

Minutes of the additional Parish Council meeting held on Tuesday 18th August 2009 in the Parish Rooms, Townhouse Road, Costessey at which the following were present:-

Mr J Amis – Vice –Chairman in the Chair

**Mr Bedford Mrs L Glover Mr J Denby Mr T East Mrs D Bates
Mr R Piesse Mr R Smith Mrs V Bell Mr B Mackie
Mrs R Jackson – Parish Clerk Miss A Starkings – Asst Clerk 33 Public approximately
Mr P Whitham – Development Control Services Manager, South Norfolk Council**

APOLOGIES

312/09: Apologies were accepted from Mr W Dinneen, Miss M Doggett, Mr S Watt, Mr G Watt, Mr A Todd.

DECLARATIONS OF INTEREST

313/09: Mr T East, Mrs V Bell and Mr J Denby declared a non-pecuniary interest in the planning applications as they are, or may be, a member of the South Norfolk Council Planning Committee. They made it clear, that although a view may be taken by this Council, they remain open to further information or views, which might be presented at the South Norfolk Council Planning meeting. Mrs D Bates declared an interest in planning application number 6733.

314/09: RESOLVED to take item 5b) on the agenda as Mr P Whitham and most of the members of the public present had come to hear discussion on this item.

LETTER FROM CAMLAND TO SOUTH NORFOLK COUNCIL RE DELIVERY OF SECTION 106 COMMITMENTS ON QUEENS HILLS DEVELOPMENT

315/09: Councillors and the Queens Hills Community Group had all seen the letter from Camland – the company appointed by the receiver to deal with the infrastructure delivery - containing suggestions for the installation of the play areas and the community building and sports field on the Queens Hills Development including time scales, funding and the suggestion for commuted sums. Mr Whitham gave his initial reactions to the offer as did some Councillors and members of public. One problem identified was that no-one present knew how much was in the Stakeholder Fund/s for the delivery of the infra-structure on the site as detailed in the Section 106. Mr Whitham said that the various builders on the site had said they would shortly be appointing a ‘Project Manager’ to oversee the delivery of the infrastructure. The meeting was therefore confused as to who had access to the Stakeholder Funds and therefore had the power to deliver the infrastructure. Mr Whitham was asked if he could try to clarify this.

316/09: It was noted that Cofton Ltd were not ‘bankrupt’ but had gone into ‘receivership’ which meant the Company was still effectively in business. Some present felt therefore that there may be advantage to Cofton in delivering the infrastructure as cheaply as possible. Mr Whitham was asked if it would be possible to ascertain from each of the building companies on the site how much they had paid into this fund to give some idea of what it contains.

317/09: Some felt that all building should be stopped on the site until the delivery of the infrastructure had been resolved. However, Mr Whitham said that although South Norfolk was prepared to do that if necessary it would prefer to see if negotiations would resolve the situation first. He said that if development was stopped then no more money would be paid into the Stakeholder Fund and this could in turn hold up the delivery of the infrastructure.

318/09: Many residents felt the most important thing for them at the moment was to get the road adopted, the street lighting working and the open spaces cared for to make the whole development look and feel better.

319/09: Mr East had asked the Chief Executive of South Norfolk Council to consider forming a group of interested parties to keep this matter under review and she was currently looking into how this might be set up.

320/09: On the proposal of Mr Denby, seconded by Mr Piesse it was unanimously agreed that the suggestions in the letter from Camland should be rejected as it was felt the offer was not a fair one. The members of the Community Group and residents from the site supported this. Many of the residents left the meeting at this point.

321/09: RESOLVED to take item 9 next - **ILLEGAL ENCAMPMENT OF TRAVELLERS ON LONGWATER LANE RECREATION GROUND**

322/09: The Clerk reported there are currently 3 caravans on site and she has served them with a notice to say they are contravening the byelaws. The resident who witnessed them entering the site (but did not see them cut the lock) was present at the meeting and said he was happy for the Police to contact him. The protocol meeting is to be held tomorrow so it was felt it was best not to discuss the matter further until that meeting had taken place. It was appreciated by all that the travellers had deliberately chosen this high profile site as a protest at the fact they have not been allocated a pitch on the new residential Travellers site at Harford.

323/09: On the proposition of Mr Denby, seconded by Mr Bedford it was unanimously agreed the Clerk be authorised to take whatever action is necessary to remove the Travellers from Longwater Lane Recreation Ground, including legal action.

MINUTES OF THE PARISH COUNCIL MEETING HELD ON 28TH JULY 2009

324/09: Mr Piesse's apologies were added to those listed. Subject to this amendment the minutes were approved and duly signed.

PLANNING - APPLICATIONS, APPEALS & OTHER PLANNING MATTERS

325/09: It was RESOLVED to comment on planning applications as follows:-

◆ **6663 – Appeal - South-western quadrant off Fairway, Nth of River Tud**

(Queens Hills) – Development of 38 dwellings, garaging and associated works. It was noted this application was refused by South Norfolk Council on the fact the 1 in 100 year flood plan was not in its view satisfactory. Therefore RESOLVED not to comment further.

◆ **6730 – 24 Upper Stafford Av** – Change of use from garage to single dwelling. Refuse. Over-development of the site, undesirable precedent, poor highway access.

◆ **6731 – Queens Hills Phase 3 off Poethlyn Drive** – Comply/discharge of conditions 1 to 7 of planning permission 2009/0566D – Residential development of 143 dwellings and associated

structures (Phase 3) 2-4 bedroom dwellings. Approve subject to the highways, street lighting, sewage, drainage, etc being constructed to an approved standard of the adopting authorities prior to the sale of homes.

◆ **6732 - S & S Motors, 4 Dereham Rd** - Reduction in secondhand vehicle display area & erection of new storage area (to replace portakabin) together with new MOT testing & service facilities with ancillary office, all as an extension to existing premises. Approve subject to the highway access being suitable for the activity.

◆ **6733 – Coppice End, The Croft** – Proposed extension and conservatory to rear of detached bungalow – Approve subject to no neighbour objections.

◆ **6734 – 51 Longwater Lane** – Alterations to front gable (loft conversion previously approved 2006/1877). Approve subject to no neighbour objections.

CONTRACT FROM ANGLIA WATER AUTHORITY for works on Gunton Lane

326/09: RESOLVED Clerk should sign the contract.

COSTESSEY CENTRE PROJECT

327/09: Mr Rymarz was congratulated on obtaining a **grant award from Biffa** of £45,455 towards the costs of the lift & upstairs fitting out at Costessey Centre. His report dated 14th August 2009 was noted.

328/09: Council RESOLVED the Clerk be authorised to **purchase a secure store** to initially store equipment from the Pavilion whilst the construction works are in progress but after to be moved to replace that at St Edmunds Church car park which is in poor repair. The Clerk did not think a suitable store would cost more than £2000.

329/09: RESOLVED to consider the **permanent site for the recycling units** on Longwater Lane Recreation Ground when the project is nearing the end.

CHANGES TO LAYOUT AND CHARGES AT THE PARISH CEMETERY

330/09: Council noted the first burial had taken place on the new area to the north of the existing burial area in the Parish Cemetery. After the Clerk reported Council RESOLVED:-

a. The **first three rows of the new area be allocated for caskets**. The plots are to be 5 feet wide and for single burials only. The fee for these plots should, with immediate effect, be increased to £670.

b. In view of the perceived increase in the width of coffins and the slippage which had taken place in the previously used area, **standard plot width should be increased to 4ft 6ins**. Burials for coffins requiring a wider plot would be charged at an additional £15 for every additional inch as previously agreed. To reflect the increase in width the standard plot fee should, with immediate effect, **increase to £470**. (All fees remain doubled for non-residents).

c. The son of the first burial in the new section purchased the next grave as a double grave for himself and his wife when the time comes. As Council have now resolved that these plots should be for single burials only it was further RESOLVED the son should be offered the next plot free of charge so he and his wife can still be buried together.

COUNCILLORS' QUESTION TIME

331/09: Items raised were:-

- a. Continued problems with **garden vegetation growing into the road along The Street.**
- b. **AWA site on land off The Loke, Longwater Lane** starting before the approved time in the morning. The matter has now been resolved.
- c. The **sign saying 'No vehicles beyond this point'** in the lane leading to the allotments and the Old Cricket Ground needs to be renewed.

The meeting closed at 9pm.