Acle Parish Council

Meeting Date: Monday, 19th August 2019  
Venue: Methodist Hall, Bridewell Lane, Acle  
Time: 7.00 p.m.

**PUBLIC FORUM:**

There were nineteen members of the public present. Several residents expressed their objections to the plans for 137 homes on the land north of Norwich Road, including the impact on wells, overlooking neighbouring properties, management and protection of hedges, fencing and questions about the general timescale for the development. Residents were encouraged to contact Broadland District Council with their comments.

**PRESENT:**   
Chairman: Tony Hemmingway  
Councillors: Sally Aldridge, David Burnett, Jackie Clover, Barry Coveley, Jamie Pizey, Richard Powell and Anna Wade. Also Parish Clerk, Pauline James.

Before the meeting started, Richard Powell signed a declaration of acceptance of office as the newly co**-**opted councillor.

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| **1** | **APOLOGIES** Angela Bishop, Jayne Greenacre, Brian Grint.  Lana Hempsall and Brian Iles | | |
| **2** | **DECLARATIONS OF INTEREST** David Burnett and Barry Coveley declared a disclosable pecuniary interest in any financial transactions with the Recreation Centre, as Trustees. | | |
| 3.1 | **LAND OFF NORWICH ROAD (20191215)**  The councillors noted the various objections to the proposals from local residents.  It was agreed to object strongly to the plans:  Inadequate parking Overdevelopment of the site Lack of open space  Overlooking of properties in the north-east corner of the site Narrow roads and inadequate pavements Confirmation of the emergency access to the site Confirmation that the roads are adequate for refuse vehicles Confirmation of adequate bin collection points Effect on wells for quality and quantity of water Management and protection of trees and hedging Management of vehicles movements during the construction period so as to ensure vehicles approach from the west  Inadequate infrastructure in the village  It was confirmed that district councillor Lana Hempsall had been asked to “call in” the application so that it is decided by the full Planning Committee. This will enable local residents and/or the parish councillors to attend the meeting to express their objections to the site. | | |
| **3.2** | **OTHER PLANNING  Windle Farm – single storey side and rear extension.** There were no objections to the plans. | | |
| **4** | **RECREATION CENTRE TRUSTEES** | | |
|  | There had been a suggestion that two current trustees might be changed to be parish council-appointed trustees and then new people appointed by the Tennis Club and AGM. After some discussion it was agreed that these people were already working well as trustees and it would be preferable to appoint two new people. The clerk was asked to advertise the vacancies and put it back on the agenda for the October meeting. | | |
| **5** | **SHORT-TERM LOAN TO STRUMPSHAW PARISH COUNCIL**  As part of the s106 agreement for planning permission to build 10 new homes on Mill Road in Strumpshaw, the developer, Crabtree Living Ltd, has to build the shell of a new community hall, up to first fit. The houses are nearly finished and Crabtree have just started digging the foundations for the hall.  The current meeting room is the parish room in Barn Hill, and is in a poor condition. The provision of a new Community Hall was part of Strumpshaw’s Neighbourhood Plan.  Strumpshaw Parish Council has to pay to finish off the building, and to furnish it with tables, chairs etc.  Strumpshaw Parish Council has a quote of £23,000 from Crabtree to finish the building, including plastering, heating, kitchen fittings etc. Crabtree are keen to see the building completed so as to tidy up the site and enable the remaining homes to be sold.  The Parish Council has set up a committee to work on the project and they have estimated a need for a further £16,000 to furnish the building, including tables, chairs, crockery, cutlery, curtains etc., although this does include £3,000 VAT which could be reclaimed.  The Parish Council is applying for a National Lottery grant of £36,000 and is through to the first stage. The process is slow and lengthy. Even if the application is successful, the money may not come in in time to pay for the work to complete the hall. The work would therefore have to be delayed until the grant is received.  If the grant application is not successful, the Parish Council would apply for a loan through the Government’s Public Works Loans Board. Loan repayments would be repaid by increasing the precept. A loan of £40,000 over 20 years would need repayments of £2,234 per year (capital and interest), which would equate to an increase of £9.27 per Band D house, per year.  The application for a loan has to be checked by the Norfolk Association of Local Councils. The application is then sent to the Department for Communities and Local Government, which aims to reply within 15 days. This is then sent to the PWLB who pay the loan within about a week.  Strumpshaw Parish Council therefore has a short-term funding problem. They don’t want to apply for a loan if they are to be successful in applying to the National Lottery. They won’t know for several months if they will be getting a grant. The building work on the shell has started. The completion of the hall cannot start until funding is in place.  Acle’s parish clerk is also the parish clerk for Strumpshaw Parish Council and asked if Acle parish councillors would consider making a short-term loan. This would be until the earlier of the Lottery grant being received or a loan from the PWLB being received.  The chairman, David Varley, vice-chair, Maureen Hammond, and a volunteer appointed by the council, Hilary Hammond attended the meeting to answer questions.  After a brief discussion it was agreed to offer a short-term loan of up to £40,000, payable on sight of valid invoices from contractors. Interest would be payable at 1.8%pa, pro-rata. Strumpshaw Parish Council would pay reasonable legal fees. | | |
| **6** | **BARCLAYS BANK BUILDING** | | |
| **6.1** | **Rent review** The clerk reported that Brown & Co have been appointed to determine an appropriate rent for the bank building. | | |
| 6.2 | **Surrender of Lease** CBRE,who manage the building for Barclays, suggested that it might be appropriate to surrender the lease. Brown & Co have been asked to work out a suitable amount of rent and dilapidations that Barclays might pay in exchange for the lease being surrendered.  Tony Hemmingway, Barry Coveley and Sally Aldridge inspected the building and found it in a poor condition following the removal of the bank fixtures and fittings. | | |
| **7** | **ANY OTHER BUSINESS** | | |
| 7.1 | Saffron Housing had asked whether the councillors would prefer a modern or a more classical appearance for the replacement building on the Herondale site. The councillors felt that a more traditional appearance would be appropriate. | | |
| 7.2 | The clerk had circulated a request for funding to enable Active Norfolk to continue at the Youth Club. It was agreed that the councillors were generally supportive and would consider the request at the next meeting. | | |
| 7.3 | Anna Wade reminded councillors of the planned “food unwrapped” event at Acle Co-Op on 29th August from 10.00 – 12.00 noon. | | |
| **8** | | **MATTERS FOR NEXT MEETING**   * Funding for Active Norfolk * Posts to prevent parking on verges in New Road * Support for the village centre |
| **9** | | **DATE OF NEXT MEETING:**  **The Next Parish Council Meeting - Monday 30th September 2019 at 7.00pm** |

There being no further business, the meeting was closed at 8.40 pm.

Signed:………………………………. 30th September 2019  
 Chairman