

**MINUTES OF THE MEETING OF HAINFORD PARISH COUNCIL HELD ON  
WEDNESDAY 16<sup>th</sup> JANUARY 2013 AT THE VILLAGE HALL**

**Present:** Cllr A Cowles (Chair)  
Cllr S Fuller  
Cllr S Howes  
Cllr L Rogers  
Cllr H Pointer  
Cllr A Southgate  
K Medler (Clerk)

**In attendance:** County Cllr T Williams  
Mr. John Whitelock (Saffron)

**Parishioners:** 11

**1. APOLOGIES**

Apologies were received from Cllr R Crisp.

**2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS**

The Chairman declared an interest in item 5b.

**3. MINUTES OF THE LAST MEETING**

The minutes of the meeting held on Wednesday 21<sup>st</sup> November 2012 were agreed by all and signed by the Chairman.

**4. REPORT ON MATTERS ARISING FROM THE MINUTES, NOT ON THE AGENDA**

**a. Village Games 2013**

The Chairman reported that the roadshow which took place on Sunday 13<sup>th</sup> January went very well and Carolyn Atherton will be publishing a report in the Parish News along with details of future events. The Chairman thanked Carolyn for all her work in organising this, those who turned up to take part and the Village Hall for opening and providing refreshments.

**b. Grit Bin Pollard Road**

The Clerk confirmed the Grit Bin is now in situ and should have been filled by Highways ready for use.

**c. Lay-by on A140**

The Clerk has received a note from Highways to say that as this is an unofficial lay-by they are unable to carry out any works to formalise it.

**5. MATTERS FOR DISCUSSION AND ACTION**

**a. Play equipment in the Village**

i) The Chairman reminded the meeting that a group of users had been tasked with finding out what equipment parishioners wanted to see in the play area and how much it would cost.

Teresa Watker reported they had obtained ideas from two main areas: parents and children. Playdale have been out to the site and given a ballpark figure to work with of £65,000 which includes clearing the site, new equipment and installing a new surface. Teresa is still waiting for a suggested site plan from them. There are lots of grants available for funding and Playdale can help with this too. Suggestions have been made that the area to the rear of the car park could be used for ball games. It was agreed Teresa will report back further at the next meeting.

ii) The Parish Council were asked if they would be prepared to re-open the play area whilst the new equipment is being looked into and the Chairman said that having received information from Insurers regarding increased claims for injury relating to play areas, the Council are concerned about doing this. Following discussion it was agreed the Clerk will speak to Insurers to see exactly what their requirements are regarding inspections of play areas and whether they would accept inspections by parents as well as Councillors. It was also agreed that if required, the Parish Council would pay for two or three parents to attend a training course on inspecting equipment. The Clerk will send Teresa a copy of the sheet Councillors currently use when inspecting the equipment for information. Cllr L Rogers pointed out that before the play area is re-opened, the required repairs will need to be completed and suggested parishioners could help with this. Teresa agreed to speak to parents to see if a group of them would be prepared to do this and also carry out some inspections if Insurers allow. Once the Clerk has confirmed exactly what work is required and has spoken to Insurers, all agreed the Chairman could decide whether or not to re-open the area before the next Parish Council meeting.

*9 members of the Public left the meeting at 20:10*

## **b. Future developments in the Village**

The Chairman said that because of the location of the site he had an interest to declare. The precise nature of that interest would be determined as the discussions developed. The Chairman then introduced Mr. Whitelock from Saffron Housing and explained that any information given at the meeting would be minuted and therefore in the public domain.

Mr. Whitelock stated Saffron is a registered charity and housing association with over 5000 properties. The Company generally looks to develop 100 properties a year and is usually approached by landowners, which is what has happened in this instance. Councillors have already received details of the land in question (known locally as The Chequers field) and Mr. Whitelock has come to see if the Parish Council are interested in continuing a dialogue with the landowner and Saffron to develop this area as an exception site. Mr. Whitelock has spoken to BDC for their view and if a planning application is submitted they will have to refer to their planning policies and Site Specific documents. Mr. Whitelock confirmed that any site outside of the development boundary will always be considered as an exception site which means any housing would be affordable and for local people but BDC can refer to the NPPF and allow some market housing too. The Lettings policy which would be applied will exist in perpetuity. Cllr L Rogers asked how BDC evidence the 'local' connection and Mr. Whitelock advised they would do this through various checks such as the electoral role, bank accounts, employers etc. Should someone be given a property under false pretences they can and have been (in the past) evicted. Typically 1/3 or 1/2 of the 'need' would be built to try to ensure properties are not left empty and these would be individual properties, not flats, as flats tend to lead to a lack of responsibility for the surrounding garden. This particular site would be looking at having 6 or 8 properties built on it. Whilst landowners may look to expand sites over time, the final decision would be down to the planning authority and the extra 'need' being proven. Any development given permission would have to be designed in such a way so the new site didn't affect any of the services of those properties already in the area. The Chairman asked why the Wherry estate in the Village is not used for 'local' people but outsiders as such and Mr. Whitelock explained that sites within the development boundary are for 'general' need whereas those outside the boundary are purely for 'local' need. People will be allocated the properties from BDCs housing register so it is important that anyone who would qualify makes sure their name is on that register.

Cty Cllr T Williams joined the meeting at 20:45

Mr. Whitelock confirmed that if the Parish Council does not want additional affordable housing in the Village then Saffron will walk away and not pursue this. All agreed to consider what they have heard and an 'in principal' decision will be made at the next Parish Council meeting. The Chairman thanked Mr. Whitelock for his time and Mr. Whitelock then left the meeting along with a member of the public.

## **c. Planning applications**

i) 20130060 – Springwater Lakes, Newton Road

No objections.

ii) 20121315 (amended) – Pinewood Farm, Grange Road

The Chairman reported that this application was granted permission by the Planning Committee because of its sustainable location, the houses nearby, the fact there had been a dwelling on the site previously, its lack of impact on the character and appearance of the Village and because it was considered to be of an innovative nature. It is interesting to note that whilst BDC agreed the application was discordant with Policy HOU9, permission has still been granted which in essence has made a fundamental change to Policy HOU9 by indicating that consideration should be given to the size of adjacent properties and not just the size of the property being replaced. This outcome will possibly benefit others who wish to replace a dwelling.

## **d. Finance**

i) The following accounts were presented for payment and were approved:

Mrs. K Medler (Expenses)	£27.85
Norfolk County Council (Play area licence)	£150.00
HMR&C (PAYE x3)	£144.40

The following account had already been paid and was agreed:

Glasdon Manufacturing Ltd (Grit bin)	£105.84
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The Clerks standing order was paid on the 5<sup>th</sup> December 2012 and 5<sup>th</sup> January 2013.

The following receipt was noted:

Bank interest	£1.72
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ii) Financial statement for January 2013

The balance carried forward is £21,231.36.

Cllr S Howes proposed the Council accept the statement and this was seconded by Cllr S Fuller.

iii) The budget was discussed and agreed with some amendments. All agreed the Precept should remain at £11,000 and not be increased, in line with the District and County Councils.

**e. Governance – revised standing orders**

It was agreed this will be carried forward to the next meeting.

**f. Grass cutting contract for 2013**

The Clerk has received three quotations. After discussion it was agreed the Clerk should ask two of the Companies to re-quote to include additional works.

**6. MATTERS TO REPORT**

**a. Correspondence sent to Clerk**

Councillors are invited to an Enterprise in Waste Summit. It was agreed this should be passed to Anne Gillett. The Norfolk Gardens Trust is offering to advertise Open Garden Schemes in their next newsletter free of charge. The Village does not have such a scheme so cannot utilise this.

BDCs Green Deal event will be circulated.

The Clerk has received five requests for donations. All agreed any funds should be directed into the Village and not given to outside organisations at this time.

**b. Clerks report**

Anne Gillett has been in contact with Peter Leggett re re-siting of the Dog Bins and he has been out to monitor Newton Road and feels that there is currently no problem with bags containing dog poo. Anne has asked the volunteer who covers Newton Road to monitor it regularly. Peter Leggett wishes to retain the bin at the bottom of the Bridleway opposite the old church tower as he feels that since the landowner erected the gates the litter problem (especially fly tipping) has improved. Anne is monitoring this too but still feels that a further bin is required on Newton road near the church. Anne has walked around the field behind her home today which many dog walkers use and collected one bag plus "poo" in the inside hedge and along the path that has been formed by the dog walkers, and dogs. Anne will be contacting Peter Leggett regarding fly tipping by the beck approaching Newton St Faith and will mention the field too.

**c. Report from County Councillor**

The budget process is ongoing but there will be no rise in Council Tax.

The PROW policy was changed last year and as a result details of Norfolk Trails should go live on the website shortly.

The Community Construction Fund has been re-opened with £1million available.

St Faiths are concerned about Sanders bus service being reduced through the Villages – do Hainford have any concerns? The Chairman said they do and has spoken to Charles Sanders about this who agreed the service is vulnerable however currently there are more busses coming through the Village than there used to be.

**7. MATTERS RAISED FOR FUTURE DISCUSSION**

Standing Orders, report back on QEII Play Area, Highway Improvements fund and decision on proposed development on 'the Chequers field'.

**9. DATE OF NEXT MEETING**

The next meeting will be held on Wednesday 13<sup>th</sup> February 2013 at 7:30pm in the village hall.

**The meeting closed at 21:45**