

Minutes of the Meeting of Gayton Parish Council held on Monday 6 September 2017 at 7.30pm at the Jubilee Hall, Gayton.

Presents	Cllr B Anota	Cllr R King	Cllr P Gidney	Cllr J Currey
	Cllr P Grant	Cllr A Dewing	Cllr P Savage	Cllr S Taylor

Also present: The Clerk, Cty Cllr Graham Middleton & 19 Members of the Public.

**1. To receive and consider apologies for absence:
It was resolved to accept apologies from Cllr S Verber, Cllr C Romney and Cllr A Beales.**

2. To receive Declarations of Interest
Cllrs Grant & Currey gave a non-pecuniary interest in planning application 17/01547/CM

Cllr Anota ask the Council if they were in agreement to take items 3 & 5 together as this would allow Parishioners questions to be answered by Cllr Middleton. **It was resolved for 3 & 5 to be taken together and the meeting to be opened.**

3. Adjournment of Meeting to allow for public questions

&

5. To received a Report from the Cty Cllr Middleton.

Cllr Anota started by explaining that this is a Planning Application from NCC and as with any planning application the Parish Council are a consultee and can only comment on statutory planning grounds. Cllr Anota advised that many of the points raised by the Parish Council in the previous application have been addressed to some degree.

The following points were raised:

New School Planning Application

Flooding – How has it changed from a Flood Risk 3 to a Flood Risk 1. Heavy rain and Back Street floods. Change to the floor level of the school. Cllr Gidney advised that there has been no change to the floor level.

Double Yellow Lines in Back Street and Winch Road - How is it going to be policed. Not fair on residents and visitors with restricted parking.

6 sites put forward why pick this site, as others were better and have been dismissed on what grounds.

Costs were only getting greater and a greater burden on the Tax Payer.

Room for expansion in the neighbouring field. Cllr King advised that it has been agreed that no development will take place in the neighbouring area.

Footpaths: These needed to be carefully looked at to provide the safer route for the children, as there is the loss of Zebra Crossing.

School should be more in the Centre of the village.

New school is needed the Children are being let down with lack of facilities at the present site.

New school site safer than old site.

New school site not as safe as old site.

Drainage. Currently houses getting problems with flooding due to sewage. Cllr

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King advised that Anglian Water had agreed to update the systems with the next additional development site. This is like for like as the pupils will not be using the toilet at the old site, and will take a few years for the school to grow to 210 from the current 161. Tankers every month at present.

Who represents the residents on the Borough Council with Cllr Beales having an interest. Cllr Dewing advised that Cllr Daubney had agreed to represent.

Talk of Back Street becoming one-way. Cllr King advised that this had been addressed but with no heavy machinery using now that the Farm is not being used.

Spraying on the fields around the new site.

Rachel Greenhalgh Head Teacher advised that Gayton currently was desperate for a new school. The children were being affected due to lack of space. Lunch had to be taken in 3 different rooms. There were currently 161 pupils on roll at the school only has capacity for 125. A new school was a must and had been designed to accommodate all needs. Mrs Greenhalgh advised that the children undertook a walk to school month, where prizes/certificates were given. This had gone down very well with the children and 80% of the children walked 4 out of 5 days. It is hoped that a daily walking bus, walking children to school will be in operation. This should keep the parking down to a minimum.

Hedging

The area between no 31 Back Street and no 38 Back Street needs cutting back.

- 4. **To receive a Report from The Borough Councillor.**
Cllr Beales had sent his apologies as he had a Borough Council meeting to attend this evening.

It was resolved for the meeting to return to closed session.

- 6. **Minutes of Gayton Parish Council Meeting held on 14 August 2017**
It was resolved to approve the minutes and for the Chair to sign as a true record.

- 7. **Matters arising from the minutes**
All items on the Agenda.

- 8. **Planning Applications and Determinations:**

Applications:

17/01530/F Mr & Mrs Barrie & Diwy Colvin. Application for Variation of condition 2 of planning permission 14/00080/F: To install air source heat pump rather than approved ground source heat pump at The Old Workhouse Eastgate Drove Gayton King's Lynn Norfolk

Cllr King advised that this application's consultation time has passed. Cllr King advised that it was discussed at the August meeting and it was agreed that no comment was necessary.

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Cllr Currey left the meeting.

17/01547/CM Executive Director of Children’s Services. Application for Agricultural field at the junction south of Back Street and east of Winch Road in Gayton: Change of use of agricultural land to school / nursery use. Erection of new 210 place pupil (1FE) primary school, hard play area, sports pitch provision and erection of 52 place nursery with associated car parking area and associated works. Grid Ref: 572357318862.

Cllr Gidney provided the following observations:

Footpaths

Cllr Gidney stated footpaths needed to be in the correct places and keep free and open of any further development. The footpath needs to run diagonally from Hall Farm Garden and down St Nicholas Close. Drainage also needs to be accessed.

Walking Bus

The Parish Council needs to support and encouraged.

Building Materials/Design

Cllr Gidney advised that the roof is proposed to be tiled with slate tiles. These are not in keeping with the materials used on surrounding properties, have a short life expectancy, meaning greater maintenance costs and the proposed buildings are angled badly for winds striking a slated roof. The Council does not understand why clay pan tiles, which are more in keeping, more economic and have a greater life expectancy, have still not been used. The design of the building is not in keeping. The aesthetics are not pleasing as the buildings are utilitarian in design.

Facilities

Cllr Gidney said that the facilities were wonderful but was concerned with the amount of development planned for the village if it would last for 150 years and it was important that the land to the east must be kept free of development. Cllr Gidney noted that the ceiling on the main hall was around 10.6 meters in height. This was he imagine was for sports use, and there was talk of opening the school up for hire out of school hours.

It was resolved for the meeting to be opened to allow Cty Cllr Middleton to comment.

Cllr Middleton said that it is very much standard now that school’s facilities are open to other businesses and residents as some areas do not have any other facilities. The school at this present time had no intension of hiring but there is always the rental income if the facilities were not available elsewhere.

It was resolved to return to closed session.

It was proposed by Cllr King and Seconded by Cllr Taylor that the Council writes and support the application but note the previous points raised and the current ones advised by Cllr Gidney. It was resolved for Cllr Gidney to get updated information to the Clerk and the Clerk to write to NCC Planning.

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Cllr Currey returned to the meeting.

Determinations:

17/01063/F Gayton Orchard Farm Lynn Road Gayton King's Lynn Norfolk PE32 1PA - Single storey extension and cart shed extension to double garage –**Refused.**

Cty Cllr Middleton left the meeting at 8.55pm.

9 Playground Plan - Update

Cllr Currey advised that the proposed plans were currently under consultation and public comment. There were to be taken to Goslings and Little Scamps. It was hoped that the public consultation would narrow the choice to two. A final proposal to be brought to the next Full Council Meeting and then the proposal is to apply for a grant from Wren. **It was resolved for this item to remain on the agenda.**

10. Neighbourhood Plan – Update

It was resolved to open the meeting to allow a member of the Team to give an update.

The lady expressed that she would have liked this item to be placed before the school application on the Agenda so that more members of the public could have been informed about the proposed Neighbourhood Plan. A grant of £4, ?? had been received and a member of the team was working on undertaking the due diligence of the grant. A Consultant Rachel Hogger who was very experienced in this field has been employed by the team to aid the process. An update would be available for each Council Meeting.

11. Dog Fouling

The Clerk advised that the Borough Council were undertaking a pilot scheme called Green Dog Walking. It involved a minimum of six volunteers from a village would be trained to walk around the village talking to dog walkers, handing out dog poo bags and asking relevant questions. The Volunteers would be trained in all aspects including dealing with confrontation etc.

12. Correspondence:

The following list of correspondence can be viewed by arrangement with the Clerk.

- a) Recycle for Norfolk
- b) Clerks & Councils Direct
- c) CPRE – Countryside Voice
- d) CPRE – Field Work

13. Banking Arrangements

The Clerk advised that at this present time she was unable to undertake the usual monthly bank reconciliation etc, as she currently had no access to the

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Bank Account. **It was resolved for the current signatories and the previous Clerk to get together and get the bank mandate and address changed.**

14. Accounts for payment

Jubilee Hall –Room Hire – (July)	101611	21.00
Minuteman – Printing Neighbourhood Plan	101612	69.00

It was resolved for these payments to be made.

15 Payment Received

None Received

16. Items For Next Agenda

- Playground Plan – Update
- Neighbourhood Plan – Update
- Drop Box

17. Date, & Place of next meeting.

Wednesday 4 October 2017 at the Jubilee Hall at 7.30pm

With no further business the meeting closed at 9.10pm.

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