

**Minutes of a Meeting of Knapton Parish Council held on Tuesday 6th October
2015 at 7.00 in Knapton Village Hall**

Present: David Bishop-Laggett (Chairman), Mary Allen, Andrew Clayton, Peter Kaye, Pat Lee, Sue Wilkins, Alan Young, Dee Holroyd (Clerk). Cllr Nick Coppack, three members of the public.

1. Apologies for Absence: Cllr Wyndham Northam.

Millennium Field Development: DBL welcomed everyone to the meeting including Steve Blatch, NNDC Corporate Director and Cllr John Rest, Cabinet Member. SB introduced himself as an experienced Council Leadership Team member and JR as having responsibility for Council assets and housing.

SB and JR made the following points:

- (i) The Millennium Field had been in the ownership of NNDC or its predecessor authority for many years (since 1949?) during which the first phase of development and the water tower were built in the 1950s and subsequently a second phase of development of the bungalows in the 1970s.. The remaining land (licenced to the PC for 20 years, licence to be terminated in March 2016) has been held by NNDC for possible future development of affordable housing. This need had been identified in discussions between NNDC and Victory Housing. Following refusal of an application to register the land as a village green, outline planning consent by VH to build eight affordable homes on the west end of the field, had been granted. These would be one or two bedroom dwellings, for occupation by people with a connection to Knapton village or closely surrounding villages (Bacton, Paston, Trunch, Swafeld and Mundesley). Only people from other areas with very exceptional needs, might be considered.
- (ii) The land would be sold to Victory Housing at a nationally agreed price per plot, which might be discounted by NNDC.
- (iii) VH would now be applying to build a further four houses, for shared ownership, reducing the unit service cost of each plot.
- (iv) Planning Application would be advertised in the normal way following which any objections (SP was assured there would be many) could be made.
- (v) Rural exception schemes, such as this one, had been very successful. There was a need for new housing in Norfolk. Affordable housing enabled to access housing locally where there was a significant difference between local wages/income and

house prices. People to get onto the property ladder. NNDC had to make the best use of all its assets following dramatic cut backs in funding and changes in policy after the May elections.

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- (vi) Had the PC put in a formal application for the land? This was put in letters to Duncan Ellis and Sheila Oxtoby in August 2015. Did the PC have a specific purpose for the land. A new village hall (which had been mentioned in the past) would cost in the region of £800,000. AY said the hope was to build three houses and to use the ultimate rental income for the benefit of the village.
- (vii) Village amenities were the allotments and Madra. The Mens Club (in private ownership) might be subject to an enforcement notice if it was neglected and unoccupied.
- (viii) NNDC would allow the continued use by the PC of the part of the land used as a car park and the site of the beacon.
- (ix) NNDC confirmed that once they had taken the land back they would be responsible for the maintenance of the grass and hedges which would be kept in a tidy state. Any other land remaining after development might be left as a village green.

DBL said there had been a well attended public meeting (Jan 2012) concerning the Millennium Field at which Faith Davies (enabling officer NNDC) had said that a large part of the land would remain free to either be handed back to the village for other development such as a new village hall. On this basis the PC had continued to co-operate with VH. There would be substantial objections to any extension of the development.

Council members expressed their surprise at the decision not to honour the verbal commitment to `gift` three services plots to the village of Knapton made by NNDC`s representative at the well supported public meeting hosted by NNDC and Victory Housing and held in Knapton in April, 2013. Further, Council members abhor the decision by NNDC not to do so because of the absence of documentation and were of the opinion that this eroded any confidence that the members of the Council had in the present management of NNDC. The Council appreciated the

necessity for affordable housing and had given NNDC/Victory Housing their full support for the proposed project but were of the opinion that NNDC had demonstrably failed in their undertaking to honour the verbal commitment expressed in the 2012 and 2013 meetings.

DBL thanked Cllrs Steve Blatch and John Rest for coming and they left the meeting at 8.15pm.

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Cllr Nick Coppack hoped the PC had appreciated the visit by Cllrs SB and JR. NC was here as a mouthpiece for the PC and would be able to talk to the relevant planning officer when the VH application was put in. NC had gone on a recent tour and seen how housing in North Norfolk was developing. This included award winning affordable housing in Wells and wind turbines off the coast, now a huge industry. The NNDC five year plan was completed. NC left the meeting at 8.25pm.

2. **Minutes of the Meeting held on 1st September 2015:** were agreed, proposed MA, seconded PC and signed by the Chairman.
3. **Matters Arising:** AY would contact Trevor Fuller re cutting back the hedges.
4. **Declarations of Interest:** None.
5. **Finance:** The clerk reported a credit balance of £3725 with no outstanding accounts. Two cheques (clerk and Mazars), were signed. The latest spread sheet would be e mailed to the PC.
6. **Footpath to Mundesley:** AC had asked for the necessary strips of land to be left after harvest. This had been done except where sugar beet remained. DBL suggested rolling the land. It was felt walking over it would be sufficient.
7. **Land at Fourways, Mundesley:** A completed Land Registry Transfer of Title had been received from Mundesley PC`s solicitor (Hansells) and circulated to the PC. This to be returned with PC approval. All agreed.
8. **Madra:** PL had looked at the slide. He estimated cost of repair at about £250. AY would look at it and give his opinion at the next meeting.
9. **Correspondence Received:** was circulated.
10. **Any Other Business:** (i) DBL had written to Cllr Nick Coppack about the number of cats kept at an address in School Close. NC had been to see

Victory Housing who would look into the matter. DBL had a copy of the VH tenancy agreement stating tenants needed permission to keep animals, which must be kept under proper control. (ii) AY asked if the PC would continue to cut the Millennium Field until the land was taken back. One more cut and a trim of the hedges (approx £150) was agreed by all.

11. Date of next Meeting: Tuesday 3rd November.

The meeting closed at 8.50pm

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