

LINGWOOD & BURLINGHAM PARISH COUNCIL

Minutes of the Meeting held at the Methodist Schoolroom, Chapel Road, Lingwood on Tuesday 4th September 2012, 7.30pm.

Present were: Ben Bethell – Chairperson, Marina Tubby – Vice Chairperson, Cliff Fountain, Tony Gould, Hannah Paul, Ian White and Sonya Dickinson – Clerk.

12/156. Welcome & apologies for absence. Apologies were received from Lauren Bean, Ray Britt, Mike Bredbere, Ian Chapman, Krisy Little, Richard Morton.

12/157. Declarations of interest: Ben Bethell and Cliff Fountain – Village Hall item 12/163. e).

It has been checked into and as Marina Tubby is the Parish Council representative on the Village Hall Committee, who attends Village Hall Meetings on the Parish Council's behalf, she does not have to declare an interest.

12/158. Public Forum and reports from Committees: We were joined by 7 members of the public along with District Councillor David Ward, Kathryn de Vries and Mark Walker. A member of the public spoke about the long standing problems suffered with the pumping station near Neves Close. Over the past 15 – 20 years when there is a heavy rain fall the pumping station cannot cope and sewerage is washed all over the road and in the gardens of some residents on Neves Close, which is a health hazard. It has become more frequent and has happened 6 times in the last 11 months, the most recent being 30th August 2012 at 4pm. There had been heavy rain in the morning, he telephoned Anglian Water and they came out and couldn't start the pumping station, they could only half start it by Friday 7am his lawn up to the front door was covered in toilet paper and faeces and it was pumping across the road. I finally got sorted at 10.50am Saturday 1st September.

When it happened in June, Brian Iles was sorting it out, David Ward is now on board trying to get something sorted out.

The last time it happened with regularity Mrs Peters got the Area Manager, highways and BDC out to discuss it and it ended up with them putting a new motor and larger impeller in. New properties should have the rain water soak away instead of going into the sewer as the pumping station cannot cope.

The Neves Close resident and his neighbour have dealt with it as much as they can and just wanted to make the Parish Council aware of the problem, they are currently in contact with Mr Dukes.

Ben asked if the Parish Council could have a copy of the records kept by the residents as to dates etc. The Parish Council will keep in touch with David Ward as to what is happening. The Parish Council will send a letter to Geoff Dukes at BDC and to Anglian Water to say they are uncomfortable that some parishioners are in this situation and stress the health hazard. The Council will also try and find out from Badger if they had to carry out a flood risk assessment. David Ward will get BDC to clean the resident's garden tomorrow.

An allotment holder complained that every year the allotment rent goes up and it is unfair that the allotments have to be paid for when other amenities in the village, such as the park, are free to use.

It was pointed out to the allotment holders present that the park is for all to use but the allotments are selected and paid for by those who choose to have one. It was also said that not everyone wants to use the park but the fact is it is available for all.

The track on the allotment is worse since the tap was dug up but they have put the hardcore down which was provided by the Parish Council.

There are a few overgrown, uncultivated allotments that are spoiling the neighbouring plots. A note needs to be sent to allotment holders to make sure they are cultivated, this can be sent out with the invoice.

Put on the next facilities agenda – What to do with fallow allotments.

The mound slide grass has not been cut and is overgrown. Inform Garden Guardian.

12/159. Minutes of the meetings 3rd July, 24th July & 14th August 2012: Were signed as a true copy.

12/160. Matters arising from 3rd July, 24th July & 14th August meetings: Tony asked the date of the cluster meeting he and Cliff are to attend – Ben thinks it may be the 14th September but as there has been no agenda received yet it is still to be confirmed.

12/161. Presentation from Kathryn de Vries, BDC Community Engagement Co-ordinator (Housing) and Mark Walker from Broadland Housing Association: On exception sites and affordable housing need in the Lingwood / Burlingham parish. This presentation was brought about because Beighton & Moulton Parish Council have identified a need for low cost homes in their Parish and have been looking for an exception site. They put out a call for sites and the ones in their Parishes were deemed unsuitable due to flood, highways, services etc. the only one suitable, they have since found out, is in South Burlingham and would need the permission of this Council.

As Lingwood has also been identified as needing more low cost homes an exception site may be needed for Lingwood residents. The first step is to put out a call for sites, put up posters and leaflets to local landowners to ask if they have land that would not normally get planning but is near the development boundary.

Mark Walker, on behalf of Safron Housing Trust was working with Beighton & Moulton St Mary to find such a site. The 4 sites at Moulton were not suitable and they thought the land on the Norwich Road was Beighton not South Burlingham.

The site could be shared between Lingwood & Burlingham Parish and Beighton & Moulton Parish.

Ben and Marina were invited and went to the Beighton meeting as there were concerns that Beighton and Moulton Residents will get the benefit of the exception site for Lingwood. As Lingwood has been identified as having it's own need any exception site in this Parish should be for our residents. South Burlingham is also not ideal as it is a small hamlet, quiet and away from main amenities and should not be expanded.

Funding is hard to come by but is available in this instance. People want to live in quiet rural areas and would not be moved to this site because the house is suitable if the location is wrong.

There would be a legal agreement which would stand for 80 years that half the houses are to go to people with Lingwood & Burlingham ties i.e. currently living in the Parish and have been for 3 of the previous 10 years, have lived in the Parish for 3 of the previous 10 years, moving to the Parish to give support to a relative or somebody who has work in the Parish and wants to move closer to work.

The need: 80% on the list are people moving from Acle and Norwich and Lingwood so these wouldn't meet the criteria, only 20% are moving from rural areas, these would meet the criteria. They never build more houses than a third of the need, to keep it local, the figures need to be explored more.

David Ward – Exception sites are good because you can choose the site and how many houses should go on. This would be a good opportunity and worth thinking about.

All new sites, such as the Village Hall site would have a third low cost homes and can be for local people in the first instance, if over 20 houses an assessment would be done.

The Parish Council are to debate further: Meet the need? How to achieve the need?

The exception site at South Burlingham: Tony asked if more houses could be added to meet the needs of our Parish? Ian asked what the most houses that will fit on the site? Mark answered, there was enough room to fit 25 to 28 houses on the site but the maximum they ever put on a site is 15.

What does the Parish Council need to do about the Parish need? At this stage the Parish Council doesn't need to jump in getting a new housing need survey as one is being carried out by BDC.

At this time it doesn't make sense to Lingwood & Burlingham Parish Council to use the site at South Burlingham for affordable housing.

It was proposed that the Council looks at exception sites with Kate in our Parish but cannot use the land at South Burlingham as Lingwood has more amenities and would suit most on the list.

12/162. Correspondence: other than in circulation to Councillors or requiring a response.

a) BDC gambling Act. **Decision:** No response necessary.

b) NALC AGM 2012 – Nomination of Officers and request for Resolutions for debate.

Decision: No nominations or recommendations from this Council.

c) GNDP Community Infrastructure Levy for Broadland, Norwich & South Norfolk **Decision:** No response.

d) GNDP Town & Country Planning (Local Planning Regulations 2012 – Publication of the DPD. **Decision:** No representation from this Council required.

e) Letter complaining about children being allowed to play on the Cemetery whilst a wedding photography is taking place. **Decision:** Clerk to make Rev. David Wakefield aware there was a problem for future events. Reply to the resident.

f) BDC Health & Well Being Day at Acle Recreation Centre, 27th September 10am – 3pm

Decision: Councillors can go without prior booking.

g) Yare Valley & District Citizens Advice Bureau – AGM 7.00 for 7.30 pm Tuesday, 18th September 2012 at Gt Yarmouth Library, (Northgate Room), Tolhouse Street, Great Yarmouth, NR30 2SH. **Decision:** Councillors aware.

h) Broadland Environmental Network launch event on 12th September 8.30am – 11am at the Space, Norwich. **Decision:** Councillors aware.

i) NCC Consultation 24th August to 19th October on the Local List for Validation of County Council Planning Applications. Reply by 19th October. **Decision:** Councillors aware.

j) Jamie Henry – BDC request for Village Hall bin to be larger. **Decision:** The Car boot and bottle banks are mainly responsible for the overload on the bin. Tony and Ann reported that people come to the bottle banks with cans also, as there used to be a can bank but still leave the cans in or by the bin. The can bank was taken away because the grey household bins take cans. It will improve a bit when the car boot finishes at the end of the month, giving the Village Hall Committee time to sort out a larger bin.

12/163. Planning: a) 20121196 – Double Garage & Workshop, Glee Barn, Acle Road, Lingwood, NR13 4ER. **Decision:** Reject on the grounds that it is too close to the Road and there was to be no further development of the site as agreed when original planning went through.

b) 20121205 – 1 Extensions to Front & Rear of Bungalow. 2. Erection of Replacement Garage. Glen Hurst, 10 Pack Lane, Lingwood, NR12 4PD. **Decision:** support – there was however some concern around the scale and proximity of the garage to the neighbouring dwelling and the possible overdevelopment of the site.

c) 20121213 – Single Storey Front Extension. 20 Station Road, Lingwood, NR13 4AU.

Decision: Support with no objections.

d) Info only – Appeal Ref: Church Farm, Church Road, South Burlingham, NR13 4EU has been withdrawn.

e) To discuss the Parish Council paying for the planning application for the Village Hall. Ben Bethell and Cliff Fountain left the room whilst this item was discussed.

Decision: As the Parish Council pay 50% less for any planning application it was agreed that to save the Parish money any application for the Village Hall would go through the Parish Council. This would have to be a donation but to recoup, the recycling money usually donated to the Village Hall would not be donated to the value of any such cost.

12/164. Community Resilience exercise, week commencing 6th October: Proposed by Simon Faraday Drake from BDC, Invitation from Brundall Parish Council. **Decision:** The Parish Council is not ready to be involved yet.

12/165. Highways: Nothing to report.

12/166. Finance: a) Payment received from: i) BDC Glass Recycling £1,192.45

b) Permission to Pay: i) Tony Bowyer Footpath report Jun/July £150 (Chq no. 731).

- ii) Tony Hemmingway bin relocation. £ 116.22 (Chq No. 732).
- c) To discuss the allotment rent for October 2013. **Decision:** It was decided to keep the rent at £36 for a full sized plot and £18 for a half sized plot for October 2013 to September 2014.

*There being no further business the meeting closed at 21.45 –
Next meeting Tues 2nd October 2012.*

Lingwood Reading Room: Nothing discussed.