

Belton with Browston Parish Council Meeting

CHAIR: DAVID MILLS VICE CHAIR: NIGEL LIGHT

Minutes from the Parish Council meeting held on 2nd April 2024

At New Road Sport & Leisure Centre

IN ATTENDANCE: D. Mills (Chair), N. Light (Vice Chair), K. Barber, S. Bridges, G. Searby, C. Gay, M. Cox, M. Greenacre, S. Neal, J. Riseborough, Kate Ruddock (Parish Clerk) and six members of the public including Borough Cllr Carpenter.

The meeting commenced at 7.00pm

PUBLIC SECTION

Land next to 1 Rosedale Gardens

Two members of the public were present at the meeting to enquire if the Parish Council had been made aware of any forthcoming planning applications concerning the land next to 1 Rosedale Gardens as the overgrown vegetation on the land has now been cleared.

Members confirmed they had not received any notification recently from GYBC that a planning application had been submitted for that section of land, it was also generally agreed planning permission would be unlikely to be permitted due to the section of land being very small.

GYBC – Community Infrastructure Levy Consultation

The Chairman of the Belton with Browston, Burgh Castle and Fritton and St Olaves Neighbourhood Plan Steering Group was present at the meeting to suggest the Parish Council submits the following three questions in response to the consultation:

- Will the Infrastructure Levy (IL) Levelling Up and Regeneration Act 2023, supersede CIL and Section 106?
- Will the IL, being based upon the value of developments as opposed to square metres, make the production of a CIL ‘Charging Schedule’ superfluous?
- A standard charge may be insufficient if a charging schedule is adopted and there is a requirement for significant infrastructure to create the development?

Browston Hall, Browston Green – Planning Applications

The Chairman of the Neighbourhood Plan Steering Group reported he had composed an updated objection to the three Browston Hall revised planning applications.

The objections had been sent to the Parish Council Chairman and had been circulated to all members prior to the meeting. The original objections which had been sent to GYBC in 2022 had also been distributed.

Landpro, the planning consultants seem to have taken on board the objections raised by the statutory bodies, but have not addressed objections raised by the Parish Council or residents.

Cllr Gay voiced concern about the variation of deadline dates published for the three applications. Borough Cllr Carpenter added an extension had definitely been granted to the 24th April for at least one of the planning applications, and he will check the next day that this date has been applied to all three applications.

Cllr Gay asked would it be likely GYBC would agree to a further extension into May? Taking into account the volume of new documents that are being added to the planning portal, some of which being hundreds of pages long. It will take residents a great amount of time to read through all the documentation in order to formulate a response?

Borough Cllr Carpenter replied he would ask the question but was not sure how likely the request for a further extension would be.

Cllr Greenacre asked Borough Cllr Carpenter to find out if the application will be dealt with by the Development Management Committee rather than as a delegated officers decision? Also when will that meeting be? It is important all residents that submit an objection to the plans attend this meeting. The applications go against both the GYBC Local Plan and the Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Plan, therefore the Parish Council supports the residents objections.

With no further business the public section was closed and main meeting commenced at 7.15pm

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Minnis and County Cllr Annison. To accept the apologies proposed Cllr Searby, seconded Cllr Greenacre. All in Favour.

2. DECLARATIONS OF INTEREST

Cllr Greenacre – Burgh Castle Parish Council. All Parish Councillors are Trustees of Belton Playing Field Charity. All Parish Councillors are Trustees of Belton Poor’s Allotment Charity.

3. MINUTES FROM LAST MEETING

Minutes from the meeting held on 05/03/24 had been circulated to all members prior to the meeting. With one amendment made, to accept the minutes as a true and accurate record proposed Cllr Riseborough, seconded Cllr Barber. All in Favour.

4. MATTERS ARISING

The Clerk reported she had received a reply from NHS Norfolk and Waveney concerning the “Wellness On Wheels Bus” which provides a number of health services such as blood pressure checks. They have stated they would be keen to bring the bus to New Road at an agreed time. They would also like to link it in with another activity/group that is already on site at that time.

Cllr Greenacre suggested either a Monday morning when Up4fitness is at New Road, or a Thursday afternoon when the Great Yarmouth Stroke Group is using the function room would both be the most preferable times.

5. BOROUGH & COUNTY COUNCILLOR REPORTS

Borough Cllr Carpenter reported the whole of New Road from the Bracon Road junction to the mini roundabout at Stepshort will be dressed (not resurfaced) this year apart from the two junctions either end as mentioned. The Highways Inspector will be looking at Bracon Road to assess it, and the Highways Engineer will add Bracon Road to the list of roads to be dressed in 2025 as the last time it was done was 2013.

6. ADMINISTRATION & FINANCIAL MATTERS

The Clerk reported the following late payments had to be approved retrospectively as payments were due to be paid before the end of the last financial year, 31st March 2024.

- Community Action Norfolk – subscription for Poorlands Charity work £50
- Neighbourhood Plan – Hall Hire and the last of the unused grant monies repaid to Groundwork UK totalling £897. Please note no monies is now being held by the Parish Council on behalf of the Neighbourhood Plan Steering Group.
- Crown – gas March invoice £753.08
- BT – Broadband/telephone £67.45
- Wave – New Road water £401.90
- Gallagher – grass mower insurance £185.65

	PAYEE/DETAIL	V.A.T	AMOUNT
BACS	Employment		£5350.63
BACS	K. Gipson – refund new road cleaning & repair items 143.72, grass cutting petrol 65.00	£34.01	£208.72

BACS	Flameskill – fire alarm system & emergency lighting inspection	£29.10	£174.60
BACS	Clarkes Fencing – perimeter fence repair	£99.00	£594.00
BACS	K. Barber – DBS Check		£18.00
BACS	K. Ruddock – refund Poorlands Postage 3.90, notebooks 1.50		£5.40
BACS	Electrical Systems & Design – floodlight repairs		£460.00
BACS	Scribe accounts renewal	£69.12	£414.72
DD	PWLB – New Road mortgage		£3100.03
BACS	Breydon Flooring – repair to function room floor	£65.00	£390.00
DD	BT	£9.37	£56.22
DD	Biffa – Bin due on 29 th March	£7.30	£43.78
		£312.90	£10,816.10

Income:

New Road = £2343.50

	Council A/C
Bank Balance BF	£71,125.00
Bank Balance after meeting payments	£64,101.58

To propose above invoices for payment Cllr Mills, seconded Cllr Neal. All in Favour.

7. SOCIAL POLICY

The Clerk had circulated to all members prior to the meeting a copy of the draft policy.

During discussion it was agreed to add the following sentence to the beginning of item 5, third party social media and individual councillor usage.

“No comments are to be posted on any social media site by an individual councillor in relation to the Parish Council matters unless they have been approved by the Parish Council.

The Parish Council is a corporate body so any comments must be approved.”

8. NEW ROAD SPORT & LEISURE CENTRE

Toilet Block – Repair to roof

Quote 1. Advanced Roofing EDPM - £1780 (plus vat)

Quote 2. Advanced Roofing Bitumen Felt - £1840 (plus vat)

Quote 3. SJS Roofing Ltd - £2250 (plus vat)

Quote 4. SJS Roofing Ltd - £1850 (plus vat)

Quote 5. Mustard Maintenance - £3500

Cllr Light reported a number of patching jobs had been undertaken to the roof of the toilet block however it is now in need of being fully repaired, therefore the above quotations had been obtained from local contractors..

It was agreed by all members to proceed with the repair and to accept quotation 1. from Advanced Roofing EDPM - £1780 (plus vat). Proposed Cllr Light, seconded Cllr Searby. All in Favour.

Function room – Repair to floor

The Clerk reported an emergency repair to fix a number of holes in the function room floor had been carried out by Breydon Carpets & Flooring Ltd totalling £325 (plus vat).

Premises License – Renewal

The Clerk reported she had received an invoice from GYBC to renew the annual premises fee which totals £180. The Licensing Dept had advised if the Council chooses not to renew the license it shall be marked as suspended. However in the future ie if suspended for 4 years, if a license is then needed, 4 years fees will then be due.

Taking into account that the license had not been used, it was agreed by all members not to renew the license at the current time. Proposed Cllr Greenacre, seconded Cllr Riseborough. All in Favour.

Management Meeting – date of meeting to discuss new football contacts

It was agreed to hold the next Management Meeting on Tuesday 30th April, before the APM at 6pm.

Self seeded trees – Located at the end of the car park

It was agreed by all members to remove the two small self seeded trees at the end of the car park. By doing so it will create better access to the over spill car parking area which is needed during big events during the summer months. Proposed Cllr Light, seconded Cllr Cox. All in Favour. It was agreed to then plant two new trees at New Road around the perimeter of the field.

9. APOLOGIES FOR ABSENCE

The subject of Councillors submitting apologies for absence was discussed by all members. The Clerk clarified if the Council accepts a Councillors apology, the six month rule does not apply. Taking into consideration that all Parish Councillors undertake the role on a voluntary basis it was generally agreed by members that it would be very difficult to set any fixed criteria where an apology would not be accepted. Therefore it was agreed if a Councillor has not attended a meeting for six months to instead have the Chairman or Clerk arrange a welfare conversation with the member to find out if there are any underlying problems. It was agreed the Council has a duty of care to all members. Proposed Cllr Mills, seconded Cllr Cox. All in Favour.

10. HORNSEA 3 COMMUNITY FUND

The Clerk reported the first deadline for applications has now been confirmed as the 8th May 2024. Projects seeking grant funding up to £5000 do not require any matched funding. Projects seeking grant funding from £5001 to £75,000 require 20% matched funding. The Chairman and Cllr Light had met with two contractors so far, PNG and Alpha, to obtain a quotations for solar panels.

PNG quotation – Had not as yet been received

Alpha quotation- £20,990.09 (plus vat 4198.02) --Council match funding would then be £4180.18
The Clerk added Grantscape have confirmed there are two deadlines for grant funding applications in 2024, the second being 27th November.

It was agreed by all members the second quotation is needed before the project can be discussed further. The match funding monies will also need to be discussed once the Clerk has completed the Councils 2023-24 year end accounts. It is possible part of the match funding may be able to come from Council reserves, the rest could then be funded through the precept.

It was agreed due to the time scale, to apply for grant funding in the second November round.

11. PLANNING

- 06/22/0110/F & 06/22/0249/LB Browston Hall, Browston Green

Redevelopment of Browston Hall and part of site to provide new leisure and hospitality facilities - indoor entertainment facility offering ten pin bowling, golf simulators, pool and snooker tables, cafe and extension for cafe storage and toilets, reception area and offices; spa and treatment facility building; laundry and site storage building; 50 holiday lodges with associated drainage infrastructure, landscaping, access, parking and associated works. (Amended plans and documents and additional information received)

- 06/22/0111/F Browston Hall, Browston Green

Redevelopment of part of site for 32 no. holiday lodges together with associated drainage infrastructure, access, parking, landscaping and associated works. (Amended plans and documents and additional information received)

It was agreed by all members to object to the three planning applications above, proposed Cllr Mills, seconded Cllr Bridges. All in Favour. The detailed letter of objection produced by the Chairman of the Neighbourhood Plan Steering Group will be sent to GYBC. A small part of the objection letter is as follows:

A considerable number of comments have been provided by the public in response to the

application. We (LANPRO) consider that the applicant's responses to queries posed by statutory consultees **address most**, if not all **of the public's concerns**. The objections raised by the Parish Council for these applications in 2022 prevail and will be resubmitted. It appears that very little has changed from the first application in 2022 other than a superfluous verbose elaboration of the original documentation in most cases. The total lack of infrastructure to support such a development; the effect on biodiversity and the loss of rural countryside; local flooding and drainage issues; the impact of the development on the local road network; trees and wildlife conservation; the setting of heritage assets; below ground archaeology and water quality are all issues that have yet to be or have not been addressed. There are numerous instances where there is no response to previous objections with the current information stating: cannot currently be assessed, to be undertaken in due course, insufficient information, further information is required e.g. sewage, a Hydrological Impact Assessment, Habitats Regulation Assessments (additional nutrient load) etc. The expectation for the Parish Council to provide further comment is therefore futile as it appears that most of the issues raised in 2022 have yet to be undertaken, nevertheless reiteration ensues.

- 06/24/0118/VCF Lochinvar, Short Road, Browston

Proposed variation to cond 3 of pp 06/15/0140/F. To amend the condition to require the ground floor to be used for stabling, and allow first floor to be used for the purposes of ancillary accommodation incidental to the occupation of the main dwelling known as Lochinvar

Members discussed concerns relating to the application above including possible use of the building as an Air B&B. Cllr Greenacre proposed to object to the application, the vote was then taken. To submit an objection, Yes:3, No:6, Abstain:1. Carried.

No objections subject to neighbours comments will be submitted to GYBC.

Great Yarmouth First Draft Local Plan – Consultation

GYBC are inviting residents to make comments on the first draft of the new Local Plan, the consultation can be viewed on <http://localplan.great-yarmouth.gov.uk>

Deadline for submitting comments is 8th May 2024, the following public drop in sessions have been arranged where Officer will be available to talk about the consultation:

15th April 10am – 6pm GY Town Hall

16th April 4.30pm – 8.30pm All Saints Parish Hall Scratby

22nd April 4.30pm – 8.30pm The Old School Village Centre, Bradwell

Great Yarmouth Community Infrastructure Levy Rates Consultation

GYBC are inviting residents to make comments on the proposed Community Infrastructure Levy Rates. CIL is a levy which local authorities can introduce to developers to make financial contributions towards the provision of infrastructure to support new development. The consultation can be viewed on <http://localplan.great-yarmouth.gov.uk>

Deadline for submitting comments is 8th May 2024, the proposed rate being

It was agreed by all members to submit the three questions raised earlier in the public section during the consultation.

GYBC Planning Applications Approved:

- 06/23/0920/HH 6 Fern Gardens

Demolition of rear conservatory; Erection of single storey rear extension with flat roof and roof lantern; Erection of front extension to existing garage, adjoining side elevation of dwelling

GYBC Planning Applications Refused:

- 06/23/0819/F Five Acres, Cheery Lane, Browston

Conversion and extension of two stable blocks to form 1no. dwelling; Installation of solar panels on the roof of neighbouring barn.

- 06/23/0642/HH 12 Ranworth Close, Belton

1) Application for the retention of a single storey rear extension with raised verandah / decking (Retrospective). 2) Proposed removal of the existing flat garage roof and replacement with a pitched roof. (Revised description of development and amended plans received)

12. TIME & DATE OF NEXT MEETING

Annual Parish Meeting – Tuesday 30th April 2024, 7.00pm at New Road Sport & Leisure Centre

Annual Parish Council Meeting – Tuesday 7th May 2024, 7.00pm at New Road Sport & Leisure Centre

With no further business the meeting was closed at 7.55pm