

Minutes of the meeting of WATTON TOWN COUNCIL held on

Tuesday February 26th 2019 at 7.00pm

at Wayland Hall, Middle Street, Watton, Norfolk IP25 6AG in the Council Chamber

Councillors Present: Tina Kiddell Chairman, Beryl Bunning, Peter Bishop, Tina Cruz, Daniel Fishlock, Jane Fountain, Colin Hay, Keith Gilbert, Stan Hebborn, Sue Hebborn, Margaret Holmes, Alysha Houlder-Moat, Kathryn Stallard, Pat Warwick.

Officers Present: Jane Scarrott Town Clerk

Also present: Neil Featherstone - Neighbourhood Plan (NP) Consultant, Reporter from Watton and Swaffham Times and 1 member the public.

1. NO APOLOGIES FOR ABSENCE RECEIVED

2. DECLARATIONS OF INTERESTS MADE

Councillors listed on the payments for approval.

3. CONFIRMATION OF MINUTES 12.02.19

The minutes of the meeting held on February 12th 2019 were agreed as a true record of the meeting and were signed by the Chairman.

Works have been undertaken at Watton Cemetery and it was resolved to write to the contractor to express thanks for a job well done.

4. REPORTS

4.1 Chairman's Report

15th Feb - Officially opened the new Post Office in the High Street. Post Office services are unlikely to be available however until 27.02.19 due to technical issues.

19th Feb – Chairman and Clerk joined a trip arranged by Breckland Youth Advisory Board (YAB) to recce local skateparks to ascertain those which the young people favour.

Much work has already been undertaken to engage with the youth in the town including Jane Fountain and Pat Warwick attending sessions at Wayland Academy as part of the NP consultation.

A short video has been compiled of the visit to skatepark sites and this will be used as part of a portfolio of evidence for use in funding bids. It is anticipated that the YAB will support the Council to highlight the need for facilities and it is hoped the community can carry the project forward to delivery.

The Chairman has received further correspondence from a serial complainer which has again been passed to the Police.

4.2 Vice-Chairman's Report

The Vice-Chairman has attended a WI meeting in Saham Toney and the Breckland District Council Town & Parish Forum on 21.02.19 with the Clerk.

It was noted members of the Loch Neaton Committee were busy undertaking grounds maintenance work at Loch Neaton over the weekend.

4.3 County Councillors Report

The County Councillor was not present but she will be asked to report back to the Council as to whether she has asked that Norfolk County Council send a representative to speak to and support the staff at the Watton Children's Centre which is facing closure. She will also be asked if she voted to support the planned changes to the provision of Children's Services.

4.4 District Councillors Report

District Councillor Keith Gilbert informed the meeting of the following:

- Breckland District Council Local Plan has been assessed by an independent planning inspector who has suggested a number of Main Modifications.
- Breckland District Council (BDC) has announced its 2019-20 Corporate Plan.
- Noted that Watton does not appear to be receiving as much BDC Market Town Initiative (MTI) Funding as the other towns.
(Walkabout to take place in the town on March 8th to look at possible MTI funding).
- Keith Gilbert stated that he voted against the decision made by BDC relating to the Council tax special expenses charge for Watton.

It was resolved to enquire of BDC why the Watton special expenses charge for 2019/20 is set at £7.14 for a Band D property when in Thetford it is £6.74 and in Dereham only £1.60.

4.6 Clerk's Report.

Written report submitted in agenda pack.

Verbal update given:

- A public consultation is underway to gather view's on proposed changes to BDC's draft Local Plan. This will be an agenda item for the next Town Council meeting as responses to the consultation should be submitted by April 1st.
- The Company Secretary from Cranswick has verbally responded to correspondence posted to Cranswick Head Office to say that local directors will make contact with the Town Council.

5. WORK IN PROGRESS UPDATE

Councillors had received a copy of the updated Watton Town Council's Work in Progress list in their agenda pack.

The list was noted with suggested amendment from red coding to yellow for agenda item 13/48 as quotes are being sought for maintenance work at Wayland Hall.

6. PARTICIPATION

Neil Featherstone, who is engaged by Watton Town Council as consultant for the Watton Neighbourhood Plan (NP), gave an update on the progress of the Watton Neighbourhood Plan. Neil stressed that much work has been undertaken by the Neighbourhood Plan Group and the information gained can be shared and used for the benefit of the town. The Watton Neighbourhood Plan Drainage Group, formed from the NP Steering Group, is undertaking sterling work and is helping to raise awareness of issues with surface water and waste water in the town, a Watton Character Appraisal has been written, a town centre report commissioned, site assessment document report compiled and analysis of the Neighbourhood Plan questionnaire, which was sent to every household in the town, is now being undertaken. The documents are available on www.wattontowncouncil.gov.uk and thus the information gained through the NP is available for use by all.

Mr. Harvey Woodyatt was present to speak of the dispute regarding ownership of the alleyway between Wayland Hall and The King's Arms. It was noted that the owners of the King's Arms would welcome the Town Council making an application to possibly change the title register relating to the alleyway as this would finalise the ongoing issues. The owners of the King's Arms have been asked if they would provide documentation they claim to hold which would prove ownership but the request was denied. Mr Woodyatt re-iterated that this information would not be shared with the Town Council.

7. REGISTRATION OF WAYLAND HALL

It was resolved, with Tina Kiddell against and one abstention, to challenge land Registration Title NK116034.

The cost to submit a challenge is £40 but the Council will need to decide whether or not to engage a solicitor to gather evidence to support the challenge.

8. FINANCES

8.1 Payments for February 2019 were approved for payment as presented.

8.2 The draft Finance Minutes for the meeting held on 15th February 2019 were noted.

8.3 Recommendations from the Finance Committee:

(i) It was resolved that quotes be sought to possibly replace/re-site the boiler at Wayland Hall.

(ii) It was resolved that a group be established to carry out research on matters relating to Church Walk. Keith Gilbert, Margaret Holmes, Stan Hebborn and Kathryn Stallard volunteered to be members of the group.

(iii) It was resolved that the presentation given at the Council Meeting on 12th February 2019 re. the donation made to the Watton Sports Association should be more fully considered and that confirmation is needed that the money is being used for the benefit of the Sports Centre Charity.

The Town Council is obliged to ensure that the £7000 passed to the Sports Association which was given in good faith has been used for the purpose it was requested.

The Sports association will be asked to produce accounts to evidence this is the case.

8.4 Members of the Town Council will take part in the forthcoming Rotary Club Quiz. Participants however will not be funded to do so by the Town Council.

9. CHURCH WALK TREES

Four trees along Church Walk have already been felled due to concern that they were dead and rotting.

It was resolved to arrange for a tree survey for Church Walk and to include inspection of two large trees in St. Mary's Churchyard.

10. ALLOTMENT FEES

It was resolved to keep allotment fees unchanged for the foreseeable future.

11. LEASE OF LINMORE UNIT

It was resolved to extend the lease of the unit at Linmore Court for a further year (until Sept. 2020).

Investigation into alternative storage space for the Town Council is ongoing.

12. PLANNING: To consider consultation response to planning applications received since the last Full Council meeting

12.1 3PL/2018/1504/F - Change of Use from Vacant ground floor office/retail units to 3 X 2bedroom flats - WATTON: Dawson House 18 to 22 Thetford Road Watton

No objections

12.2 3PL/2018/1398/O - Construction of up to 25 dwellings - WATTON: Land off Sharman Avenue Watton – WITHDRAWN

12.3 3PL/2019/0116/HOU - Proposed front extension - WATTON: 21 Sharman Avenue Watton

No objections

12.4 3PL/2019/0131/F - Change of use of first floor from B & B/holiday lets to two residential units and alterations to existing ground floor flats with single storey kitchen extension - WATTON: Key House 79 Norwich Road, Watton

No objections

12.5 3PL/2019/0151/HOU - Proposed Annexe - WATTON: 1 Loch Lane Watton

No objections

12.6 3PL/2019/0146/F - Change of use from storage to industrial and extension to existing unit erection of detached industrial unit - WATTON: Weco Engineering Limited New Green Business Park Norwich Road Watton

No objections

12.7 3PL/2019/0164/O - Outline planning permission for 4 dwellings on land rear of 47 & 51 Thetford Road - WATTON: 51 Thetford Road Watton

Watton Drainage Group will be consulted for recommendations on this application.