships this is in response to a request from North Norfolk District Council to Wellington Construction. It has taken 18 months to secure the site from the Diocese at the south side of Irstead Road – they will only be looking to develop part of the seven acre site, around one to one and a quarter acres.
- This site is subject to the Rural Exceptions Policy – It is outside the village envelope and current allocated sites, so the landowner could not get planning unless it is proven to meet a local housing need.
- The housing will be available to individuals who have a very strong connection to the village of Neatishead, and Barton Turf, and it will be restricted in perpetuity for that. If no one who is connected to the village applies then the cascade system then makes the housing available to those who have a connection to the surrounding Parishes, then elsewhere in the District.
- Demand for affordable housing is currently very high.
- Any site obtained through the exceptions policy is acquired at less than market value for building land, but must be suitable in all other regards.
- The National Planning Policy Framework was amended four years ago, for the first time it allowed 'some market housing can be introduced to increase supply'.
- There is currently no worked up scheme in Neatishead.
- There is an option on the land if they take it forwards – planning consent must be applied for by Christmas 2015.
- The register of housing need held by NNDC changes daily.
- A copy of the current list to be sent by Pathfinder Development Consultants to the CLERK and CLLR MCGOUN.
- Currently the site is anticipated to deliver; 10 affordable houses – 2 x 1 bed roomed bungalows, 2 x 1 bed houses, 3 x 2 bed houses, 1 x 3 bed houses, all for rent at 80% of market value.
- Also; 1 x 2 bed roomed and 1 x 3 bed for shared ownership.

Plus; 4 plots for outright sale which stay in the ownership of the Diocese, either for development and sale as houses, or sale as plots with planning permission to self-builders.

The option on site lapses as soon as planning consent is awarded – there will be no additional applications. Mr Aust only knows of two parishes who have had two exceptions sites, and they were over 10 years apart.

The project has been being worked on for 18 months. No plans are yet drawn up, or available. What happens now?

Having secured the site, discussions will be held with the Parish Council to discuss the layout. Plans will be drawn up. There will be a public consultation – from 2.30pm – 7pm in the New Victory Hall if it is available to hire the hall. A planning application will be put in before December. Consent will be anticipated around March 2016. Site start will be late June/early July 2016. Completion will be sought for February 2017.

In response to questions from Councillors the following information was given.

No market scheme would be possible on this site as NNDC does have a five year plan in place allocating sites.

Technically the application could proceed without the support of the Parish Council – the decision is up to NNDC however everyone is keen to have the Parish Council's input on the project.

The housing register used to come from a survey in the village, now it is compiled by NNDC who take it from the housing register they hold.

Councillors felt it would make less impact on that area of the village if the development was 'set back' from the road rather than fronting onto it, a cul-de-sac development, and that good margins were maintained against existing properties.

In Freethorpe the scheme was redesigned in response to local feedback – views will be listened to and accommodated where possible.

The layout, materials and elevation will be in keeping with that area of the village.

No answers can yet be made on technical issues such as sewerage, as that level of detail has not been considered or addressed.

The feedback from the public meeting will be collected and becomes part of the planning process.

Local people include those living or have lived in the village; working in the village; with family connections. This includes Barton Turf & Irstead.

Currently they could not be sold to tenants as they would be housing association – this may change with National Statute, however currently there is no right to buy for housing association tenants.

All Councillors to forward comments and suggestions to Clerk for collation and forwarding.

4.2 To receive report from County and District Councillor.

Cllr Barbara McGoun was present, but had no information for the meeting.

Police report received; Since the last meeting two crime reports had been received, 10th June Domestic Assault; 17th June Common assault, victim did not wish to pursue a Police Investigation.

The next Priority setting meeting is on the 8th July. They continue to attend the Farmers Market – next visit 11th July 10am.

4.3 The Council was asked why the public footpath sign by Flambards had been moved to the opposite side of the road. Clerk to chase. CLERK.

5. MATTERS ARISING

5.1 White Horse – parking on verge. No more complaints received.

5.2 Broads Correspondence – pubs as assets of community value. It was PROPOSED Cllr Fowle and seconded Cllr G Pritchard that an application be put forwards for the White Horse in the village. CLERK.

Letter to be sent to landlord and Mr Mcfadyen informing them of this. CLERK.

5.3 School Green – response received from Highways detailing land under their ownership – this includes the green which the Parish Council has been cutting. It was PROPOSED Cllr Palgrave-Moore and seconded Cllr Ryall that the Parish Council cease this cutting, and advise Highways of the same. CLERK.

5.4 Bank mandate. This has now been completed and is with Cllr Church to take back to the bank.

5.5 Footpath sign outside Flambards. CLERK to chase.

6. CORRESPONDENCE.

6.1 Conservation NNDC – Generator Standby Building update. Noted.

Mrs Sarah Hunt – Clerk to Neatishead Parish Council
Weavers Edge, Chequers Street, East Ruston, Norfolk. NR12 9LR

- 6.2 Savills – Anglian Water land. A letter has been received from Savills who are acting on behalf of Anglian Water in this matter confirming they will keep the Parish Council informed. Noted.
- 6.3 Norfolk Co.Co. – School survey being undertaken in Neatishead. Tabled.

7. PLAYINGFIELD.

- 7.1 Minutes were received by the meeting.
- 7.2 Insurance – Cllr Fowle updated the meeting that equipment can be installed by volunteers, as long as it is inspected and signed off once finished.
Annual inspection now due. CLERK.

8. PLANNING.

- 8.1 Street hill Farm, The Street – Erection of detached one and a half storey dwelling and detached double garage – REFUSED.
- 8.2 The Field Cottage, King Street – Non material amendment request to permit revised size and position of double garage/workshop – APPROVED.

9. FINANCIAL MATTERS.

- 9.1 Receipts
- a) Water - £176.00.

Payments:

- | | | |
|----|--|-----------|
| a) | NPTP chq 65613 | £ 50.00* |
| b) | Victory Hall Youth Club chq 65614 | £ 250.00* |
| c) | Mrs Sarah Hunt – Salary July chq 65615 | £ 191.98 |
| d) | Inland Revenue chq 65616 | £ 48.20 |

*approved Last meeting and issued.

To delegate authority to pay any invoices due in August.

All the above PROPOSED Cllr Church, seconded Cllr How – AGREED.

10. STAITHE.

The gravel has been tidied, and mud removed – to be assessed in another year.

Cllr Church is continuing to collect the water money for the rest of the season.

Cllr Ryall has met with Mr Adrian Sewell from the County Council – the entrance is indeed in very poor condition. After a thorough survey it is apparent that it can be patched, then seal coated. This could be done for less than £3,000 and can be done by Highways over the Summer.

A response has come in from Broads Authority stating that all entrances to Staithe should be kept up by Highways. It was PROPOSED Cllr Ryall and seconded Cllr Fowle that the Clerk investigate Highways doing the work at their own cost. If this is not possible then authorisation be delegated to order the works to ensure they are done over the Summer. AGREED.

11. ITEMS FOR NEXT AGENDA.

- Playingfield
- Staithe registration.
- Clerks Holiday
- Update on proposed development

The Next Parish Council Meeting will be held in the New Victory Hall, Neatishead on Thursday
10th September 2015 at 7.30pm

The meeting closed at 8.36pm.

Signed:

10th September 2015