

# Costessey Town Council



## **Minutes of the Property & Environment Committee of Costessey Town Council, held Wednesday 26 August 2020 at 7pm via Zoom**

**Present:** Cllrs J Amis (Chair), M Bedford, G Blundell, F Carter, J Knights (substitute for C Mahn ) J Flowerdew, L Glover, T Laidlaw, P O'Connor, G Dole (attendee no voting rights); D Bowles (Asst Clerk/Buildings Manager) N Bailey (Deputy Clerk). Six members of the public including D Henry, Chairman Costessey Sports Club.

### **To receive apologies for absence**

**PE041/20:** Cllr C Mahn, & H Elias (Town Clerk) other commitments. Apologies were received from Jordan Last (Taylor Wimpey) who had sent an email update for the meeting.

### **To receive declarations of interest**

**PE042/20:** Cllr Glover – Min PE047/20 – Member of the SNC Licensing Committee.

### **To confirm and sign the minutes of the last meeting on 30 June 2020**

**PE043/20:** Resolved to receive the minutes of the meeting held on 30 June 2020. The minutes had already been approved by Full Council. One amendment was noted which had subsequently come to light. PE039/20 remove £3,751 now to read "There was a retention on the build" ACTION: Deputy Clerk.

### **To receive an update on the community facilities planned for Land West of Lodge farm**

**PE044/20:** The land West of Lodge farm – noted the Full Council Agenda on Tuesday 1 September at 7pm had an item. Any queries for Taylor Wimpey would be submitted asap. The report and data from Norfolk County Council was discussed. Members had previously met with representatives from Taylor Wimpey and were seeking to pursue a facility shaped around the requirements of a childcare provision. The information contained in the report cast doubt on the viability of a facility designed around the requirements of a Childcare Provision. Queries were raised from Councillors as St Helens & Costessey Pre-school are listed as providers covering of 59 children at each setting. Queen's Hills Primary was making changes to their service. Further investigation is needed to understand Norfolk County Councils plan for the future for both sites as this could impact on CTC 's decision.

Position Statements to be requested from above mentioned establishments. Cllrs Carter & Knights will make further enquiries and feed back to Council. **ACTION: Deputy Clerk, Cllrs F Carter & J Knights.**

### **To receive a presentation from Dan Henry Chairman of Costessey Sports Assn**

**PE045/20:** Dan Henry thanked District Cllrs Amis and Laidlaw for the grant towards the cost of the extension to the goal compound. The Grounds Team were also thanked for continuing to maintain and mark the pitches. Former Costessey Sports Chairman Martin Matthews was also thanked for all of his work on site assisting and with his commitment to football.

Dan gave an overview of the Club, grassroots that offers football to 4 – 50year olds. Currently there are 29 teams and approximately 400 players. Due to lack of local facilities there was a need to limit new teams of each age group. Dan was looking for support to continue to grow the club.

Queen's Hills overdue football pitches and the proposed pitches at Lodge Farm were mentioned. Teams affiliated to Costessey Sports currently play at Hellesdon, Drayton, Felthorpe and Barnham Broom. More work is still required before the Queen's Hills Pitches are to playing standard and the area prescribed for pitches at Lodge Farm is being used by developers for spoil etc. A story had circulated on social media that Lodge farm pitches and allotments would to be managed by Green belt. This will be queried directly with Taylor Wimpey. Questions on Risk assessments related to

Covid were also discussed and it was explained that we are now operating with an in-house cleaner / caretaker. Halls re-open to regular hall hirers from 7 September, but with restricted facilities due to Government guidelines. Public Toilets were not open at any CTC managed facility. The Deputy Clerk would liaise with Dan Henry and send any questions/queries re: Lodge Farm to Taylor Wimpey.

**Action Deputy Clerk: To clarify the position on Green Belt at Lodge Farm and the Agreement on the use of the Queen's Hills pitches. Deputy Clerk**

**PE046/20:** Cllr Dole left the meeting.

**To Receive advice in relation to the Premises Licence at Longwater Lane NR8 5AH**

**PE047/20:** Free advice from a former Police Chief Inspector outlined three options. The previous application on 13<sup>th</sup> March was withdrawn by the applicant for technical issues. This related to a Licence Condition on the 'control on noise' for the building which could not be adhered to on the field. Options were discussed with a recommendation to pursue option two - Apply to vary the current Premises Licence including the outside space in the recreation ground in the licensed area. This would involve a rewrite of the operating schedule, basically describing the various events required and tailoring the conditions on the licences that these are catered for without leaving any legacy conditions that contradict the new proposal.

**Recommended to Full Council to pursue option 2 (outlined above) and to apply to vary the current Premises licence. ACTION: Deputy Clerk**

**PE048/20:** Recommended for the application to be officer-led and not to incur any professional fees.

**Recommended to Full Council that the application be officer-led to avoid additional professional fees. ACTION: Deputy Clerk**

**To approve purchase of lottery funded Rainbow Bench at Longwater Lane Grounds**

**PE049/20:** If approved the order would be combined with the previously agreed purchase for The Denes, Fairway, Queen's Hills. Every effort would be made to coordinate installation. The bench at Longwater should be installed near to the play areas. The Lottery Grant was £974 and the price quoted for the bench was £995 plus VAT plus delivery.

**Recommended to Full Council the purchase of the lottery funded Rainbow Bench at Longwater. ACTION: Deputy Clerk**

**A proposal to add a similar bench at Breckland Park was not carried**

**To consider the sale of a parcel of land at Breckland Park off Jerningham Road**

**PE050/20:** Anglian Water has outlined their requirements in relation to an underground Foul Waste Pipe and Inspection Chamber close to the dwelling occupied by the owners seeking to purchase a piece of land from CTC. It was understood that the FW from Breckland Hall connected to the pipe identified towards the north of the site, as did some dwellings along Grove Avenue. CTC liability in terms of private drainage from the hall finished at the connection near to the play equipment, and CTC managed the football pitches on top of it. Any land owner would have to adhere to AW instructions. AW Departmental Contact details were included and should be sent to the owners of the neighbouring dwelling who were present at the meeting and had the opportunity to speak. Further liaison with the home owners would be required if there was a desire to sell a piece of land.

**Recommended to Full Council that no further action be taken**

**PE051/20: It was resolved to continue the meeting beyond 9pm.**

**To receive information on the improvements to footpaths at Gunton Lane**

**PE052/20:** Cllr Amis updated on the footpaths and Gunton Lane. Remedial works may be required to make safe areas leading to the riverbank. Work to be assessed with site visit and quotes/contractor to be sought. **Action: Head Groundsman**

**To arrange a meeting to discuss responses to the consultant's brief published on 16<sup>th</sup> July**

**PE053/20:** Responses can be circulated to Town Councillors by email in advance. Meeting date Wednesday 9 September 2020 at 7pm at The Costessey Centre. Interested are Cllrs P O'Connor, J Amis J Flowerdew, M Bedford & D Henry (Chairman of Costessey Sports) **ACTION: Deputy Clerk.**

**To arrange a meeting to discuss Play Equipment Project at Breckland Park**

**PE054/20:** An update was provided on the financial contribution via the S106 Agreement currently at £54,216. Over 500 responses had been received  
Meeting confirmed for Tuesday 15 September 2020 10am at The Owen Barnes Room. **Action: Deputy Clerk**

**To confirm the date of the next Property & Environment Committee**

**PE055/20:** TBC

**PE056/20: Resolved to exclude the press and public from the meeting under the Public Bodies (Admissions to Meetings) Act 1960 on the grounds that it is not in the public interest to disclose discussion on the items below due to the discussions relating to exempt information on contracts**

**To receive an update on the drainage at Queens Hill Community Centre**

**PE057/20:** A short update was given by Cllr Flowerdew, and Solicitors had been engaged.

**PE058/20:** Apologies were given for the early technical issues and the meeting finished at 9.33pm

**Chairman:**

**Date:**