

OLD CATTON PARISH COUNCIL, MINUTES OF THE MEETING
OF THE PLANNING AND PROPERTY COMMITTEE,
HELD AT 7.00 PM ON MONDAY 12TH MARCH 2007,
AT THE PAVILION, CHURCH STREET

PRESENT: Mr B Sabberton-Coe – Chairman
Mr C Green Mr A Lovett Mrs G Masdin

Mr I Lonsdale and Mr A Irvine, Brown and Co.

APOLOGIES: Mr D Little, Mr D Thompson, Mr B Leggett, Mr K Leggett and
Miss P Wilkin

The Chairman welcomed everybody to the meeting.

103. DECLARATIONS OF INTEREST

Mr A Lovett declared his personal interest in planning application 20070275 and Mrs G Masdin declared a personal interest in application 20070257; they took no part in item 105. Mrs G Masdin also declared a personal interest in the matter of the land adjacent to Lavare Park as she was acquainted with one of the members of the Trust that owned the land.

104. LAND ADJACENT TO LAVARE PARK

The Chairman welcomed Messrs Lonsdale and Irvine to the meeting and invited them to outline the situation with the land. The planning application for the 43 homes, with the remainder of the land becoming an addition to Lavare Park was almost ready for submission to Broadland District Council. Brown and Co had sought legal advice and had been advised to enter into an agreement with the Parish Council about the land that would be given to the Parish Council which would form part of the application.

A draft agreement was discussed and it was noted that the anticipated fencing to the new boundaries had not been mentioned. It was generally agreed that the boundary should be marked by a fence, possibly post and wire, but that the existing hedges were almost certainly situated on the actual boundary.

The proposed commuted sum was discussed. This was not intended to pay for future maintenance but to bring the land up to the appropriate standard. It was felt that the money should be paid as a lump sum at the beginning rather than in instalments over 5 years.

It was proposed that the existing vehicular access to Lavare Park be closed and a pedestrian only access replace it. It was AGREED that rather than include the existing Lavare Park as part of the planning application a notice would be served on the Parish Council to close the vehicular access.

It was AGREED that the Clerk would seek the advice of Broadland District Council on the draft document before it was discussed at Council on 22nd March 2007.

The Chairman confirmed the Parish Council's support for the scheme and thanked Messrs Lonsdale and Irvine for attending the meeting. The Parish Council would make a formal decision on the draft document at its meeting on 22nd March 2007. Messrs Lonsdale and Irvine left the meeting.

105. PLANNING

105.1. The list of planning applications was considered and recommendations made to the Planning Authority, Broadland District Council, as noted on the attached list.

106. MINUTES OF 12.2.2007

The minutes were confirmed as a true record and signed by the Chairman.

107. CHURCH STREET RECREATION GROUND

107.1. MUGA (Multi Use Games Area).

There was nothing to report.

108.2. Embankment slide.

The embankment would be removed as soon as weather permitted

108.3. Tree work.

There was some work outstanding and it was planned to complete the scheme in late April, when, hopefully, the ground would be firmer.

108.4. Disposal of green waste.

It was AGREED to use a brown bin for some of the green waste at the Churchyard and to trial the use of a lockable green waste skip at Church Street. The cost of the brown bin was £35 per year. The skip would cost £56.48 to be delivered plus £49.25 per tonne of waste removed.

108.5. Other matters.

Play equipment to be funded by money from developers under section 106 of the Town and Country Planning Act. It was AGREED that the Clerk should obtain quotations for schemes for the young children in the enclosed play area and for older children in the wooded area for, initially, the Council's consideration and then for an exhibition during the summer holidays when local children would be consulted about their preferences.

109. LAVARE PARK

109.1. Football training. It was noted that training had worn the ground excessively threatening its fitness for matches. It was AGREED to confirm the Clerk's instruction to the Junior Football Club that training was not to take place at Lavare Park for the remainder of the football season.

110. CEMETERY

It was noted that the bank at the entrance had been planted.

111. CHURCHYARD

There was nothing to report.

112. BUS SHELTERS

Mr C Green, Mr B Leggett and the Clerk had met with representatives of Norfolk County Council and considered the suitability of two sites at St Faiths Road. It would be possible to site a cantilever shelter near to Woodham Leas with its side adjacent to the neighbouring wall rather than the road. It was AGREED that this was the preferred site and to firstly consult the neighbour and then to apply to Norfolk County Council for a grant for the shelter.

113. REVIEW OF OUTSTANDING WORK

The list of outstanding work was reviewed.

114. LODGE FARM DEVELOPMENT, AMENITY LAND

The Chairman, Mr Green, Miss Wilkin and the Clerk had attended a meeting organised by Wherry Housing and the Police to talk about problems at Evans Way and the amenity land there. The amenity land had yet to be adopted and was still being maintained by Wimpey Homes; it was untidy, littered and poorly drained. Because of the high banks the land was not overlooked and parents were reluctant to allow their children to play there.

It was AGREED to ask for a meeting with the Planning Authority, Broadland District Council, and Wimpey Homes to explore ways to improve the situation with the amenity land. The help of the Broadland District Councillors would be enlisted, if necessary.

115 .AMENITY LAND AT PRIORS DRIVE

Broadland District Council had received complaints from residents about the noise from the brick kicking wall; it had carried out a survey of residents views which had shown that opinion was almost equally divided about removal of the wall. Broadland District Council had asked for the Parish Council's views before it made its decision. It was AGREED to tell Broadland District Council that the Parish Council would back the removal of the wall only if a proper substitute goal and surround was provided for the local children to play informal football; this would need to be of the steel type, not just wooden goal posts.

116. OAKFIELD GARDENS

Correspondence from a resident with Mr Dunn was considered. The main problems were the lack of a tarmac footpath access across the land to Swans gate, dog excrement and a lack of play equipment. It was felt that, as this land belonged to Broadland District Council, it was that Council's responsibility, but the Parish Council was concerned for its residents. It was AGREED to ask Broadland District Council to consult with the Parish Council about possible solutions.

117. NOMINATION OF SUBSTITUTES FOR RECREATION GROUNDS COMMITTEE MEETING ON 19.3.2007

It was AGREED that Mr A Lovett would attend the meeting as Mr B Leggett and Mr D Little were unable to be there.

118. CORRESPONDENCE

118.1. The list of correspondence was considered, it was AGREED to discuss items 1.1. and 1.4. at the next meeting.

118.2. E mail from the Chairman of the Junior Football Club. The Club was concerned that some matches had been cancelled and wanted to know how the Council decided that a pitch was unplayable. The Club asked to extend the use of Lavare Park for matches until 13th May and Church Street until 29th April, also to play additional matches on Sundays and at weekends as there was a problem with 'fixture pile up'. It was AGREED to inform the club that:-

- The final decision on whether play is allowable rests with the Groundsman and that the Council has complete faith in his judgement
- Matches could be played at Lavare Park up to and including 22nd April and at Church Street up to and including 15th April; noting that this was a week later than was usual and was not to set a precedent for future years
- The maximum number of matches to be played on any one pitch in a day was 2 and that evening fixtures would be considered individually
- The last Saturday morning training at Church Street would be on 7th April
- It was difficult to understand why 'fixture pile up' had occurred as very few matches had been cancelled by the Council. However it was noted that there had been occasions when planned matches had not been played
- Members were disappointed to hear of continuing intermittent problems when the Pavilions were used without authorisation, not cleaned after use and lights left on.

119. DATE OF NEXT MEETING

As the scheduled date fell on a bank holiday it was AGREED to meet at 6.30 pm on Thursday 12th April, before the Finance and Policy Committee meeting.

There being no further business the Chairman thanked everybody for attending and closed the meeting at 8.35 pm.

Chairman 12th April 2007