

GAYTON PARISH COUNCIL**MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT GAYTON JUBILEE VILLAGE HALL
ON MONDAY 8th February 2016**

Present: Mr R King (Chair), Mr B Anota, Mr P Savage, Mr A Beales, Mr A Dewing, Mr S Verber, Mr P Grant and Mr P Gidney.

1. Apologies for absence.

Apologies were received and accepted from Lady Romney and Mr S Taylor. Mr Currey had previously advised that he would be late to the meeting but, in the event, he was unable to attend.

2. Declaration of Interest – The Councillors will declare any personal or prejudicial interest in any item on the agenda.

There were no declarations of interest.

3. Minutes of the Parish Council Meeting 14th December 2015.

Mr Verber proposed that the minutes be agreed and accepted as a true record. This was seconded by Mr Grant and agreed by all.

4. Report from County Councillor and Borough Councillor.

County Councillor Mr R Coke was not present and had not sent a report or update.

Mr Beales updated the Council on current events at BCKLWN advising that a new leader of the Council would be elected in May. The new financial plan will be implemented which includes a reduction in new homes bonus and rate support but with more emphasis on social care. There is also likely to be an increase of 0.89% to Council Tax and also parking charges will go up.

5. 10 Minutes Open Forum for Parishioners and report from County Councillor.

A resident of Back Street raised concerns about the repeated flooding of the road outside of his property. Highways have been aware of the problem for some time but Mr Beales said that he would take up the matter again with Andy Wallace.

6. Streetlights – the Council will consider a quotation from its streetlight maintenance firm to convert its streetlights to LED's.

The original quotation to change to LED streetlighting was £338.16 + VAT for each lamp, with a 10% discount if 10 or more are changed. Mr Verber pointed out that, although there would be a saving on energy usage and maintenance, it would not be as high as the 80% quoted as this figure related to a comparison with incandescent lighting; as the lighting currently in place is CPL the savings would be lower, but there would still be savings. Calculations indicate that it would take approximately 10 years to recoup the initial outlay. However, the condition of the existing lamps should also be taken into consideration as some may be at a stage where failure is more likely than others and so it was agreed to contact the lighting contractors to ask for a survey to be carried out on the condition of the lamps so that the Council could make an informed decision on which lamps should be converted on the basis that it will consider agreeing to convert some at the next meeting. The Council also wanted to know what the £4 per lamp maintenance fee, once the lamps are converted to LEDs, would cover.

7. Development in Gayton – the Council will consider the response received from the Borough Council planning department.

The Chairman reported that the Borough Council had responded to a second letter written by the Parish Council asking specifically how the Borough Council planning team would ensure that the form and character of Gayton would not be irrevocably damaged by the cumulative effect of development. The Borough Council's response provided no reassurances and noted that there would have to be a very strong case that an individual development would damage the form and character of Gayton for it to be refused and that the refusal would be unlikely to stand up to the appeal process.

In light of this response, Mr King and Mr Anota visited Stuart Ashworth, planning officer at the Borough Council. Mr King reported that from this meeting he and Mr Anota had learned that the Borough Council will be appealing the lack of a 5 year land supply decision in May 2016. There is no set calculation for determining whether an authority has a 5 year land supply or not which means that two different inspectors may have entirely different views on the supply an Authority has, at present. The Borough Council believes that they need another 700 homes to meet the 5 year land supply criteria whilst the inspector believes that it requires 900. The applications for 150 homes in Gayton do not make up a huge percentage of the amount of homes that need to be built in the Borough and these numbers are rolling and subject to change. Therefore, development in Gayton seems inevitable as it will be unlikely that planning applications are considered under the Local Development Framework again and will currently have to be dealt with under the National Planning Framework.

However, Mr King reported that Anglian Water appear to have recently understood the cumulative effect of each planning application in Gayton on the already overworked water and sewerage system and this will have a significant impact on whether the development at some of the sites can go ahead.

Mr King also reported that Henry Bellingham will be lobbying the Housing Ministers to bring some methodology to the calculation of land supply so it is clear nationally.

Several applications in Gayton will be considered by the Planning Committee on 7th March. Mr Beales has asked Mr Anota to represent Gayton at this meeting due to his existing interest.

8. New School in Gayton – the Councillors who attended the informal meeting with NCC officer will provide a brief report.

Mr King reported that the meeting provided a useful forum for discussion although some further work regarding parking and traffic management would be required. It was noted that NCC had agreed to provide 210 spaces at the new School in acknowledgement of the possible development in Gayton and that NCC believes there is no other feasible site in Gayton for a new School. Mr Beales commented that it was unfortunate that there was not a representative from Highways at the meeting. A formal application is now awaited, however, it was agreed to send the data from the VAS sign when it has been erected on Winch Road and Back Street to Cnty Cllr Coke to ensure that this is considered in the application made.

9. Electricity works – the Council will discuss and comment as necessary on proposals by UK Power to lay underground cable along Lynn Road to remove the overhead cable which currently runs across the playing field.

No objections were raised in regard to the proposed works.

10. Installation of Faster Broadband Cabinet in Gayton – the Council will agree any comments required on this.

The Clerk reported that the Faster Broadband Team had received complaints from residents in relation to their chosen site and had asked the Jubilee Hall Management Team if it could site the box within the Hall's grounds to the front of the Hall instead. Mr Verber reported that the Hall Management Team had agreed to have the box sited on the Hall's land and would accept the £750 one off wayleave payment offered for the installation but would also like to ask that the Hall receives a telephone and internet connection in the process. Mr King proposed that the Council supports this request and Mr Beales seconded this.

11. Jubilee Hall – the Council will hear an update from the Trustees.

Mr Verber advised that the current committee members had not formally agreed to accept Trustee status although they are registered as Trustees with the Charities Commission. Mr King suggested that they be removed from the CC website until the relevant agreement has been signed and then they could be reinstated officially. Mr Verber also highlighted that more volunteers were required to help run the Jubilee Hall so that the workload could be shared out. Without additional help it is likely that the Hall would have to close as a venue. It was agreed to include this on the agenda for the next Parish Council meeting to discuss further.

12. Annual donation to Jubilee Hall – the Council will consider a request to change the way the donation is provided to the Jubilee Hall.

In light of the issues noted in item 11, it was agreed that this subject should be adjourned until the future of the Hall is clear.

13. Celebrating the Queen's 90th birthday – the Council will consider how to participate in this.

April 21st is the Queen's official 90th birthday and consideration was given as to how to mark the event. Mr Beales suggested lighting the Jubilee beacon although he acknowledged that access to the area is not good following the recent bad weather. It was decided to consider this again at the next meeting to see if conditions would be more favourable.

14. Annual Litter Pick – the Council will agree a date for the Annual Litter Pick in the Parish.

The Councillors agreed on Sunday 20th March 2016 as the date for the Annual Litter Pick. The Clerk will check availability of equipment before confirming.

At this point Mr Beales left the meeting after advising that he had an interest in the next item.

15. Planning

a) Applications to consider

Outline Application: residential development at Land at Gayton Mill, Litcham Road, Gayton.

The Council agreed the following response to this application:

The Council notes that it cannot demonstrate that the adverse effects of this development would outweigh the benefits, according to National Planning Policy. However, it would raise the following issues which it believes should be considered:

- The Council believes the developer should include a report indicating how suitable drainage measures, both for water and sewerage, will be incorporated within the development in this application. The Council believes the report should include the cost of implementing the improvements required and the timescale for when these will be completed, which should be before the new homes are inhabited. This condition is supported by a report from Anglian Water in

relation to planning application 15/01946/OM which lists applications 15/01776/OM, 15/01888/OM and 15/01946/OM and notes that there is currently limited capacity within the existing foul sewerage network at Gayton to accommodate the total number of dwellings proposed on these sites. Clearly, there is no current capacity for the new dwellings proposed in this application, either.

- *The Council believes that this application should be considered in conjunction with application **14/00325/OM** which has already received approval and, as such, the following conditions should also apply to this application*
- *Gayton Parish Council would support this application in principle on the proviso that a suitable and safe footway from the site into the village is made a requirement within any planning permission granted.*
- *This support is also on the proviso that the Council agrees with the detailed design of the site and layout of properties once produced.*
- *The Council would also like to see improvement works to the junction of B1153, Back Street and B1145 Lynn Road within this application.*
- The Council has adopted a streetlighting policy which is against the provision of any routine street or outside lighting and would not like to see any such lighting included in this development.
- The Council is aware that there are several applications that have or will be made for development in Gayton which could lead to the development of up to 150 new homes in the Parish. In these unprecedented times, the Council believes that each developer should be equally responsible for the cumulative effect that each development will have on the infrastructure and general fabric of the Parish. The Council would like the developer of this application to take this into consideration and report on how this has been considered within the application.
- The Council is aware of Norfolk County Councils plans to build a new School at a new site in Gayton, however, is aware that the maximum number of places that would be available at the School would be 210. If each Developer is mindful and cognizant of the other developments occurring within Gayton, they will be aware that there is the possibility that up to 150 homes could be built within the next few years. This will mean that the new School may not be adequate to support all of the families in Gayton. The Council does not feel that development should be permitted where it is clear that existing or proposed infrastructure will clearly not be sufficient.

b) *Decisions received from BCKLWN / NCC*
None

c) *Any applications received after 3rd February 2016*

16. Gayton Playing Fields – the Council will discuss any playing field issues.

Mr Dewing confirmed that there were no issues of note.

17. Easter Egg Hunt – the Council will consider a request to use the playing field for an Easter Egg Hunt organised by the Jubilee Hall Committee.

This item was adjourned for later consideration.

18. Highways – the Council will discuss any Highway issues.

Mr Beales and Mr Grant both noted potholes outside of Watergate House on Winch Road.

19. Correspondence received since last meeting (see attached schedule).

Mr Dewing agreed to hand out a questionnaire to the village sports clubs which has been issued by the Borough Council so that contact information for each club can be recorded on the Borough's website.

20. Finance

The current financial standing of the Parish Council will be reported and the following payments will be presented for approval: -

Mrs K Senter - Clerk's salary	Clerk's salary	BACS	£	431.12
HMRC	PAYE	101519	£	6.60
CGM	Grounds maintenance Dec 15 & Jan 16	101520	£	95.30
TT Jones Electrical Ltd	Electrical lighting maintenance etc	101521	£	79.40
Jubilee Hall	Hall hire	101522	£	21.00
KVT BusinessCare Ltd	Half phone bill etc	101523	£	41.72
	TOTAL		£	675.14

Mr Dewing checked and verified the bank reconciliation.

Mr Verber proposed that the above payments be made. Mr Grant seconded this and all agreed.

21. Items for report or Future Agenda

Jubilee Hall

Queen's birthday celebration / beacon

22. Date of next meeting is planned to be 14th March 2016.

Noted.

Signed by Chairman..... 14th March 2016