

**OLD CATTON PARISH COUNCIL, MINUTES OF THE MEETING
OF THE PLANNING AND PROPERTY COMMITTEE,
HELD AT 7.00 PM ON MONDAY 16TH APRIL 2012,
AT THE PAVILION, CHURCH STREET**

PRESENT: Chairman - Mr B Sabberton-Coe
Mr J Arnott Mr C Green Mr B Honess
Miss P Wilkin

APOLOGIES: Mrs A Chandler Mr B Leggett Mr G Tingle

The Chairman welcomed everybody to the meeting.

103. DECLARATIONS OF INTEREST

There were no declarations of interest.

104. MINUTES OF THE MEETING OF 12.3.2012

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

105. PLANNING

105.1. Planning application.

A recommendation was made as the attached list.

105.2. Development at Spixworth Road

- S106 agreement. It was noted that the changes required had been made to the agreement; it was AGREED that it could be signed.
- Archaeological dig. It was noted that the dig had begun.
- Use of pavilion and car park. It was AGREED, in principle, that the pavilion and car park could be used by staff working at the site in return for consideration to be agreed; suggestions were provision of an electrical supply for floodlighting and re grading the existing car park.

105.3. Other matters

It was noted that the Council's solicitors had registered all the Council's property.

106. CHURCH STREET RECREATION GROUND

106.1. Creation of a reception area.

There had been concern that members of the public were able to enter the Council Office unannounced and methods of creating a different public area had been investigated. It was AGREED to obtain quotations to use existing space within the building, by removing a non supporting wall and taking in most of the old sports store, to create a reception area. It was also AGREED to obtain quotations for a new front door.

106.2. Defibrillator.

It was AGREED that further research into training, use and storage was needed and that Mr B Palmer would be able to advise. It was AGREED to agenda this matter for the next Parish Council meeting.

106.3. Other matters. It was noted that a fence had been erected adjacent to the bowls building and that the hedge would not be planted until later in the year when, hopefully, the drought would not be a problem.

106.4. Fun Day. Mr B Honess confirmed that vehicles would not be driven on the ground if its condition was unsuitable. He asked for volunteers to help on the day and to sell raffle tickets in advance.

107. LAVARE` PARK

107.1. Condition of the ground.

It was noted that Norse had carried out further work and had more to do but anticipated that the ground would be fit for play in September 2012.

107.2. Potential lease with Old Catton Junior Football Club

The Junior Football Club had confirmed its wish to take up the 50 year lease and asked various questions. Details of the questions and the meeting's response are detailed in the attached report. It was AGREED to write to the Junior Football Club with the report and to invite its officers to a meeting at 6.30 pm on Monday 14th May 2012, before the next Committee meeting.

108. HIGHWAY MATTERS

108.1. Trod at Oak Lane.

It was noted that the grant had been approved by Norfolk County Council and that authority to pay half the estimated cost in advance would be sought from the Parish Council at its next meeting.

108.2. Other matters

It was noted that work to repair the road surface around manholes was not very durable.

It was AGREED to ask Norfolk County Council when the bollards at Church Street might be erected.

It was noted that there were areas of subsidence in various locations which were thought to be caused by underground water leaks.

The Chairman thanked everybody for attending and closed the meeting at 8.15 pm.

Chairman, 14th May 2012

Planning and Property Committee, minute 107.2.
Report on queries about the lease of Lavare Park to the Junior Football Club

Queries from the Junior Football Club and the Committee's response (in italics)

1. The cost of the lease payable

It was thought this would be a nominal charge £50 for just the land or £100 a year to include the pavilion. But this would depend on what the Club was taking on –

- *Maintenance of ground and preparation for matches should be paid for by the Junior Football Club*
- *The pavilion, cleaning, water, electricity, repairs and maintenance, if the Club did not take this on a charge would be made to cover costs. The Committee would prefer to continue to insure the building and would re-charge this cost.*
- *Hedges and trees would continue to be the responsibility of the Parish Council*

Costs for 2011/12 totalled £7,190, (wages £4,508, contract work £1,219, repairs, water etc. £1,463). As the Park would continue to open to the public the Parish Council would still need to unlock and litter pick so it would be necessary to continue to pay for this, estimated at £3,000 a year.

2. Mini soccer at Church Street

This was always envisaged, the cost would have to be worked out according to the number of matches played and if the Pavilion was used for refreshments.

3. Use of floodlights at Church Street

The floodlights could be used temporarily but it was hoped that new floodlights would be provided and used at Lavare` Park. The current charge is to cover the high cost of electricity and is £120 a year for each evening

4. Public liability insurance

If the Junior Football Club is maintaining the ground it would have to assume responsibility for public liability insurance. This is logical as, if an accident occurred due to poor maintenance by the Club; the Council's insurance would not cover it. The Parish Council might consider contributing to this.

5. Goal posts

Both sets of posts at Church Street will be surplus to requirements so no problem for the Junior Football Club to take them.

6. Other queries

- *When the new housing site is sufficiently advanced the play area should be moved and the Parish Council would retain responsibility for it*