

MINUTES OF NORTH WOOTTON PARISH COUNCIL MEETING
THURSDAY 5th JANUARY 2023 - held at 7.00pm at the Village Hall, North Wootton

Present: Cllrs Marshall-Grint, (Chair), Border, Lamb, Lemmon, Harper, Cox, Merry, Blood, Kilham, Nurse, Simpson

Also in attendance - Clerk Rachel Curtis, Bor Cllr Elizabeth Nockolds, Jordan Cribb from Vertex Architecture and 7 members of the public.

1. To accept any apologies – Cllr Edwards, ill health. Bor. Cllr Nick Daubney. Apologies were accepted.

2. Declarations of Interest – Cllr Kilham – Larkfleet Planning

3. Agenda Alteration

Planning item for application 22/00993/F Proposed residential development (5 dwellings) | The House On The Green Ling Common Road, PE30 3RE and Open forum

Jordan Cribb from Vertex Architecture attended the meeting after making contact with the Clerk to discuss the application for 5 dwellings at the House on the Green site. Several residents from properties neighbouring the site attended the meeting. Jordan explained that although the appeal for 7 dwellings had been successful the developer would still like to proceed with the application for 5 dwellings. The Borough Council are happy with this proposal and he asked if the PC would consider withdrawing its objection. Councillors and members of the public questioned Jordan on several aspects of the development and one of the main concerns was over the intention of the developer to re-furbish and re-open the pub. The application for 7 dwellings included the following condition which residents and Councillors were keen to be included in the application for 5 dwellings.

‘Prior to the occupation of any dwelling, a scheme shall be submitted to and approved in writing by the Local Planning Authority, covering the following: i. A plan for the restoration of the public house and the provision of the associated new site layout, including phasing/timescales; and ii. A plan for the proposed marketing of the restored public house, including timescales. Such a scheme shall be implemented as approved by the Local Planning Authority prior to the occupation of any dwelling.’

Jordan was asked why the developer had let the pub become so derelict if it is their intention to refurbish, and the meeting was told that before investing money into the pub the developer wanted to know for sure the outcome of the plans for the housing part of the scheme. Other concerns raised were over the allocation of only 19 parking spaces as this could lead to people parking on the road. Jordan said that the number fell short of one space of the Norfolk Parking Standards and had therefore been agreed. Jordan gave reassurances to residents about the treatment of the boundaries and explained that drainage will be dealt with as a pre commencement condition.

At this point Jordan Cribb left the meeting and Councillor agreed to discuss their comments about the application in item 12.

4. Minutes of last meeting - It was unanimously agreed that the minutes of the Parish Council meeting held on Thursday 1st December be accepted.

5. Matters Arising

Purchase of land at Priory Lane – The Solicitor has responded re the issue with the proposed overage deed. NCC have refused the PC’s request to pay the additional fees for this and therefore it will have to be met by the PC. Councillors agreed to pay the additional £1,000 plus VAT for this work in order for the purchase of the land to go ahead. ACTION: Clerk to confirm this with the PC’s solicitor.

North Wootton Sign Refurbishment – Cllr Nurse has had a site visit with a contractor and is awaiting a quote. It was agreed that the base of the sign needs to be monitored closely and once a decision has been made about its refurbishment it may need to be removed as it is starting to rot at the base.

Litter Bins – The contractor rate of £35 per fortnightly empty was agreed and this will be monitored as it

may be necessary to increase this to weekly if the bins are getting full quickly.

Overhanging Trees at Linnymead – The Clerk contacted UK Power Networks before Christmas to let them know the high branches are now growing in between the power cables. A job has been logged and now awaiting a site visit, the resident has been informed.

SAM2 Unit – This was delivered just before Christmas. ACTION: Clerk to contact Westcotec to arrange training for herself and Cllr Blood.

Kings Lynn to Walsingham Route – As per discussions at the last meeting it was agreed to support this project. ACTION: Clerk to write a letter to the Team Rector of St Margaret's Church.

6. **Law and Order** – Cllr Simpson reported that there is a SNAP meeting on 9th January, he will attend virtually but there is nothing to report from the Parish.

7. Correspondence

Flooding of the footpath in Woodland Gardens – a resident had sent some photos of the area and the problem seems to be the guttering overflowing from 2 garages. ACTION: Clerk to write to the residents and ask if they can take action.

8. Finance

BALANCE b/fwd	£36,473.08
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Online	Sandringham Est Posts	15.00
Online	NCC – Village Gateway Signs	829.65
002244	R Curtis – Veolia and Expenses	139.12
002245	Total Energies – Oct 22	2,154.29
002245	Total Energies – Nov 22	2,003.18
Online	Westcotec – Dec 22	250.48
Online	Westcotec – SAM 2 Unit	4,170.00
002246	R Curtis – Salary	588.03
002246	R Curtis – N Plan	51.88

10,201.63

Income

Made Up As Follows;

Saffron Building Society	£14,244.68
Lloyds Gold Deposit A/C (Easy Saver)	£5,174.00
Lloyds Current A/C	£ 2,117.90
Lloyds New Account	£ 4,734.87
	£26,271.45

To set the Precept for 2023/24

Cllr Border presented a spreadsheet to Councillors detailing options for increasing the precept. Cllrs considered the cost of living increases faced by everyone this year while taking into account the increases which the PC will incur in providing services to the Parish. While no large projects are planned for the coming year at present, it was accepted that the grass cutting contractors may increase their charges and also insurance could go up. The Clerk reported that renewing the electricity contract with ESPO for 4 years will increase the amount by 38%. The full savings of the LED's have not been reflected yet in the billing from Total Energies. Councillors agreed spending should be monitored closely in the coming year and grant funding sought where ever possible, but an increase in the precept was needed too.

Cllr Border proposed the precept be increased by 3% to £44,185.97, this was seconded by Cllr Cox and unanimously agreed. ACTION: Clerk to submit the Parish Requirement to the Borough Council.

To agree the ESPO Contract for the street lighting electricity supply

As discussed as part of the precept setting item, Councillors felt that fixing the contract for 4 years with an increase of 38% with ESPO was the safest option in the current energy climate.

Cllr Border proposed to enter into this contract and this was seconded by Cllr Simpson and unanimously agreed.

ACTION: Clerk to sign contract on behalf of NWPC.

9. Highways

- Potholes in Cranmer Ave – Clerk to chase up report.

10. Wootton Park

- The 200 Club is to be promoted more on social media and an electronic way of signing up to the club to be put into place in the new year.

- A tree came down over the footpath from the car park to the Pavilion which was removed.

- Cllr Border, the Clerk and Assistant SWPC Clerk met with Lucy Mellish and her colleague from the Borough Council to look at the dog bins. It was a successful meeting as all the issues which the operatives had were understood and a realistic plan of action was agreed for the PC to make adjustments to the bins. It is hoped that the work done will negate the need to buy new replacement bins at this time.

- A Teams meeting will be held on 12th January with the Clerk, Cllr Marshall-Grint and Cllr Border and SWPC representatives to discuss matters regarding the new Telemast on the Park.

11. Street Lighting

The Clerk has received no further responses to the piece in the newsletter informing residents that the PC is considering limiting the hours the streetlights are on, with a switch off between midnight and 5am. Given that the cost of putting timers on each lamp will be in the region of £7,000 and the PC has now fixed its energy price for another 4 years, Cllr Cox proposed that the idea of limiting the time of the streetlights are lit be put on hold for the time being. This was seconded by Cllr Simpson and unanimously agreed by the PC this will not be progressed any further.

12. Planning

Applications Considered-

22/02169/F - VARIATION OF CONDITION 2 OF PLANNING PERMISSION 22/01282/F: Proposed two storey extension on each side of the detached property and front extension single storey at 24 The Howards, PE30 3RS – support

22/02237/F - New pitched roofs to existing flat roof dormers at 27 Carlton Drive North Wootton, PE30 3QY – Support

22/02200/F – First Floor rear extension and single storey front extension at 31 Carlton Drive, PE30 3QY- Support

- Applications decided –

22/01903/F - 23 Little Carr Road, PE30 3RQ - Proposed new entrance porch - Application Permitted

22/00993/F - Proposed residential development (5 dwellings) | The House On The Green, Ling Common Road, PE30 3RE

Councillors discussed the matters which were raised earlier in the meeting regarding the above application. Resident's views were taken into account in that those present at the meeting expressed a preference for the 5 dwelling scheme as it would be less cramped close to their properties. The balance of leaving the objection lodged at the Borough verses removing the objection was discussed. If the objection was left and the application went to the planning committee and it was refused again then the developer would appeal and likely win, given the scheme for 7 was passed recently at its appeal.

Removing the objection would allow the site to be developed sooner and be of benefit to the village in that the site would not be left to become derelict any longer. Based on residents support for the 5 dwelling scheme Cllr Harper proposed that the PC's objection is removed on the confirmation from Vertex Architecture and the Borough Council that the same conditions for the 7 dwelling scheme are put

in place for the 5 dwelling scheme, this addressing some concerns over the refurbishment plans for the pub. A vote was taken with the majority in agreement with this proposal.

ACTION: Clerk to contact Jordan Cribb and the Borough Council to remove the PC's objection from application 22/00993/F.

13. Neighbourhood Plan – to hear an update on work relating to this

Cllr Harper gave an update – a draft is being finalised to submit to the Borough Council after work submitted from the steering group. Awaiting confirmation from Collective Community Planning that the draft is being sent and then a copy will be circulated to Councillors.

14. Village Hall

- Cllr Harper reported that there are a good number of bookings from regular groups and parties/events.
- The Christmas Fair was a great success, and thanks to Cllr Lamb and the committee was noted.

15. The Village

- Tree Planting Event – this will be held on 11th February. Cllr Border will collect the trees and bring to the Village Hall and ask for volunteers to come and take some to plant out. He will identify areas and produce a map. Grant funding of £75 has been applied for so that refreshments can be laid on at the Hall to make this a community event.
- North Wootton Academy Car Park Potential Project – Prior to a future meeting with school trustees to discuss the feasibility of a car park being created on the corner of Saint Augustine's Way using land owned by the school. The following are initial thoughts by Councillors and more consideration needs to be given to the idea.
 - How would the car park be used and would it alleviate parking issues around the shops and on Priory Lane?
 - Staff car parking – would staff use the car park to free up the road or would they still park along Priory Lane?
 - What type of base would be used, it would need to be cost effective.
 - How would the project be funded, suggestion of CIL monies, but the majority would need to be in the form of grants.
 - Ongoing costs, once completed who would pay for and be responsible for its upkeep? Insurance implications?
 - How would the school fence off the area to maintain security and consider health and safety issues.
 - Would the school have exclusive use at term time and then outside of that it would be available for use by the community?
 - How big could it be, how much land could be made available for the project?
 - Lighting – would this be required for safety, probably not is used by the school but if it is to be used at other times?

16. Open Forum

- Cllr Nockolds said that it would be good to hear that resident's views were taken into consideration regarding the PC's decision about the House on the Green application.
- The Borough Council is encouraging more people to use their food bins – ACTION: Clerk to include a piece in the next newsletter to promote this.
- The resident next to York House is still parking on the village green. ACTION: Clerk to write a letter to them.

17. To confirm any items for the future agenda – Nothing at present

The meeting finished at 9.05pm

..... Chairman

Date 2nd February 2023