

Minutes of the virtual meeting of WATTON TOWN COUNCIL held on

Tuesday April 27th 2021 at 7.00pm

Councillors Present: Pat Warwick - Chairman, Peter Bishop, Beryl Bunning, Tina Cruz, Jane Fountain, Keith Gilbert, Stan Hebborn, Sue Hebborn, Tina Kiddell, Don Saunders, Kathryn Stallard, Les Waller.

Officers present: Jane Scarrott Town Clerk

1 member of the public present

1. **NO APOLOGIES FOR ABSENCE RECEIVED**

2. **NO DECLARATIONS OF INTEREST MADE**

3. **MINUTES**

3.1 Minutes of the meeting held on 13th April 2021 were accepted as a true record. The minutes will be physically signed by the Chairman as soon as possible.

3.2 Written report presented updating on items from the meeting on 13.04.21.

- A notice advertising the one casual vacancy on the Town Council has been posted on the Town Council notice board and the co-option process will begin once it is confirmed by Breckland District Council that no election has been requested.
- A response is awaited from the Highway Engineer regarding the Rotary Club plan to plant bulbs on the new Thetford Road roundabout and the safety of Church Road where large vehicles are negotiating the near 90 degree corner by the Church.

3.3 All decisions made at the Watton Town Council meeting held on 13th April 2021 were ratified.

4. **REPORTS**

4.1 **Chairman's Report**

The Chairman has virtually attended:

Town Council Finance Meeting, PPG Meeting, Watton Neighbourhood Plan Working Group Meeting and the Annual Town Meeting.

4.2 **Vice-Chairman's Report**

The Vice-Chairman has attended the Neighbourhood Plan (NP) Working Group Meeting held on 22.04.21.

Consultant Ian Poole from People4Places has advised that the current draft of the Neighbourhood Plan is nearly ready for public consultation and he is to ask Breckland District Council for an informal view of how policies within the plan would be received.

It is hoped a final draft will be compiled by the end of July with public consultation to be undertaken in September 2021. The NP Group will be submitting photos for inclusion in the draft and looking at how the public consultation can be conducted with Covid safety in mind.

Community Actions within the plan may also need some review.

Next meeting of the Group is scheduled for May 4th.

4.3 **District Councillors Report**

Tina Kiddell and Keith Gilbert informed the Council that they have attended a Breckland District Council Market Towns Initiative Meeting and the Regeneration Team has been asked to look at the derelict buildings at the Norwich Road end of Watton High Street (as raised at the Annual Town Meeting).

4.4 County Councillors Report County Councillor not present

4.5 Police Report

No Police attending the meeting, but regular newsletters and other e-mail updates are received and passed to Councillors.

4.6 Clerk's Report

Copy of the written report included within the agenda pack is filed. Verbal update given:

- A first draft of a notice for the proposed Pump Track at Bridle Road has been shared with Councillors. Advice will be taken as to how the wording of the sign may be softened.

5. **WORKS IN PROGRESS LIST**

The Works in progress list was received as presented.

6. **PUBLIC PARTICIPATION**

Liz Whitcher, Chairman of the Watton & Saham Flood Action Group (WASFAG) present to speak on item 10.

7. **FINANCE**

7.1 Payments for April 2021 were approved for payment as presented.

7.2 The draft minutes from the Finance Committee Meeting held on 16th April 2021 were received with recommendations from the Committee considered:

- I. The recommendation to site a water tank at the Thetford Road Allotment was rescinded
- II. **Resolved that** the Council supports the continuation of the temporary road closure of Middle Street to accommodate the Wednesday Market
- III. Three Year Budget Planning Document ratified as presented.

8. **PHYSICAL MEETINGS**

It was resolved that the next scheduled meeting of the Full Council would be postponed from May 11th to May 18th. May 17th is the date when further Covid 19 restrictions will be lifted, and members of the public will be permitted to attend physical Council meetings with social distancing guidelines followed.

Also resolved that while covid restrictions continue apologies will be automatically accepted from Councillors who do not wish to attend physical meetings due to health reasons. The resolution will be reviewed in October 2021.

9. **ACCESS TO WATER AT THE THETFORD ROAD ALLOTMENT SITE**

Investigation will be undertaken as to whether a push tap, with padlock, can be used at the allotment site to manage water usage of the newly installed supply.

10. **PLANNING**

Noted that Keith Gilbert, as a member of the Breckland Council Planning Committee, took no part in agreeing comments made.

10.1 3PL/2021/0493/VAR - Variation of Condition No's 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21 on 3PL/2017/1087/F - Development Site At 121 Brandon Road Watton IP25 6LP

Noted that WASFAG will be making a strong objection to this application as surface water from the site is to go into the main sewer. The Town Council will support comments made by WASFAG.

10.2 3DC/2021/0091/DOC - Discharge of Condition No 7 on 3PL/2020/0986/VAR - Neaton Business Park North Norwich Road IP25 6JB

No comments

10.3 3PL/2021/0514/HOU - Proposed First Floor Extension with balustrade to Rear of Property. - WATTON: 1 Monkams Drive

No comments

10.4 3PL/2021/0534/HOU - Single storey rear and side extension - WATTON: 12 Sharman Avenue Watton

No comments

10.5 3PL/2021/0509/HOU - Single storey and two storey rear extension with new pitched roof to part Garage / Store. - WATTON: 6 Tedder Close Watton

No comments

10.6 3PL/2019/0991/D - Reserved matters application for residential development of 177 dwellings following outline permission 3PL/2015/0254/O - Development Site Mallard Road Watton - Tesni Properties Limited & Landowners - AMENDMENT: Amended plans & documents - April 2021

The Town Council will support comment made by WASFAG that the site needs a Flood Risk Assessment undertaken as no drainage strategy has been produced.

10.7 3OB/2021/0015/OB - Modification/Discharge of planning obligation to comply with section 106, 2nd schedule Open Book Analysis paragraph 1 under 3PL/2014/1314/O - WATTON: The Finches Griston Road Watton - Thurley Homes Limited t/a Alfred Charles Homes

The s106 document appears to be unavailable on public view on the Breckland District Council website and therefore as the Council has no knowledge of the agreement it will be objecting to this modification unless it relates merely to a minor technical alteration.

District Councillors were asked to pass a message to Breckland District Council requesting that changes to s106 agreements be listed for the public to view.

10.8 3PL/2021/0069/F External alterations to include replacement of vertical cladding and resheeting of roof. Relocation of cantilever racking, 2x new containers, 2x new pallet racking and new lintel. Jewsons Builders Merchant, Norwich Road Industrial Estate, Watton.

Previous comments will be reiterated

11. Resolution passed to exclude the public and press to consider legal matters:

11.1 **Watton Town Council resolved** to employ a suitably qualified and experienced solicitor to undertake an investigation to ascertain the ownership of the various parcels of land encompassed by the Watton Sports Centre as well as those encompassed by Loch Neaton. This investigation to be completed, if possible, within the next four months. The clerk should seek advice from NALC on appropriate solicitors.