

LODDON PARISH COUNCIL

Minutes of Loddon Parish Council meeting held on Thursday 8th February 2018 at 7.00pm in The Library Annexe, Loddon

Present:

Sarah Colman	(SC)	Chair
David Bingham	(DB)	
Paul Clemence	(PC)	
John Coupe	(JC)	
Sophie Garrett	(SG)	
Gary Knights	(GK)	
Ray Lumley	(RL)	Vice Chair
Michael Roe	(MR)	

In Attendance

Howard Keeling	(HK)	Finance & Projects Officer
Anne Panella	(AP)	Parish Clerk

WELCOME

398 The Chair welcomed everyone to the meeting and confirmed that no-one wished to record the meeting.

APOLOGIES FOR ABSENCE

399 Were received from June Strickland, Margaret Wallace, B Stone and C Could. John Bussens also did not attend.

DECLARATIONS OF INTEREST

400 None were declared

APPROVAL OF THE MINUTES OF THE MEETING HELD ON THURSDAY 11th JANUARY 2018

401 Minute 362: should read Beccles Road.

Resolved: to approve the Minutes of the meeting held on 11th January 2018 with the above amendment. Proposed by RL, seconded MR. All in agreement.

MATTERS ARISING

402 George Lane Roundabout: rumour and speculation continue with regard to whether Halesbury Homes will build the roundabout. Clarification was sought from the developer following confirmation from NCC that they had no objection to works commencing during the summer months, provided the Hales roundabout was completed before commencement of George Lane. To date no response has been received.

REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

403 BS has provided his monthly report but as both Councillors have sent apologies there is no further update for this item.

PLANNING

- 404 A) 2017/2905: Land at Swan Court, Loddon: Erection of building to provide three letting rooms and associated landscaping.
Object: Proposed by RL seconded by MR. All in agreement
i) there is insufficient information on the dimensions with which to gain an understanding of the overall plan.
ii) Car park: this should be marked out as agreed as part of previous Planning Permission.
iii) Historical Wall: this is 250 years old; is it listed? What area the plans for this? Demolition or Rebuild and inclusion within the new structure?
iv) Footpath; what is the width of this: it should be at least as wide as the tarmac path that runs between Nos. 5 and 7 Sale Court. There should be sufficient area at the 'dog leg' of the footpath (where it joins the tarmac) in which to manoeuvre large buggies and mobility scooters etc. There should be no retaining wall between the proposed footpath and the letting rooms as this will be a trip hazard. As there are no dimensions it's not clear how high this wall will be. The Police have objected to this proposal previously as they consider that forcing people into a narrow area with a retaining wall is a potential ambush threat.
v) Plant room: the current proposed site of placing this near/beside the garden wall of No. 7 Sale Court is inappropriate. The wall is the property of No. 7 and access is required for maintenance. This Plant room could be moved to the other end of the letting rooms.
vi) The Parish Council is seeking to have the footpath that goes through the carpark and exits on Sale Court included in the Definitive Map of Public Rights of Way. Evidence Forms are being collected from residents and will be submitted to NCC shortly. This footpath has been in continuous use for many decades prior to the building of the houses on Sale Court and Old Market Green.
- 405 B) 2018/0147: 23 Low Bungay Road: Replacement new dwelling with attached two-bedroom annex. **Approve.** Proposed by SG, seconded by RL. All in agreement
- 406 C) 2017/2549: 18 High Street: double-glazed three first-floor front windows. **Approve.** Proposed by PC, seconded by JC. Agreement with three abstentions
- 407 D) 2017/2914: Land at George Lane: signs boards advertising development. **Approve.** Proposed by RL, seconded by MR. All in agreement
- 408 E) 2018/0207: Bush Farm, Stubbs Green: new front and rear extensions, double cart shed garage and alterations. **Approve.** Proposed by MR, seconded by SG. All in agreement
- 409 F) 2018/0258: Hobart County High School: change of use from domestic property to admin office for Clarion Academy Trust. **Approve.** Proposed by RL, seconded by SC. All in agreement.

- 410 **The following application has been approved:**
2017/2544: 24 High Bungay Road, Loddon: Single storey rear extension and alterations

PUBLIC FORUM

- 411 Re-alignment of George Lane: it was understood from the original plans that George Lane would have to be re-aligned from the end of the Hockey Field in order to accommodate the new roundabout. However, the ground in front of the development

has recently been turfed, although this may be to better present the site and houses as the selling process takes pace.

- 412 Bowls Club: concern was expressed as to the viability of the Loddon Swan *outdoors* club as there remains approximately three years of a five-year right of occupancy agreement and then the land likely to be considered for building. Agreed to seek clarification from SNC as to the rights of the current occupants of the premises.
- 413 Manhole cover on High Street between Old Town Hall and Co-op: condition of this has deteriorated and to inform Highways. Noted that the cover on Old Market Green has now been repaired although this work took almost six months.

ALLOTMENTS

- 414 Following the de-silting work and the temporary loss of some of the Allotment along the river edge a meeting was held with some of the affected Allotment Holders; their requirements are included as Recommendations in the report presented.
1. There are a small number of vacant Allotments (5B, 6A and 7A). These are very overgrown and would require significant work to allow them to be planted this coming season but if grass/weeds were to be cut back immediately this would allow them to be offered to those Allotment holders affected. There is also fencing around one of these plots which requires to be removed as it contravenes Point 6E of the Allotment Agreement.
 2. A rent-free period of up to 2 years, commencing April 2018, be offered to all the Allotment holders directly affected whether they remain on their current Allotments or take up the offer of a replacement Allotment.
 3. When the opportunity arises to reconfigure a small number of the Allotments close to the Mill along the riverbank resulting in more, but smaller, allotments which are easier to rent and allow a more clearly defined path along part of the river edge to be reinstated
 4. Write to the Environment Agency expressing dissatisfaction at the manner in which the work was conducted and seek compensation for loss of rent and costs to reinstate the affected area

Resolved: to accept the recommendations above. Proposed by SC, seconded by JC. All in agreement.

FINANCIAL REPORT AND ACCOUNTS FOR PAYMENT

415	NPS Property Consultants	External Socket – Xmas lights	£330.00
	Eon	Electricity – Pyes Mill	£6.86
	Norfolk Playing Field Association	Membership Fees	£30.00
	The Church in Loddon	Holy Trinity Path Lighting	£365.00
	The Post Office	Postage Stamps (100 1 st Class)	£65.00
	Saffron Housing Trust	Garage Rental	£52.00
	Roberts & Son	Photocopying Charges	£67.62
	TalkTalk	Telephone & Broadband	£40.70
	Anne Panella	January Salary	£1026.57
	David Greeves	January Salary	£220.65
	Howard Keeling	January Salary	£543.92
	Norfolk Pension Fund	January Contribution	£324.54
	HMRC	January Contribution	£264.46
	See The Difference!!!	Toilet Cleaning	£1716.54
		TOTAL	£5,053.86

416	<u>Invoices received after despatch:</u>	
	LBPT: quarterly rent for LPC offices	£1,215.52
	Roberts & Son; stationery	£ 94.20
	Howard Keeling: Radar Lock £198. Mileage £11.70	£ 209.70
	Norwich Electrical Company: external socket for Christmas tree	£ 213.60
	GRAND TOTAL	£6,786.88

Resolved: to approve all the expenditures above. Proposed by SC, seconded by RL. All in agreement.

- 417 Grass Cutting Contract 2018/19: a report was provided on the details within each contractors' quotation. Confirmed that Loddon DIY is better placed to be more responsive to requests take into account prevailing weather conditions when scheduling work.

Resolved: to appoint Loddon DIY to carry out the grass-cutting contract for 2018/19 at a total cost of £17,956. Proposed by MR, seconded by SC. All in agreement.

SMALL GRANTS APPLICATIONS

- 418 Applications with details of funding required have been circulated with papers
- 419 Eastern Rivers Community Gym: confirmed that the Gym has received funds from LPC over the past two years, but not within the current financial year. Whilst the Gym is proving popular the committee wish to widen their marketing to attract new members.

Resolved: to grant £100. Proposed by RL, seconded by SC. All in agreement.

- 420 Scarecrow Festival: **Resolved:** to grant £100. Proposed by SC, seconded by MR. All in agreement.

REPORTS FROM PARISH COUNCILLORS

- 421 Jubilee Hall: no contract has been agreed with the Football Club and they are currently looking for an alternative venue. SNC have offered to mediate in order to find a mutually acceptable solution for both parties which would see the Football Club remain in Loddon. The lack of the Football Club at the Jubilee Hall is expected to impact on negotiations for the Social Club contract.
- 422 BACT: a ruling is expected shortly following the Dept of Transport statement that all community transport organisation are currently operating incorrectly which could see many such organisations lose their community transport unless regulations are amended. In December the Select Committee demanded a full and comprehensive consultation be carried out.
- 423 Farmers Market signs on A143: are no longer permitted to be placed along the A143 as they are regarded as a visual hazard to motorists. They could be placed on private land further back, with the permission of the landowner, but will have to be larger in order to be seen and read with ease.
- 424 European Leader Funding: Waveney Valley has received £1.4 million over three years for initiatives that are primarily concerned with job creation and are currently seeking access to funds of other regions that have not been used.

SIGNIFICANT CORRESPONDENCE and agree any necessary actions

- 425 Tree Warden: Mr Max Jackman, who lives in Hales has volunteered to be the Tree Warden. Details of the Network have been sent to Mr Jackman and contact details of other local tree wardens. Clarification has been sought from LPC insurers who confirmed the Tree Warden post is covered by the LPC Public Liability Insurance.
- 426 Business Rates on LPC offices: the parish council has just been informed, with no prior notification, that Business Rates will be applicable on the LPC offices backdated to November 2017 as the parish council is deemed to have two 'premises', and therefore loses its exempt status. The second premises are the Staithe Public Toilets; LPC understand that such premises were removed from the list of premises that would attract Business Rates, although if discretionary SNC have chosen not to apply an exemption. It was noted that if this information was known earlier it would have had a significant impact on the decision by LPC to take over responsibility for public toilets, which should be deemed a service, not premises, and therefore exempt from Business Rates.
- 427 In addition, Business Rates have been applied to the Staithe toilets but the invoice also included the carpark, in error, as this is the sole responsibility of SNC. SNC have now confirmed that they will need to conduct a formal valuation on the carpark in order to remove that element from the invoice received by LPC. Discussions are on-going with SNC with regard to the overall issue of Business Rates.
- 428 Freestyle: have provided large colour plans of the proposed layout of the skatepark. Councillors are requested to view the site with the plans and provide any queries or comments no later than Thursday 15th February. Views and comments to be gained from other local users. This feedback will be provided to Freestyle and then move onto formal consultation with user groups.

All

429 Bridge over footpath behind Loddon Marina: after several months the Broads Authority **HK** have agreed to reinstate this footbridge but are asking for funding from LPC. Agreed a more detailed breakdown of the costs are required before any level of funding can be considered.

430 Loddon Mill: several of the parish councillors have visited the Mill to view the conditions. The homeowner has recently requested a meeting, on site, with the Environment Agency – a response to this request has not yet been received.

DATES OF FUTURE MEETINGS: all at 7.00pm in LPC office

- 431
- Thursday 8th March: Agenda items to Clerk by 27th February
 - Thursday 12th April to include Annual Parish Meeting. Agenda items to Clerk by 3rd April

The meeting ended at 9.15 pm