

**LINGWOOD & BURLINGHAM PARISH COUNCIL**  
**Minutes of the Meeting held via Zoom, on Tuesday 7<sup>th</sup> July 2020 at 7.00pm.**

**Present were:** Chairman Cathy Pye, Mike Ingram, Brenda Jones, David Robinson, Roz Simpson, Marina Tubby, Ian White and Sonya Dickinson – Clerk

**20/84. Welcome and Apologies for absence:** We welcomed 5 members of the Public along with County Councillor Brian Iles.

Apologies were received from Ian Chapman, Richard Morton and District Councillor Clare Ryman-Tubb.

*N.B. When the second meeting finished at 8.20pm, CC Brian Iles, and 3 members of the public signed off. When the third meeting started at 8.20pm, Brenda Jones, Roz Simpson and Marina Tubby were unable to re-join.*

**20/85. Declarations of interest:** Clerk – S. Dickinson, Finance a) iii).

**20/86. Presentation by Repton Homes and Torrington Properties of proposed development of the old First School site on Chapel Road.** We were joined by Iain Hill, planning consultant from Bidwells, Mark Nevitt – Construction, Torrington Properties Ltd. Jason Wood – Building Surveyor, Torrington Properties Ltd., and Byron Mann – Project Architect, Ingleton Wood, on behalf of Repton Homes and Torrington Properties. Iain Hill – The presentation shows 23 properties and is a flavour of what they have been working on. The land is owned by Norfolk County Council (NCC) and they are working with Torrington Properties and Repton Homes for development support. The plans are considerate to the area.

The former Primary School has been redundant since 2015 and is 1.3 Hectares. There are a few TPO's they have considered in their plans. Outline planning 20190278 was sought in October 2019 for residential development and this was passed without detail, we are now looking at detailed matters. Conditions – Archaeology, tree survey, surface water drainage, energy efficiency. The Section 106 = 28% affordable housing provision.

Byron Mann – The layout is dictated by the site. Existing site access, existing layby will be removed and be part of the site with a continuous pavement along the front. The access road of concrete block paving will run through the site and be adopted by highways. The existing electrical sub-station will stay. The pedestrian link to Homelea Crescent will stay. All parking standards are met. 23 dwellings = 18 per hectare. The houses are based on a need, 6 affordable dwellings, numbers 14 – 19 on the plan and are a mix of 2 & 3 bedroom houses. Bungalows and chalets are in response to neighbouring dwellings. There is a minimum of 19m to the Northern Boundary and 24 to the Southern boundary. Landscaping amenity land and maintaining the trees, with any trees being lost being replaced. There will be a small open space at the front also. The view from Chapel Road – bricks and black vertical timber on some, varied with contemporary windows to maximise natural lighting and passive solar. Sustainability, fabric 1<sup>st</sup> design and energy efficiency.

Jason Wood – The timeline is; Planning application August 2020, Demolition October 2020, Construction January 2021 and completion November 2021.

Q. Public query via e-mail – 22-23 houses will cause privacy invasion. A. There is minimal overlooking and obscure glass.

Public – Development of the site should not be passed and should be reserved for a medical centre as the 3 in our area are already oversubscribed. These will put extra strain on the roads and services. A. The outline planning application passed in October 2019 was for residential use of the land.

Cllr Cathy Pye – Another problem is the Doctors won't come here at the moment due to lack of staff.

Clerk – Would it be possible to have a bus pull in bay where the current one is? It doesn't need to be the same as what is there now, it could be a layby, the same as the one on Post Office Road but wide enough to maintain visibility when exiting the new junction. The current bus stop is too close to the Norwich Road junction and we are looking to move it down Chapel Road, this would be perfect. A. We will get the design team to look at it.

Q. Who will look after the open green space? A. A management company will look after it. Briar Close resident – When the outline planning was passed, the properties along the boundary with Briar Close were all going to be bungalows. The Briar Close residents won't be pleased to have chalets and houses. The best use of this land would have been and old people's home as the infrastructure is there for that.

Cllr Mike Ingram – The NE corner, the thin strip of land shown as trees, who will have responsibility for that? Is that the cut-through?

Cllr Ian White - As we are currently in discussions to close another footpath somewhere else in the village, do we want another cut-through/footpath?

A. 1. The future of the site – Outline planning would have discussed the possible use for the site and was passed for residential so is firmly designated for that and moved on from what the use could be. About £100,000 will go into the infrastructure pot from this development. 2. Two storey buildings and impact on Briar Close – We have put a mix of housing and moved the houses into the middle of the site to achieve a larger distance than the 19m needed. 3. The strip of land with trees on could be a small piece of garden for others; the County Council is looking at allocation. It measures @ 4m x 45m.

**20/87. Public Forum including reports from District and County Councillors:** (15 minutes allocated for Public participation with a maximum of 3 minutes each).

Public - Did the Clerk ask Highways to put a section of path in to join up the footway from the crossings to Dairy Farm on Station Road? The Clerk did ask Highways but has not heard back yet. The hedge along Station Road opposite the Kings Head, along Dairy Farm is overgrown and protruding over the footway. The Clerk will report to Highways. Railings - it is a mistake to fence a third of the Green for a dog area, the open space is lovely, there needs to be some by the front corner. Clerk – We have some railings for the front entrance.

NCC Brian Iles – Money and restrictions over corona virus. We thought we would be @ £13 million in deficit even with 2 Government grants but it will be more like £20 million. Social Services are doing well despite the current circumstances but Children's Services are not. Highways seem to be operating efficiently. County Farms are struggling as some of the Management team have been suspended. It is our biggest asset so needs to be managed well. There is 16 thousand acres to rent out to young farmers but has been allocated to others.

*N.B. At this point Repton Homes and Torrington properties left the meeting.*

**20/88. Minutes of the meetings 2<sup>nd</sup> June 2020:** Were not signed but authorised for signature at the earliest opportunity.

**20/89. Matters arising from 2<sup>nd</sup> June 2020 Meeting:** None.

**20/90. Correspondence:** a) Request for the rock snake, being formed by the Public on the Millennium Green, to be set in concrete. It was asked also if the Parish Council could provide a prize for the best rock?

If it is decided to set the rock snake in concrete, it could be a trip hazard and hard to mow around. It was suggested that it could be around the raised flower bed. The school did one a few years ago but after 2 years it looked awful. At least if it fades it would just look like pebbles around the raised flower bed.

The cut off date could be @ October. To be discussed further at the September meeting.

**20/91. Planning:** a) Old First School Site, Chapel Road. Wait for the application to discuss.

**20/92. Pond:** To Consider Wild Flower area managed by BADCOG. **Decision:** This would be an un-mown area by the side of the pond. It was resolved that BADCOG can manage a wild flower area by the pond. The Parish Council can pay for the seeds if required.

BADCOG also asked if the verge from the Cemetery car park to the bend on Church Road, which they currently mow, could have a bridge over the ditch so that walkers could access Peters' Wood safely without walking along the road on this bend. Councillors discussed whether a Parish Partnership fund could be sought for a trod and bridge over the culvert but the bridge would be too expensive, especially as the road will be a dead end once the A47 has been dualled, therefore quieter. Clerk to let them know and ask for advice for the wild flower area on the Millennium Green.

**20/93. Millennium Green** –Dog-park fencing, South of the Green: Cllr Cathy Pye – I don't think it is viable as all 4 sides would need to be fenced. Clerk – the back fence has only a 9cm gap so is within the max measurement of 10.5cm required and the side fences and hedges to the properties are secure, a resident who lives there said they have a dog and he can't get out and they have never had a dog get into their garden from the off lead area. Cllr Cathy Pye suggested the Parish Council should not expect private householders to provide fencing for an enclosed dog exercise area. Dogs are not going to be left there, it is for owners to be able to exercise them safely off lead. The Councillors have decided yes and then no over the past 6 years. Councillors are undecided, public opinion should be sought. **Decision:** The Councillors decided that the Public should be consulted. A notice could be put up for opinions ready for the next meeting.

Rock snake: Because of time restraints imposed by Zoom, the Chairman suggested further discussion should be delayed until the September meeting.

Wild flower area: Get advice from BADCOG.

To consider quotes for 17 posts for bow top fencing for Eastern Boundary (front left hand corner): There were 2 quotes, one for £720.52 and one for £406.45. When the first quote came in at so much money, Parish Handyman Sean suggested that scaffold poles could be purchased and cut in half, sprayed and end caps put on. The poles were £240 + delivery + paint and labour spraying + end caps and VAT. **Decision:** It was resolved to go for the £406.45 + VAT quote.

To consider the Annual Report on the play equipment: It was asked if the PC should go ahead and get all of the work from low risk up done. Most of the low risk items do not need action, it says monitor condition. They haven't gotten any worse since the last inspection so are not a danger. The 2 moderate risks; 1 was sorted straight away and the other will be done in the next 2 weeks. The signs at the park now require the name and address of the Park. The toddler area does need cleaning and it was suggested by Fenland leisure that the PC gets a working party to clean it as they would charge a lot to get this done. Cathy has a lady that would arrange a cleaning party group along with Councillors. **Decision:** It was resolved to arrange a date and then purchase cleaning materials and gloves.

**20/94. Highways and Verges:** a) Request from Avondale resident to clear the nettles, brambles and trim the hedge on Avondale close verge. Two quotes received £155 and £175 - suggested completion in August. The Clerk asked UK Power Networks to clear their side, which they agreed to do. **Decision:** It was resolved to choose the £155 Garden Guardian Quote.

There is a cracked and sunken footway around an Anglian Water cover by 22-24 Granary Close.

Who is responsible for the grass verge by the Hairdressers? The PC did used to cut it when the village sign was there but since it was moved to the Millennium Green the owner of the property is responsible.

Clerk to report the brambles overgrowing from the railway side of the fence, along the footpath from Station Road to Chapel Road.

**20/95. Finance:** a) Payments Authorised: i) S. Donovan – repair cemetery fence and notice board materials £64, (Chq 253), labour £120 less £24 to HMRC = £96 (Chq 254 & 255)  
ii) S. Donovan – Basket swing bolt £10 less £2 to HMRC = £8 (Chq 2287 & 2288)  
iii) S. Dickinson Expenses April/May/June. £ 201.06 (Chq 2289)  
iv) B. Gas – MUGA lights £58.50 (Chq 2290)  
v) BDC MUGA Rates. £338.75 arrears plus £112 July = £450.75 (Chq 2294)  
vi) Re issue Church donation cheque of £135 to North Burlingham Church instead of St Andrews Church N. Burlingham. (Chq 2286)  
b) Retrospective payments: i) S Donovan - Allotment burst pipe £32, Bin painting £40, moving SAM £16 = £88 (Chq 2279).  
ii) HMRC for S. Donovan £22 (Chq 2280).  
iii) S. Donovan parts for pipe £13.86, digger £120, paint for bins £23.98 = £157.84 (Chq 2281).  
iv) EAS - M. Green grass June £169.22 (chq 2284).  
c) ENTUA (East Norfolk Transport Users Association) Annual Donation of at least £5.  
**Decision:** It was resolved to pay a donation of £6 this year. (Chq 2293).

*There being no further business the meeting closed at 20.45  
Next meeting of the Parish Council is on 8<sup>th</sup> September 2020, via Zoom.*