

Great and Little Plumstead

P a r i s h C o u n c i l

A Meeting of Great & Little Plumstead Parish Council was held on Monday 11th November 2024 at 7.00pm at Little Plumstead Village Hall

PRESENT: **Mr J Wiley (Chairman)** **Mr S Vincent (Vice-Chairman)**
 Mrs M Bullen **Mr A Cawdron**
 Mrs L Carty **Mr G Edwards**
 Mr R Heath **Mrs J Jones**
 Mr P Knowles **Mr R Rice**
 Mrs T Scott (Clerk)

- **Police Report** – September 2024 - Thorpe End – 3, Little Plumstead – 1, Great Plumstead - 0
- **County Councillor Report** – The streetlights on Plumstead Road have been switched off in Thorpe End and Plumstead Road East. This is part of a de-illumination project to save money and carbon. Councillor Mackie is not in agreement with this decision and believes the consultation was insufficient. Councillor Mackie has managed to have an urgent review of Dussindale Drive and these will be switched on as part-night lighting this week. Councillor Mackie is pushing for the same for Thorpe End, Jerome Mayhew MP's office has also written in about this situation, Councillor Mackie asked if the Parish Council would support this, which the Councillors confirmed that they would. The evening roadworks on the NDR are now finished. Councillor Mackie has fed back the frustration to the officers to report to the bus companies regarding the disruption which took place while the energy company works were ongoing. Councillor Mackie joined the team leading the proposed dentistry, pharmacy and opticians plans off Broad Lane near the medical centre. The plans for this are now available on the Broadland Planning portal. A number of potholes have been filled in together with a number of hedges cut in the area, if there are issues please do let Councillor Mackie know and these will be raised with the Highways Engineer.
- **District Councillor Report** – Site plans for the Medical Centre were submitted in September with consultee comments received. Anglian Water requested an extension to respond. Concerns were raised by LLFA and objections from Rackheath Parish Council. The requirement to deliver the foot/cycle path to occupation of the 40th dwelling remains in place, however Saffron Homes have indicated there may be room for negotiation on this which I'm following up with planning officers. The Smee Lane development was been called into planning committee on 11th September, members voted unanimously that subject to matters relating to nutrient neutrality, trees and the extent of the bridleway being satisfactorily resolved, to authorise the Assistant Director of Planning to approve, subject to condition and completion of a unilateral undertaking for GIRAMS. The application at Railway Farm, Little Plumstead has been called into committee. The application at Heath Farm, Little Plumstead has been called into committee. Councillor Harvey is following up on comments from the parishioners regarding the situation on The Glade with Flatlands and lack of upkeep, together

with speeding and parking issues in the parish. *Councillor Jones asked if Councillor Harvey could request that more information could be given re the road closures, more notice, and ensure that the buses can still run.*

- **Public Participation** – A number of parishioners attended the meeting and confirmed that no response is received from Flatlands. There have not been any invoices received by the residents for years. At the moment no one can get a confirmation of the name of the company who owns the property or the name of the management company. A parishioner asked whether the Parish Council planned on banning dogs on the Great Plumstead field once the Great Plumstead Recreational Area Project was completed. The Parish Council confirmed that this had been discussed for sometime as there is an ongoing issue with people not clearing up after their dogs, which is especially bad as the site is heavily used by a number of different groups, but that at the moment no decision had been made to ban them. CCTV will be installed on the changing rooms when these are completed, any offences will be reported to the correct authorities and fines will be issued. A parishioner asked whether there was an agreement with a football club to ban dogs, this was confirmed as untrue.

AGENDA

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF INTEREST

Councillor Rice – 7d

3. TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING HELD ON 14th OCTOBER 2024

Amendment – “Public Participation” – HORN should have read HORNET.

Amendment – “Public Participation” – Wimpey should have read Wimpey

Proposed – Councillor Bullen. Seconded – Councillor Carty. All agreed.

4. TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA: FOR INFORMATION ONLY

The Parish Council contacted Broadland DC to ask them to host/arrange the meeting between the various Councils and the public to discuss the issues on The Glade, Little Plumstead with Flatland. Broadland DC have received this request and will come back to us. They did confirm that they have not been in correspondence with Mr Edwards for some time. The asbestos survey for the Great Plumstead Recreational Project will be undertaken on the 16th November 2024. The Contract for the Great Plumstead Recreational Project was signed.

5. TO RECEIVE CORRESPONDENCE

- Annual Street Count 2024 – The night of estimate is 13th November – 14th November. If anyone knows of anyone please do report this.

6. TO CONSIDER PLANNING APPLICATIONS

The Parish Council made the following comments on planning applications:

2024/3250	Land opp 2 Gatehouse, Broad Lane, Little Plumstead	Hybrid application – comprising a full application for a new pharmacy and care hub with associated parking and an outline application for a care facility	<p>There is an inconsistency of roadway and parking surface finish. Required under surface water drainage report to be "permeable surface" but described elsewhere as vehicle grade tarmac. Could it be confirmed what the finish will be.</p> <p>It is noted in the detailed report that the landscaping is to be upgraded for bio-diversity net gain, at the moment is sits at a 64.89% deficit.</p> <p>As noted previously the attenuation "lagoons" as used for the NDR do not dry out as quickly, or at all, as they should. This needs to be taken into account.</p> <p>We do not believe that 6 small urban trees are sufficient for this site, more trees should be planned. We look forward to seeing the updated landscaping plan.</p> <p>The transport issues are not explained in detail, there are simply references to earlier reports. The volume of traffic likely to be generated from this whole development, which has now been increased, will be very significant for the cul de sac. An updated traffic plan is needed.</p> <p>There is no guarantee that the commercial units have to be permanently used for "health related facilities", is this planned to be a condition?</p> <p>The main pathway lighting is likely to be important for these facilities.</p> <p>We continue to press for a pathway link across to the Plumstead Road and local bus stops being available.</p>
-----------	--	---	--

a. TO DISCUSS THE JUDICIAL REVIEW FOR THE PLANNING APPLICATION FOR RAILWAY FARM AND HEATH FARM, LITTLE PLUMSTEAD

Nothing further to discuss on this matter.

7. TO DISCUSS PARISH PROJECTS

a. TO RECEIVE THE UPDATE FOR THE GREAT PLUMSTEAD RECREATIONAL PROJECT

Mr Bullen updated that the site is progressing well and the good weather for the last couple of weeks has helped. The foundations for the changing rooms building was poured the week of 11th November and the bricks/blocks should be arriving in the next couple of days in preparation to get the building out of the ground and up to oversite slab level. The team are now working on the small section of the plant room that is needed in order to get the new electricity in place. Mr Bullen did mention that there was a discussion in regards to digging the main soakaway (which will take the water from the eastern roof), to do these works now rather than wait until the depths of winter when the weather conditions could be harder to deal with. The team were discussing about moving the proposed location of the soakaway so that it would now be further into the playing field, although would not interfere with the football pitch. The Councillors discussed this and put forward the following concerns – we do not want an accessibility problem later on, need to know if anything can go on this at a later date, is it possible to drive over with normal cars and agricultural vehicles. Mr Bullen warned of a potential extra in the contract from the findings of the percolation test. It has shown that although the ground does drain away it is at a slower rate than what would happen under normal ground conditions. It is expected that a larger than costed for soakaway will be requested, these calculations and costs are still awaited. Mr Bullen did report that there was an unexpected find of an old/disused septic tank when clearing the area for the new plant room. There will need to be some further work undertaken to bridge or fill the area in, there are no costs known for this at the moment.

The change of the walls of the plant/bowls store building was discussed to install 100mm cavity together with 62.5mm insulated plasterboard on the ceilings the cost was £6755. The Councillors discussed the need for these improvements, it was agreed that due to the plant holding all the utilities for the site this needs to be insulated. The costs would come out of the contingency built into the contract. Proposed – Councillor Cawdron. Seconded – Councillor Carty. All agreed.

b. TO DISCUSS THE UPLIFT IN COSTS FOR THE UTILITY COSTS

Willow-Denby and Mr Bullen have reported back the costs of installing new meters for the different users of the site. If the Parish Council wished to install four new meters the cost would be £13,948.51 included VAT, if the Parish Council wished to stay with the current situation of sub-meters the cost would come in under the contracted sum of £5000. The Councillors discussed this and agreed that it would not be a good use of funds to spend this money on new meters.

c. TO DISCUSS THE WALLED GARDEN LEASE FIVE YEAR RENTAL REVIEW

The five year rent review for the Walled Garden lease will be coming up soon. The Parish Council discussed the lease and agreed to keep the rent for the Walled Garden lease at a peppercorn but agreed to keep reviewing this.

d. TO DISCUSS THE URBAN GRASS CUTTING FOR THE PARISH

The Parish Council have been contacted by the County Council about the possibility of them entering into a delegated service agreement to maintain the verges around the parish. It was confirmed that a lot of parishes are already in a similar contract with NCC. It was discussed by the Councillors but agreed that until we have a costing for how much this would cost to take back to NCC there isn't much more to do. It was noted that the pathway from Salhouse Road to Water Lane at the moment was not included in the email which was received, it was discussed that it would make sense for the Parish Council to consider this as well if they are taking on the verges.

Councillor Carty left the meeting – 8.48pm

8. FINANCIAL MATTERS

a. TO DISCUSS AND APPROVE THE BACKPAY FIGURE FOR THE PARISH CLERK

The agreed salary spinal figures have now been agreed and circulated by NALC, this is backdated to April 2024. This will be paid in the normal payment to the Clerk.

Proposed – Councillor Edwards. Proposed – Councillor Vincent. All agreed.

b. TO AGREE PAYMENTS IN ACCORDANCE WITH THE BUDGET AS LISTED

The following accounts were agreed in accordance with the Budget:

Payments

Bank Balance	Nat West	£38,648.74	30.10.2024
Bank Balance	Scottish Widows	£41,822.83	31.10.2024
Bank Balance	Broadland Deposit Account	£330,308.59	31.03.2024
<u>Payments</u>			
T Scott		Monthly payment	£1,646.53
HMRC		Monthly Payment	£222.88
Norfolk Pension Scheme		Monthly payment	£554.11
Broadland District Council		Litter Bin	£287.04
Broadland District Council		Dog Bin	£1,435.20
RJW Carpentry		Thorpe End - Repair to bench	£315.00
Anglian Water		Water Rates	£225.62
		TOTAL	£4,686.38
<u>Receipts</u>			
Thorpe St Andrew - U7		Pitch Fees	£120.00*

Thorpe St Andrew - U9	Pitch Fees	£105.00*
Norwich United U21	Pitch Fees	£30.00*
	TOTAL	£0.00
Outstanding Cheques		
NCSL	Sandhole Lane clearance	£556.17
Norfolk Pension Scheme	Monthly payment	£428.32
Great Plumstead Village Hall	Hire Fees	£90.00
Norfolk Pension Scheme	Monthly Payment	428.32
	TOTAL	£1,502.81
Current Account Balance after above payments made and outstanding cheques cleared will be approximately		
		£32,459.55
* already included in the accounts stated above		

Proposed – Councillor Jones. Seconded – Councillor Bullen. All agreed.

Bank Balance	Unity Bank	£51,308.65	09.09.2024
<u>Payments</u>			
Broadland District Council	GP Project - CIL Payment	£7,325.42	
	TOTAL	£7,325.42	
<u>Receipts</u>			
Broadland DC	Precept - 2nd Instalment	£27853.27*	
	TOTAL	£0.00	
Payments Awaiting Authorisation			
	TOTAL	£0.00	
Current Account Balance after above payments made and outstanding cheques cleared will be approximately			
			£43,983.23

Proposed – Councillor Heath. Seconded – Councillor Knowles. All agreed

c. TO DISCUSS AND AGREE THE INCREASE IN COST OF PLAY AREA INSPECTIONS

Unfortunately not all the quotes had been received. Two more quotes were expected.

9. TO DISCUSS WHAT ITEMS SHOULD GO ONTO SOCIAL MEDIA THIS MONTH

Planning, Great Plumstead Recreational Area update

10. TO CONFIRM THE DATE AND TIME OF THE NEXT MEETING OF GREAT AND LITTLE PLUMSTEAD PARISH COUNCIL

The date of the next meeting is Monday 9th December 2024 at 7.00pm at Great Plumstead Village Hall.

11.TO RECEIVE ITEMS FOR THE NEXT AGENDA

Play Area Inspections

There being no further business the meeting closed.

Signed:

Chairman

Date: