

# ALPINGTON WITH YELVERTON PARISH COUNCIL

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## Minutes of the Meeting

Held on Monday 23 February 2015 at 7.30pm at Alington Village Hall

**Present:** Jack Taylor (Chairman), Kevin Gotts (Vice Chairman), Chris Black, John Lain, David Whitehead and Ivan Green

**Also Present:** Linda Gray (Clerk) and 12 members of the public

**This meeting was quorate**

1. **Apologies of absence** were received and accepted from Jeremy McNulty, Adrian Gunson and Sue Thomson.  
**Resignation of Adrian Gunson** – A letter informing the Parish Council of Adrian Gunson's intention to resign from the County Council had been received. Councillors were saddened by this news as Adrian had supported the Parish on a significant number of issues over the last 30 years. The Chair requested a letter of thanks to be sent to Adrian Gunson for his service to the Parish.
2. **Declaration of Business and Pecuniary Interest**  
Jack Taylor – Pecuniary Interest – Item 9 Wheel Road only  
David Whitehead – Non Pecuniary Interest Item 9 Nichols Road
3. **Minutes of the meeting** held on 12 January 2015 were agreed to be a true and accurate record and duly signed by the Chair
4. **Matters arising**  
**Litter Pick** – South Norfolk Initiative – Event organised for 28<sup>th</sup> March 2015 by Kevin Gotts – Volunteers required.
5. **Parishioners questions and reports from the District Councillor**  
A report from Sue Thomson was read by the Clerk including the following items  
Response to the Church Meadow planning application as detailed under planning  
**The Capital Programme** covers the years from April 2015-March 2020 and identifies the need to focus on capital investment to support opportunities to generate additional income and to support economic development of South Norfolk.  
**Investments in the Leisure Centres** over the next two years is proposed to maximise returns. Further funding has also been included to support the provision of sports facilities in Poringland.  
**Development of land at Poringland** to deliver approx 56 residential properties and five commercial units as well as the redevelopment of Cygnet House adjacent to South Norfolk House in Long Stratton  
**Investment in superfast Broadband** in partnership with Norfolk County Council  
**South Norfolk Litter Pick** – Event organised in the village on 28<sup>th</sup> March Volunteers needed  
**Funding** - £5,000 award available for community groups/charities for those undertaking a litter pick.  
**Member grant award** – Small amount of money still available.
6. **Correspondence - None**
7. **Football Club – Funding Application**  
The FA had sent the documentation to both parties and a response to queries raised by Councillors was tabled at the meeting from Leathes Prior.  
Three members of the football Club attended the meeting to discuss the following issues;  
**Wording in the agreement with the FA** – Councillors were concerned and requested a change in the wording in the agreement from Partnership to Associates – Subject to the FA agreeing the change in wording the Parish Council would attach an appendix letter detailing their concerns of the wording to the final agreement form.  
**Charge over the land** – The response confirmed a charge would not be taken over the Garrick Field for the funding.

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**Clawback Clause** – There was no liability to the Parish Council as it was the landlord of the land and was not allowed by law to merge with any other organisation. The 10yr clawback period excluded the land from being sold or any change of use imposed.

**Funds in the bank account** – It was agreed the Parish Council would organise a bank account and the Football club agreed the account would not at any time be subject to an overdrawn position

**Links to Contractors** – The Football Club confirmed they had business links with the Contractors scheduled to undertake the work. The Parish Councillors had no business links to the contractors.

**Insurance** – Once the lease had been agreed and drawn up the Football Club would ask the Parish Council to include the project on their insurance policy.

**Lease** – The Football Club were unable to have the lease drawn up without the Parish Council signing the FA agreement documentation.

**Audit** – The Football Club agreed to use Jackie Clarke the Parish Councils independent auditor.

**Community Building** – The Football Club agreed for the building once complete to be used by the community within the restrictions of the land.

**Timetable of work** – The Football club would provide the Parish Council with a timetable of work for the whole project to include payment table and lease agreement.

**VAT return** – the Football club had discussed a process with the Parish Clerk to periodically reclaim the VAT.

## Agreeing and signing the documents

**Councillors remained concerned regarding clause 34 and the joint and several liabilities. However they resolved to agree and sign the Football Association funding agreement with Yelverton Football Club to receive the funds to build the changing facilities on the Garrick Field.**

**Tree Survey** – The tree survey had been undertaken as part of the application of the funding agreement and included the Ancient Oak. A report would be sent to the Parish Council. Councillors agreed to contribute £150.00 to the cost of the survey costing £300.00.

## 8. Finance

Date	Balances of Accounts		Amount	Totals
01.12.14	Savings		£4,396.47	
12.12.14	Current		£1,000.00	
	Total Balances			£5,396.47
Date	Cheque No	Payable to	Amount	Totals
23.02.15	STO	L Gray Salary Standing Order	£213.50	
23.02.15	100732	David Bracey	£90.00	
23.03.15	STO	L Gray Salary Standing Order	£213.50	
	Total Payments			£517.00

**Anglian Water Donation** – Councillors discussed and agreed for the Village Hall to be nominated for the £1000.00 donation from Anglian Water for replacement carpets.

## Bank Accounts

**Solar Farm Community Benefit Bank Account** – the documents were signed and would be returned by the Clerk.

**Football Club fund bank Account** – the documents were signed and would be returned by the Clerk and confirmation of the bank account being set up would be sent to the Football club once received.

**Financial Standing Orders** – A clause would be included in the Parish Council Standing Orders to confirm that all funds in the Parish Council Football club fund bank account must be used solely for the Football Club building project. **All Councillors agreed unanimously.**

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**Grant Policy** – Councillors agreed in principle the draft Grant Policy document supplied by the Clerk. Ivan Green and David Whitehead would review the document and recommend amendments.

## 9. Planning

### Church Meadow Development update

**From Sue Thomson's report** – The planning department offered the following statement Further to our discussion this week planning can advise they are working towards a refusal of the application. This report is not yet drafted so the reasons are yet to be clearly set out for refusal but clearly the location of the site is outside of the development boundary which will feature in the refusal reason.

### Local Development Framework (LDF) update

No further information had been received from South Norfolk. Mr Wells the developer of Wheel Road site had held a meeting with residents to discuss the application due to be submitted shortly. The construction of the site was expected to begin later in the year.

2014/2191 20/11/14	<b>Rose Bungalow, Back Road Yelverton, NR14 7GF</b> Replacement dwelling together with garage, workshop with room above and link to main dwelling	Refused	Approved
2014/2438 28/11/14	<b>Oakdene, Mill Road, Alpington NR14 7PQ</b> Proposed two storey extension, internal and external alterations side angle storey store	Approve	Approved
2014/2468 01/12/14	<b>Tamarisk, Church Road, Yelverton NR14 7PB</b> Proposed demolition of garage and replacement single storey side extension and proposed single storey rear extension	Approve	Approved
2015/0047	<b>2 Gilbert Close Alpington Norfolk NR14 7NX</b> Two storey side extension and roof alterations and reinstatement of the vehicular access onto Gilbert close	Approve	<b>Pending</b>
2015/2191 28/01/15	<b>Rose Bungalow, Back Road, Yelverton, Norwich</b> Replacement Dwelling together with garage, workshop with room above and link to main dwelling - Revised	Refuse	Approved
2015/0144 02.02.15	<b>Durham Farm Burgate Lane Alpington Norfolk NR147NP</b> Retrospective application for the storage of personal touring caravan for a limited number of weeks during the year.	Approve	<b>Pending</b>
2014/2608	<b>Land West of Church Meadow Alpington Norfolk</b> Outline application (all matters reserved, other than access) for the erection of up to 21 dwellings including up to 11 open marked units, up to 6 self build units and up to 4 affordable housing units	Refuse	<b>Pending</b>

## 10. Solar Farm Update

The construction work on the Solar Farm was underway. Several breaches of planning conditions had been witnessed by members of the public and reported to South Norfolk Council. The Chair had been in contact with the Planning department at South Norfolk to report breaches in planning conditions. During the last week two accidents on separate occasions from both directions had happened on the A146. The construction noise could be heard in the village and by the residents at Yelverton Garage and was causing significant distress. The pilling during the day and the use of petrol generators overnight was unacceptable. It was reported the land would not ever be returned to agricultural land as the bulk of the top soil had been removed and replaced by sand for drainage trenches and electrical cabling. Residents of Yelverton Garage were interested in the level of screening they could expect once the development was complete but with the planning application yet to be approved by South Norfolk Council Planning department the details in the application regarding screening could not be relied upon.

**Lightsource Community Funding** – The Parish Council would, once the solar farm was complete and producing electricity, receive a Community Benefit Fund. The funding must be used to benefit the village and the Parish Council invited ideas and suggestions to be made

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at the Annual Parish Meeting. The Parish Council would be presenting the application process for funding at the Annual Parish Meeting.

## 11. Play Area Monthly Inspection Report

**Annual Safety Inspection** – Kevin Gotts reported the annual safety inspection had been completed and the following issues were highlighted as medium risk. The level of bark under both the swings and the slide required topping up. Several options were discussed by Councillors and residents including grass and matting at approx £3,600.00 and recycled material at £2,000.00 but Councillors **resolved and agreed** to top up and rake over the bark at a cost of £400.00 excl VAT. Both residents and Councillors discussed the level of use of the Play Area and suggested further investment in the Play Area should be discussed at the Annual Parish Meeting.

## 12. Annual Parish Meeting Planning

The agenda to include the Community Funding application process and the Football Club plans presentation.

## 13. Garrick Field Monthly Inspection Report

No new information to report

## 14. Village Pond Monthly Inspection Report

The duck weed had disappeared and there was no new information to report

## 15. Police – Speeding and parking issues - Ongoing

## 16. Fuel Oil Bulk Buying Scheme – Progressing well and prices were good

## 17. Other Matters for consideration for future agendas

## 18. Next Meeting to be held 11 May 2015

The meeting closed at 9.15 pm

12 January 2015 23 February 2015

**16 March 2015 APM**

11 May 2015 6 July 2015