

Minutes of the Meeting of Gayton Parish Council held on Wednesday 3 January 2018 at 7.30pm at the Jubilee Hall, Gayton.

Present	Cllr J Currey	Cllr P Grant	Cllr P Gidney
	Cllr C Romney	Cllr A Beales	Cllr S Taylor
	Cllr S Verber	Cllr A Dewing	Cllr B King

Also present: The Clerk & 1 Member of the Public.

In the absence of Cllr Anota, Cllr Currey took the Chair.

**80 To receive and consider apologies for absence:
It was resolved to accept apologies from Cllr B Anota & Cllr P Savage.**

81 To receive Declarations of Interest
None Received.

It was resolved to open the meeting.

82 Adjournment of Meeting to allow for public questions

Flooding

The Parishioner asked what could be done by the Parish Council regarding Anglian Water and not having an adequate foul water/sewage system. Cllr Currey said he has had tankers outside his own property taking away water. The Parishioner felt that the reservoir was not sufficient to hold the amount of water that can fall within one and half hours. Cllr Beales said that he felt the pump was working ok as the water was draining well. Cllr Beales then explained about the planning appeal and the possibility of fifty more houses in the village on top of all the ones already approved. It was suggested that the Parish Council writes to Anglian Water.

It was resolved to return to closed session.

Cllr Gidney said that he felt that planning permission should carry a clause of the necessity of each new property having a foul water soak away Cllr King said the next majority development in the village must pay towards improvements to the water system. Cllr Beales said that it was good that there were tankers out as tankers cost money and Anglian Water will want to cut out these payments.

83 To receive a Report from The Borough Councillor.
Cllr Beales advised that he had attended the Planning Appeal on Monday and the Inspector had granted planning permission for 50 houses to be built within the village. It was given on the grounds of being a windfall site and not on the 5-year land supply. The Borough Council are now going to take further to High Court as if this is allow as a windfall site it could open the flood gates all over the Borough and further afield. Up to around five properties on a windfall site is possible but not 50.

84. To received a Report from the Cty Cllr Middleton.
Cllr Middleton was not present so no report was received. **It was resolved for**

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the Clerk to contact Cty Cllr Middleton and ask that if he is not able to attend that he forward a report to be read out at the meeting.

85. Neighbourhood Plan – Update

Cllr Gidney advised that there was not much to report at this present time with some of the team still away from Christmas Holidays. Cllr Gidney advised that the group are looking into shortening the consultation process not missing anything out but tightening up on timings etc especially as the planning permissions for the village keep coming. Cllr Gidney said that the Character assessments are going well currently looking into green spaces, building types, village layout etc. More details can be found on the website. Banners to highlight the plan are hoping to go up around the village soon.

86. Minutes of Gayton Parish Council Meeting held on 6 December 2017.

It was resolved to approve the minutes and for the Chair to sign as a true record after the following amendments: No 63 should read Hall Farm not Hill Farm, No 73 there is a Dark Sky Policy.

87. Matters arising from the minutes

Cllr Beales asked regarding the tax base. The Clerk advised that it is the amount that the precept is divided by to give a band D property's rate. It takes into account second homeowner, people claiming housing credits etc.

88. Planning Applications and Determinations:

Applications:

17/02140/F Lime House Developments Ltd, Application for variation of conditions 5,6,7,8,10, 11 & 12 of Planning Permission 15/012130/O outline application. Construction of three dwellings. To vary previously approved drawings and to vary the wording as described in the submitted statement, Jubilee Farm, Jubilee Hall Lane, Gayton. **It was resolved to make no comment.**

17/02140/F Mr & Mrs C Minns Application for Variation of conditions 5, 6, 7, 8, 10, 11 and 12 of planning permission 15/02130/O (Outline application: construction of three dwellings) - To vary previously approved drawings and to vary the wording as described in the submitted statement at Jubilee Farm Jubilee Hall Lane Gayton King's Lynn Norfolk **It was resolved to make no comment**

17/02330/F Mr & Mrs C Minns Application for construction of Proposed garage block Jubilee Farm Jubilee Hall Lane Gayton King's Lynn **It was resolved to recommend approval.**

16/02163/NMA_1 Freebridge Community Housing. Application for Non-material amendment to planning permission 16/02163/F: REMOVAL OR VARIATION OF CONDITIONS 2, 5, 6, 7 AND 8 OF PERMISSION 15/01264/F: Change of use from former public house to four residential dwellings and associated works Rampant Horse

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Cottage Lynn Road Gayton **It was resolved to make no comment**

17/02233/OM RMJJC Bateson outline Application some Matters Reserved: Redevelopment of site for housing Former Works Adj Gayton Mill Litcham Road, Gayton **It was resolved to recommend approval for the housing element but to recommend refusal with regards to the highway.** The junction is very busy and dangerous to cross. The assessments with the application are around 10 years old and a lot of development etc has happened in the village and these assessments need to be revisited to give accurate details. The School move also affects. The footpath needs reconsidering. **It was resolved for the Clerk to arrange a meeting with Highways and this planning application to be part of that meeting.**

17/02355/RMM KMH Builders Ltd Reserved Matters Application for 10 detached/linked detached dwellings Allens Garage Lynn Road Gayton **It was resolved to recommend approval.**

Determinations:

17/02111/F Mr Coker Application for Internal alterations and a rear extension 6 Grimston Road Gayton – **Granted.**

89 New Playground Plan

Cllr Currey explained that he had registered with Wren. The application needs to be made on line and you do not know what it will ask until you change page on the screen. Cllr Currey advised that he has rung Wren and asked about evidence re the consultations etc They advised that a sample and summary will be sufficient. Cllr Currey advised he is to get the application filed by the 14 March deadline. Cllr Romney gave a vote of thanks to Cllr Currey for all his hardwork.

90 Playing Field

Cllr Currey advised that he was still concerned regarding the drainage of the skatepark. Cllr Currey also advised that a bin is hanging off his post and he will attend to during the week.

**91 Highways
- Ranger Works**

The Clerk had emailed Andy Wallace, Highway Engineer regarding the bollard on the junction and asking for photos of the completed Rangers work. Mr Wallace advised that it was not the norm to take photos but will see if it can be arranged. Mr Wallace said about replacing the bollard, which has been completed only to be knocked out again within days. The Clerk had asked to meet to discuss and had advised that most Friday she is available.

It was resolved for the Clerk to email Andy Wallace and Copy in Cty Cllr Middleton and Cllr Beales over the junction, planning application, flooding and Ranger work.

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Cllr Beales advised that there is a wall on a pinch point on the Winch Road, which the Estate had agreed, previous could be removed but was not taken any further. **It was resolved for Cllr Beales to look into the wall situation, to get a map to the Clerk.**

Cllr Gidney advised that the sodium light outside the Vicarage was not working. **It was resolved for Cllr Gidney to get the number and advise the Clerk so that she can report.**

Cllr Dewing advised that the grips down Back Street at the Winch Road end need clearing. **It was resolved for the Clerk to put on the Rangers List.**

92. NALC Membership.

The Clerk advised that payment had not been made as no invoice had been received. They advised that they could issue an invoice for the next three months to take until the renewal date, but the Clerk had advised that she felt that it was not necessary and to start afresh in the new financial year.

93. The Battles Over

Cllr Romney advised that she had spoken with the PCC and they were in favour of the taking part in any celebration that was to be held. Cllr Romney said that she was prepared to organise a simple celebration with a brazier, church bells, singing and refreshments. Everyone in favour and some kind of fundraising to be arranged. **It was resolved for the Clerk to advise in The Voice.**

94. Drop Box

Cllr King advised that it was his own personal drop box. The Clerk to speak with Cllr Aota about setting up drop boxes.

95 Precept

The Clerk handed round a report as she had paid for the Council to go onto the Edge System that she uses. One report shows the current spend to date, the figure at the end of 16-17 and a blank column for 18-19 and the Clerk has looked at the figures for the projected end of year figures for 17-18 but is not certain as could not be certain what some payments were against which budget. The second report was a budget on the cash flow/balance sheet for the year. . Cllr King advised that usually he worked with the old Clerk and they put in the figures and the whole Council just approved. Cllr Currey advised that it was not possible to go through the budget line by line as a Council tonight. Cllr Currey advised that Cllr Aota, Cllr Gidney, the Clerk and himself get together and get some figures in place and a special meeting be arranged for the 24th January to set the Precept.

96 Correspondence:

- a) Email from NCC Re School Site – Committee 5 January
- b) Email from Festival Too Committee – Funding.
- c) Letter from Barclays Re Mandate. The Clerk advised that she has gained access to the bank account yesterday so can make electronic payment now but no chequebook as yet.

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97. Accounts for payment

Jubilee Hall –Room Hire – (November)	D/P	21.00
TT Jones – Streetlight Maintenance – (November)	D/P	34.64
K J N Landscapes	D/P	630.00
PJ & B Jones	D/P	72.00
Jubilee Hall –Room Hire – (December)	D/P	21.00

It was resolved for these payments to be made.

The following to be paid at Precept or February Meeting.

S Bristow – Wages Aug – Dec		TBA
HMRC – PAYE	D/P	TBA
S Bristow – Expenses		TBA

It was resolved for these payments to be made.

98. Mapping

It was resolved for this item to be deferred to the next meeting.

99. Calls for Sites

The Clerk advised that she had received an email from the Borough Council regarding call for sites but had not been able to open the email and the Borough Council had advised to forward to another address, which the Clerk had achieved, and the email bounced. The Clerk is waiting for the Borough Council to advise further. This item to remain on the agenda.

100. Public Liability – Grimston Road Footpath – Mrs Petch

It was resolved for the Clerk to try and locate the original paperwork and report back at the next meeting.

101. items For Next Agenda

Current agenda plus I.C.O.

102. Date, & Place of next meeting.

Parish Council Precept Meeting Wednesday 24 January 2018 at The Jubilee Hall, starting at 7.30pm.

Parish Council Meeting Wednesday 7 February 2018 at The Jubilee Hall, starting at 7.30pm.

Discussion closed at 9:35pm.

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