

OLD CATTON PARISH COUNCIL, MINUTES OF THE MEETING
OF THE PLANNING AND PROPERTY COMMITTEE,
HELD AT 7.15 PM ON MONDAY 13TH FEBRUARY 2012,
AT THE PAVILION, CHURCH STREET

PRESENT: Chairman - Mr B Sabberton-Coe
Mr J Arnott Mr C Green Mr B Honess
Mr B Leggett Mr G Tingle Mr D Thompson
Miss P Wilkin

The Chairman welcomed everybody to the meeting.

86. DECLARATIONS OF INTEREST

There were no declarations of interest.

87. MINUTES OF THE MEETING OF 9.1.2012

The minutes of the meeting, which had been confirmed and adopted by the Council, were signed by the Chairman.

88. PLANNING

88.1. Planning applications.

Recommendations were made as the attached list.

88.2. Development at Spixworth Road

It was noted that the planning application had been approved but that the conditions relating to the hard and soft landscaping had been delegated to officers. Mr G Tingle was helping the Council by providing technical expertise to deal with Taylor Wimpey about the surface of the car park and the means of dealing with surface water, possibly by rainwater harvesting.

88.3. Other matters

It was noted that the retrospective planning application for a garage and shed at 27A Catton Chase had been refused by Broadland District Council. There was a period of 28 days during which the applicant could appeal.

Proposed Tree Preservation Orders at 145 Spixworth Road, Greyfriars Close and 131 Spixworth Road were noted.

89. CHURCH STREET RECREATION GROUND

89.1. Car Park

There was nothing to report

89.2. Boundary with Woodland Drive

Mr J Arnott and Mr G Tingle had arranged and carried out the work successfully. The meeting recorded its grateful appreciation. It was noted that sections of a

felled tree had been dumped in the woods, there were no trees of that species in the woods so its origin was unknown.

89.3. Boundary with car park

It was noted that the felling of the leylandii trees around the sub station had been completed and a letter from a neighbour expressing various concerns was considered. It was AGREED to contact EDF Energy to find out if the loss of the trees would have any effect on the underground cables.

At the same time the hedge emanating from properties at Spixworth Road had been cut back to the fence line and this had caused concern for one of the neighbours whose home was now overlooked from the car park. It was AGREED to offer to buy and plant some laurels for an evergreen screen to her garden.

89.4. Other matters

It was AGREED to buy a new refrigerator.

It was AGREED to obtain advice and an estimate of cost to extend the building to provide a reception area.

It was AGREED to deal with agenda items 8 to 13
and then to return to agenda item 7.

90. CEMETERY

There was nothing to report.

91. CHURCHYARD

91.1. Trees

Advice and quotations were awaited from James Oxbury for work needed to the Oak tree adjacent to Garrick Green and trees that had been damaged in the recent high winds.

92. WAR MEMORIAL

It was noted that the paving work was complete and satisfactory and that Mr J Arnott had removed the wreaths, as agreed.

93. WORK IN PROGRESS

The list was noted. It was noted that the hedges at Woodham Leas and adjacent to the bowls pavilion had to be planted in the next few weeks.

94. HIGHWAY MATTERS

94.1. Bollards in the verge at Church Street

Norfolk County Council had advised that a minimum of three bollards would be needed. It was AGREED to ask Norfolk County Council to carry out the work using the 200 mm square bollards.

94.2. Grant application for a trod at Oak Lane

The success of the grant application was still unknown

94.3. Accidents at Spixworth Road

As there had been yet another serious accident it was AGREED to ask Norfolk County Council and the Police to come to a meeting with the residents of properties between the allotments and Burma Road to discuss means of avoiding further accidents, hopefully on 12th March 2012. As space was limited just one resident from each property would be invited by letter when the date was confirmed.

94.4. Other matters

Various defects would be reported to Norfolk County Council for attention and letters sent to residents whose hedges were overhanging the highway.

95. LAVARE` PARK

Potential lease with Old Catton Junior Football Club

A useful and constructive working group meeting had been held prior to the meeting. Mr P Courtier, Head of Planning at Broadland District Council and Mr G Lemmon, of the Football Foundation and three officers of the Junior Football Club had discussed the future use of Lavare` Park with members. The Junior Football Club wanted to lease nearly all the Park for 50 years, to fence it, but with access points so use by the general public could continue, and to improve and extend the pavilion.

Grants would be available to the Junior Football Club from the Football Foundation and other bodies.

The nature of the proposed fencing was discussed and the Junior Football Club officers would look into this, although it had been noted that it would not require planning permission.

It was hoped that all training would take place at the park and noted that planning permission would be needed for floodlights.

It had been generally agreed that the existing play area would need to be re-located and that the existing equipment might need to be replaced, perhaps with all age fitness equipment, but that these were matters for discussion later as negotiations progressed.

It was AGREED that –

- The Council should offer the Old Catton Junior Football Club a 50 year lease on the park with exact boundaries to be confirmed
- It should be a condition of the lease that public access should continue
- A nominal annual rent, reviewed periodically, would be charged but this would be determined when matters such as maintenance of the hedges had been agreed
- The continuation of public liability insurance when the lease was in place was essential and would be checked with the Council's insurers

- Completion of the lease in time for the start of the new football season in September 2012 would be favoured but it was acknowledged that this might not be possible as the period for grant applications was 20 weeks
- If the lease was not complete for September 2012 the two new pitches would be prepared for use and the Church Street Recreation Ground used for mini soccer. There would be a question about whether to use the existing goal posts from the Recreation Ground or to buy new ones and who would pay for them. The Junior Football Club would be consulted about this and the pitch sizes required.

The Chairman thanked everybody for attending and closed the meeting at 8.30 pm.

Chairman, 12th March 2012