

## Minutes of a Meeting of Knapton Parish Council Held on

Tuesday 5<sup>th</sup> January 2016 in Knapton Village Hall

**Present:** David Bishop-Laggett (Chairman), Mary Allen, Andrew Claydon, Peter Kaye, Pat Lee, Sue Wilkins, Alan Young, Dee Holroyd (Clerk). Mrs Sheila Oxtoby, Chief Executive NNDC, Cllr John Rest, Cllr Nick Coppack. Members of the public, Alison Glaze, David Glaze, Liz Winter, Angus Robertson, Graham Jones.

**1. Apologies for Absence:** Peter Kaye.

**2. Mrs Sheila Oxtoby and Mr Cllr John Rest (NNDC):** The Chairman welcomed Mrs Oxtoby and Cllr Rest. JR thanked the village for inviting him back and circulated copies of a plan showing a proposed layout of twelve properties to be built on the land off School Close. This was the minimum viable number that VHT could build. NNDC would have the land re-valued and go back to VHT with an up to date valuation to ensure a best price sale to VHT. He asked the village to look at the plan and to provide Nicola Turner at NNDC with any comments which would be relayed to VHT. The land to be used was bordered by a red line and anything within that border would be maintained by NNDC. Remaining land would be left for the time being. The car park, currently used for village hall parking, would remain available for that use, maintained by the PC, until it was needed by NNDC. DBL told JR that the minuted understanding from the October 2015 KPC meeting with Steve Blatch and Cllr John Rest was that the car park, beacon and flag pole (situated on the land) would remain for use by the village indefinitely. AY said that at a meeting in April 2013, Nicola Turner (NNDC) had stated that three remaining plots would be made available to Knapton PC for the benefit of the village. This was why the village had backed the planned development and it was upsetting to learn this was now not the case. Mrs Oxtoby said that NT would not have had the authority to dispose of valuable land in this way and that any such decision would have to go to Cabinet. The proposed development would benefit the village by providing a mix of affordable housing for local

people who wished to live in the village. AY said VHT had discussed the gift of three houses to the village, rent from which, after VHT had recovered their building costs, would go to the village to finance to either the village hall or a new community centre. SO confirmed this would not be possible under current government ruling but NNDC may be able to provide separate assistance to the village through the Big Society Fund for improvements to the community centre. SO asked if the PC had any objection to affordable housing and would their preference be for eight or twelve? The new plan showed eight of the twelve house would be for rent and four for shared ownership, if that demand was present. The new plan showed eight of the twelve houses would be for rent and four for shared ownership. DBL said there would be objections to twelve. MA and PL confirmed they was in favour of affordable housing. SW asked the number of people expected to be housed. An extra nineteen people would be housed, this number confirmed on the current waiting list to be in need. People occupying the houses were likely to be working, even with some top up benefits, and the village might gain some young people. It was important for families with children to be near to their relations. AY pointed to the lack of public transport. SW was concerned that this was a village, where residents had space, and problems could arise from people being crowded together.

Graham Jones told the meeting that both Nicola Turner (NNDC) and Faith Davies (Victory Housing Trust) had told the PC that land would be available to the village. He asked when this decision was reversed. SO confirmed no officer would have had this authority and NNDC was not in a position to give away valuable land. GJ asked Cllr Rush to look at past notes to see when this gift had been mentioned. AY queried why NT had made this offer without discussion with NNDC. SO said that in an exception housing scheme, such as the proposed, market housing must pay for affordable housing. GJ said the land could be sold for mixed use or the PC could acquire it under a land trust scheme. JR to look into this. SO confirmed NNDC wanted to work with the

village. Questioned on timing, SO said policy changes since the May elections required building on available land with planning permission to go ahead promptly. David Glaze asked about possible problems with extra traffic into Hall Lane and sewerage.

JR summed up: the licence on the land expires in March and the land would return to the NNDC to keep in a tidy condition and allow continued use of the car park, to be maintained by KPC, subject to a licence being granted. The question of the footpath, installed by the KPC and allowing safe access to the bus stop, was raised. GJ confirmed that the possibility of moving the bus stop, situated on the B1145, had been looked at but there was no other suitable site. SO asked the clerk to send any paperwork in connection with the path to NNDC.

Angus Robertson pointed out that when the application for a Village Green was put in, it had been agreed that should it fail, the remaining land after development should be given to the village to provide some green space. This proposal had been put to NNDC but had not found favour. JR thanked the PC for inviting Mrs Oxtoby and himself to the meeting. DBL thanked them both for coming. They left the meeting.

- 3. Minutes of the Meeting held on Tuesday 1<sup>st</sup> December 2015:** Were agreed and signed by the Chairman. All agreed.

The meeting was interrupted to allow Cllr Nick Coppack to speak. NC said (i) he was on the Planning Committee and would arrange a site visit. At the moment there is no planning application for 12 houses from VH. Once that is received, issues such as the car park could be looked at. (ii) Cromer Pier had won best loo in the UK and that NNDC had won a gold award for looking after their staff. (iii) NNDC had released one million pounds to pay for superfast broadband to encourage business into the area. (iv) It was known that Mrs Oxtoby was sharing her time between NNDC and Great Yarmouth Burgh Council, and this was working well. NC was pleased Mrs Oxtoby had attended this evening. There had been changes to government policy but NC would do all he could to represent KPC.

- 4. Matters Arising:** None.

- 5. Declarations of Interest:** None.

- 6. Finance: Contribution to Graveyard upkeep:** The clerk circulated a

balance sheet showing a current credit balance of £4678. The cost of mowing the graveyard was three mowings at £75. AY suggested these invoices be paid by the PC. All agreed.

7. **Madra:** The land owned by the PC and occupied by Madra was still without a lease. DH to look out the lease of the land. DBL asked all PC members to bring their thoughts/suggestions to the next meeting. The meeting was briefly closed to allow Liz Winter to suggest that the legal requirement of Madra to replace the broken fence, be put to the Charities Commission, which all agreed was a good idea).
8. **Footpath to Mundesley:** AY, PL and DH had all walked this. The land left in the field at the Mundesley end was narrow. Hedges needed to be cut but it was proving difficult to find someone to do this. AY to asked Trevor at Church Farm.
9. **Millennium Field:** Covered earlier in the Meeting.
10. **Correspondence Received:** Circulated.
11. **Any Other Business:** (i) PL said water was collection dangerously on the corner of Hall Road where it met the B1145. DH to contact Highways.  
  
(ii) AY suggested the PC apply for tree preservation orders on the existing trees and playground equipment at Madra could be moved on to the Millennium Field particularly if more children were moving to the village. AY drafted an open letter to be sent to NNDC. (iii) SW understood that the reason no development was allowed in the village of Knapton was that once a certain number of residents was reached, the Council would have to provide extra facilities.
12. **Date of next meeting:** Tuesday 2<sup>nd</sup> February. The Clerk told the meeting that she would be away until 2<sup>nd</sup> February. AY if he would receive e mails and put up Agendas for that date.

The meeting closed at 9.15pm.