

**GAYTON PARISH COUNCIL****MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT GAYTON JUBILEE VILLAGE HALL  
ON MONDAY 12<sup>th</sup> September 2016**

**Present:** Mr R King (Chair), Mr B Anota, Mr P Grant, Mr S Verber, Mr P Gidney, Mr J Currey, Lady Romney, Mr A Beales, Mrs S Taylor, Mr P Savage and Mr A Dewing.

**1. Apologies for absence.**

There were no apologies received as all Parish Councillors were present. Cnty. Cllr. Toby Coke did not attend the meeting.

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

Lady Romney declared a non-pecuniary interest in item 6.

Mr King declared a non-pecuniary interest in item 11 in relation the application at Old Warehouse Yard.

Mr Beales declared a pecuniary and non-pecuniary interest in item 6.

**3. Minutes of the Parish Council Meeting held on 13<sup>th</sup> June 2016 for approval.**

Mr Gidney proposed that the minutes be accepted as a true record of the previous meeting and Mr Currey seconded this. All agreed.

**4. Report from County Councillor and Borough Councillor.**

Cnty Cllr Coke did not attend the meeting and Mr Beales had nothing further to report since the previous meeting.

**5. 10 Minutes Open Forum for Parishioners.**

There were no comments from members of the public.

**6. Green Space at Manor Farm application – the Council will consider Gayton Estate's proposal to transfer funding and the responsibility for green space to the Parish Council at Manor Farm.**

Since this item was for discussion only, Mr Beales provided the following information on behalf of Gayton Estate. Part of the land which has received outline planning permission at Manor Farm for 40 homes is to be kept as green space, which is open to the public. This comprises of 4592 square metres of land. Mr Beales explained that a Section 106 Agreement is between the applicant and the Planning Authority and deals with the legalities of a planning transaction, including who will be responsible for managing and maintaining the green space within the development. The Borough Council would usually take responsibility/ownership of the land in these circumstances but it is Gayton Estate's wish that the Parish Council considers taking the land to ensure that it is kept a pleasant green space for parishioners to enjoy. It was noted that other land maintained by the Borough Council in the Parish is not always maintained to a particularly high standard. Mr Beales also noted that the Borough Council could consider developing the green space in future years whereas if the Parish Council owned it, this could be prevented. The Parish Council would receive a sum of money which is deemed appropriate to maintain the land for 15 years. It would be the Parish Council's decision as to how and when this money would be spent. At present, there is no indication of the amount of funds that would be available, the regular maintenance that would be required on the land and who would pay the legal fees necessary to register the land as owned by the Parish Council. It was agreed to pursue this issue further and gather all information available to allow the Parish Council to make an informed decision on this matter.

**7. New Play Equipment for Toddlers – the Council will consider installing new play equipment specifically for toddlers at Gayton playing field.**

Mr Currey, Mr Grant and Mr Dewing volunteered to take part in a working group to undertake the consultation necessary. It was also agreed to consider asking the members of the Parish who requested additional equipment to also join the working party.

**8. Neighbourhood Plan – the Council will revisit the possibility of creating its own Neighbourhood Plan**

Mr Gidney reported that several other Parish Councils have produced Neighbourhood Plans which could be used as a basis for Gayton to create its own Plan, thereby reducing the work involved. He explained that a Plan can give Communities a chance to take ownership and shape the future of development within their Parishes. Mr Beales noted that Brancaster had created a Neighbourhood Plan which has successfully stopped the continuous development of 6 bedroom 'super homes' in the area. It was agreed that the creation of the Parish Plan had been a worthwhile exercise for Brancaster, however, it was also noted that there is not an obvious specific development issue in Gayton which a Neighbourhood Plan may help to deal with. It was agreed to revisit this when the simplified version of a Neighbourhood Plan is available and Mr Gidney agreed to confirm when this is available.

**9. Devolution – the Council will hear an update on this issue from Mr Beales.**

The devolvement deal available offers a Combined Council, made up of Authorities in Norfolk and Suffolk, several millions of pounds to take ownership of certain services currently provided by Central Government. The Borough believes that this will allow it to tailor services to the needs of the local area and to control the cost of the services. However, the elected Mayor proposal (to represent the Combined Council) within the deal has received a negative response from the Borough and most other Authorities. Henry Bellingham MP has suggested that a better option would be to appoint a Chair of the Combined Council from one of the 16 Authorities which would make up the Combined Council for a fixed term after which a representative from another of the 16 Authorities would take the position. Ultimately, Mr Beales believes that the devolvement of the provision of services to local Councils will give Parish Councils more opportunity to question where money is being spent. He reported that the Borough will be considering this issue again in October.

**10. School Place Consultation – the Council will consider a response to its comments regarding the School Place consultation**

The Council noted with disappointment a response from NCC confirming that it could not guarantee that any expansion to the new School would not be provided, at least in the short term, by temporary accommodation.

**11. Gayton Mill – Mr Beales will report on Environmental Health concerns in relation to this site.**

Mr Beales reported that he had called the Borough Council's Environmental Health Officers to the site and they have now commissioned surveys in relation to the asbestos onsite and the general danger the site poses. Mr Beales reported that enforced demolition may be a possible outcome although nothing is confirmed. It was generally agreed that the Borough Council's investigation of the site is positive and should mean that some action is taken.

## 12. Planning

### a) *Applications to consider*

#### Proposed extension, alterations and creation of sun terrace at Casa Bosaque, Lime Kiln Road, Gayton

The Council raised concerns about overlooking at this site but had no objection to the application.

#### Outline Application: Development of former industrial site for self-build housing at Former Works Adj Gayton Mill, Ltcham Road, Gayton

The Council agreed the following response:

Gayton Parish Council objects to this application as the site is outside the development boundary. In addition, the Council notes the comments made by James Heaton, Housing Development Officer, advising that 3 of the proposed sites would have to provide affordable housing. The Council fails to see how this can be achieved if the plots are sold for self-build.

The Council also notes the comments made by James Albone, Planning Archaeologist, and would like a condition that a full program of archaeological mitigatory work is undertaken before any permission is granted.

#### Front, rear and side extension at Old Warehouse Yard, Lynn Road, Gayton

Mr King noted a personal interest in this application. The Council had no objections to this application.

### b) *Decisions received from BCKLWN / NCC*

None

### c) *Any applications received after 7<sup>th</sup> September 2016*

#### Variation of condition 2 of planning permission 14/0080/F: at The Old Workhouse, Eastgate Drove, Gayton

The Council had no objection to this application.

### d) *Settlement Hierarchy Review – the Council will agree its response to the Settlement Hierarchy Review – the Council will agree its response to the Review*

## 13. **Gayton Playing Fields – the Council will discuss any playing field issues including the cost of building and erecting the bench further to the discussion at the last meeting**

It was noted that there is a bush growing into the playing field car park which needs cutting back. It was agreed to ask the Council's maintenance contractor to deal with this.

It was noted that both Jubilee benches need repainting.

The Clerk reported that an alternative quotation to install the new bench on the playing field could not be sought and that Mr Drew had refused to reduce his original quotation of £300. Therefore, Mr Beales proposed that the Council accept Mr Drew's quotation in order to get the bench installed and Mr Anota seconded this. All agreed.

## 14. **Highways – the Council will discuss any Highway issues and consider any Speedwatch issue.**

Mr King reported that Wells Wondy Lane is breaking up, probably due to regular use of large vehicles, and this will be reported to NCC Highways. It was noted that several cars are parking near the bus stop on Grimston Road which has been reported as an obstruction by a parishioner who asked if a layby could be created to accommodate the vehicles. It was noted that there is not a suitable area to create a layby and that as long as a vehicle is taxed and MOT'd it is legal for it to be parked on the public highway.

It was noted that the contractors undertaking the work to the electricity supply in the Parish have filled in some of the grips along the Highway. Mr Anota agreed to mention this to the supervisor when the key is collected to allow work vehicles onto the playing field.

Mr Grant reported that a general meeting of the Speedwatch Team will take place on 18<sup>th</sup> September between 11am and 12pm to discuss speedwatch issues.

**15. 30mph stickers for waste bins – the Council will consider purchasing stickers to deliver to residents**

Mr Grant confirmed that he had identified properties near the entrances to the Parish that he would like to deliver stickers to for the residents to put on their bins in a further bid to reduce speeding in the village. He confirmed that he had already arranged volunteers to distribute the stickers if the Council agreed to purchase them. Mr Grant therefore proposed that the Council purchases 100 stickers at a cost of £70. Mr Verber seconded this and all agreed.

**16. Correspondence received since last meeting (see attached schedule)**

The Council noted a letter from Gavin Barnwell MP in relation to the Neighbourhood Planning Bill urging Parish Councils to consider creating their own Neighbourhood Plans.

**17. Finance – the current financial standing of the Parish Council will be reported and the following payments will be presented for payment: -**

Mrs K Senter	1 month's clerks salary & expenses - August	BACS	£	450.32
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HMRC	PAYE	CHQ	£	18.80
TT Jones Electrical	Streetlight maintenance	CHQ	£	44.09
Jubilee Hall	Hire	CHQ	£	21.00
KVT BusinessCare	Stamps/stationery	CHQ	£	40.99
CGM	Grounds Maintenance	CHQ	£	95.30
Nigel Drew	Installation of dog bin and repairs to picnic bench	CHQ	£	70.00
<b>TOTAL</b>			<b>£</b>	<b>1190.82</b>

Mr Gidney proposed that the Council make the payments listed above and Mr Savage seconded this. All agreed.

**18. Items for Report or Future Agenda.**

**19. Date of next meeting is planned to be 10<sup>th</sup> October 2016.**

There being no further business the meeting closed at 8.50pm

Signed by Chairman..... 10<sup>th</sup> October 2016