

MARSHLAND ST JAMES PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held on 9th April 2018

Present

Councillors: Askew (Chair), Boyce, Coleman, Gathercole, Hallett, Long, Norman and Wilkinson

Three members of the public

Clerk – S Thorpe

1. Apologies for Absence

None

2. Confirm Minutes of Meetings Held on 12th & 20th March 2018

Having been circulated before the meeting the accuracy of the minutes of 20th March was discussed as Cllr Coleman felt that a decision had been made to write to MDCSC to ask them to contribute to the cost of the drainage work, which was being done to remove the standing water from the PC car park at the playing field; it was agreed that although there had been a proposal on this matter no voting had taken place as subsequent proposals had been made and agreed. The minutes were then accepted as a true and accurate record.

3. Declarations of Interest

None

4. Public Speaking

Resolved that meeting be adjourned for public speaking,

Prop: Cllr Gathercole 2nd: Cllr Hallett

Agreed.

Meeting re-started.

5. Matters Arising

- A reply had been received from Swann Edwards regarding the surface water flooding of the PC car park at the Playing Field. It advised that the new car park is a permeable gravel surface, however, in times of heavy rainfall water will take time to drain away. The new car park falls to the hoop barriers due to the site levels; they installed a gravel catch pit at the point of the hoop barriers to capture the run off and allow to drain away. He wouldn't expect the gravel car park and catch pit to cause any increased rainwater issues as there are both permeable. The existing car park is an impermeable tarmac surface and he does not believe this has positive drainage. The car park itself falls away from the drain to what used to be the grass edge with the hoop barriers and will now also be captured by the gravel French drain catch pit. He hadn't witnessed the car park flooding so couldn't really comment further at this stage, he was also not fully aware whether this occurred in the past. He suggested that a solution may be to run an underground pipe from the catch pit to the ditch to the site frontage if the levels work.
- Karl Rands, Highways Area Manager West, had responded to the issue of the overhanging tree at Emneth Hungate end of Smeeth Road to say that he would find out what was going on and get back to the PC as soon as possible. Clerk to chase.
- Anglian Water had responded to the request to clear their ditch off Bonnetts Lane to say that they would investigate if they had riparian rights to this ditch and get back to the PC within 5 working day, which had now expired. Clerk to chase.
- Highway Rangers had visited the parish and removed the mud from the side of the trod and patched two carriageway pot holes.

6. Correspondence

Circulated prior to meeting: Police – rural crime newsletters, parish newsletters, cancellation of SNAP meeting; NALC – newsletters; CAN – newsletter, funding news; NCC – Invite to roadshow in Diss on 24th April, invite to PC networking event in King's Lynn on 10th April, temporary road closure on Smeeth Road from 3rd-7th April, Consultation on the draft Norfolk Access Improvement Plan, withdrawal of Stagecoach Public Transport Service, West Norfolk early help bulletin & service directory; Boundary Commission – ward boundaries for BCKLWN

Circulated after meeting: Nothing

A letter had been received from the allotment tenant who had previously contacted the PC to complain about the condition of the dyke on Bonnetts Lane. It advised that the situation was getting worse and that action needed to be taken by ADC (East Anglia) Ltd.

7. Community Building Project update from MDCSC

The Hall was continuing to pick up more bookings but the situation regarding a lease for the bar needed to be resolved urgently as the Hall was losing potential income by not having a bar in place.

8. Playing Field Management Partnership (PFMP)

PFMP had asked the PC to consider putting on hold the matter of a new entrance barrier for the "in" entrance to the car park, if the contractor had not already started work on this item. It was felt that the other barrier should not be lowered and that the situation could be monitored, as concerns had been raised that some vehicles, which needed to use the car park, might be above the height restriction and it would not always be possible for someone to be present to open the barrier.

That the "in" entrance should be left open for now if the contractor had not already commenced work on manufacture of the new barrier.

Prop: Cllr Gathercole 2nd: Cllr Wilkinson Agreed.

PFMP had asked the PC to obtain quotations to clear the culvert between the road and the PC car park, which was blocked with mud.

That the PC should try to obtain three quotations for this work and then call an Extra-ordinary meeting for a decision on this matter.

Prop: Cllr Norman 2nd: Cllr Askew Agreed.

PFMP had asked the PC to approve the installation of hardcore near the entrance to the gate for the main field. Cllr Gathercole advised that materials would be approximately £250 and the path also needed to be tidied up.

That Cllr Gathercole should be asked to carry out this work and charge the PC for the material and his time.

Prop: Cllr Norman 2nd: Cllr Hallett Agreed.

The reply from Swann Edwards was briefly discussed. It was felt that there had always been some standing water in the car park in the past and that work had already been approved to resolve this issue.

That the PC should write to MDCSC and ask them to make a contribution to the cost of the drainage work.

Prop: Cllr Coleman No seconder was found so no voting took place.

9. Funding from Parish Partnership Scheme for Village Gateways

Norfolk County Council (NCC) had advised that the PC had been awarded 50% funding for the Village Gateways. The total cost of the project was £3074.89 plus VAT. The PCs contribution would be £1537.45.

That the PC should go ahead with the project and sign the paperwork accepting the funding from NCC.

Prop: Cllr Coleman 2nd: Cllr Boyce Agreed.

That the PC should take the PC contribution of £1537.45 from the Community Infrastructure Levy money which was received in October 2017.

Prop: Cllr Norman 2nd: Cllr Hallett Agreed.

10. Street lighting for the development off School Road

NCC had confirmed receipt of the form advising them that the PC wanted the developer to install street lighting. This information had been passed to the developer's agent and further information on the proposed lighting along with a commuted sum would be available at a later date. Clerk advised she would update the PC when further information was received.

11. Dykes off Bonnetts Lane

No response had been received from ADC (East Anglia) Ltd to the second letter issued to them. Some of the Councillors had taken a look at the dyke and photos had been taken. It was agreed that another letter should be sent, with the photos, and suggesting a meeting to discuss the situation.

12. Bottle bank at Marshland Arms Pub

As the pub was up for sale and may not reopen as a pub the bottle bank could need to be moved at some point. A discussion took place on this matter.

To leave the bottle bank at the pub at the moment but consider a new location at the playing field in the future.

Prop: Cllr Askew 2nd: Cllr Hallett Agreed.

13. Withdrawal of Stagecoach Bus Service

NCC had advised that the Stagecoach Bus Service was to be removed from 29th April. A new emergency network was being set up to cover the services being lost. The 67 service which operates from Three Holes-Emneth-King's Lynn travels through the

village and is used by students travelling to school and college in King's Lynn. The section of the route between Emneth and Terrington St John is to be removed but NCC were considering a taxi bus link to cover this stretch.

That the PC should write to NCC expressing our concern about removal of this service and the need for the link to be put in place to enable students to get to school and college.

Prop: Cllr Wilkinson

2nd: Cllr Boyce

Agreed.

It was also suggested that residents who use the current service should be encouraged to write to NCC to ask for the link to be provided.

14. **Condition of trod**

No further update at the moment: Cllrs Askew and Gathercole still needed to look at the area in front of Askew & Barrett Ltd. Carry item forward to next meeting.

Cllr Long advised that some of the owners of the new properties NE of 46 Smeeth Road had tried to re-instate the trod and it was hoped that further work would be done on this as the new dwellings were completed.

15. **Highways issues**

New issues to report to Highways:

Bonnetts Lane – pot holes

Chapel Road (near old chapel) – pot holes

Walsoken Road (near Coopers Transport) – pot hole.

Issues that had previously been reported to be followed up as appropriate:

Walton Road – overhanging hedge onto footpath. Pass to Highways.

Walton Road – pot holes in the middle of the road.

Cllr Long suggested that residents should be encouraged to report issues directly to NCC as more reports of issues was likely to result in faster action. Cllr Coleman advised that a resident had informed her that they had also reported the issue with the dead tree on Smeeth Road (near Emneth Hungate).

16. **Finance**

a. *Accept accounts to 31st March 2018*

Prop: Cllr Boyce

2nd: Cllr Coleman

Agreed.

b.	The list of payments due as follows was read out:	
	CGM Group Ltd – grounds maintenance for March	£339.60
	Community Action Norfolk – membership subs 2018/19	£50.00
	King's Lynn IDB – Drainage Rates for 2018/19	£75.45
	Norfolk ALC – membership subs 2018/19	£265.35
	NPFA – membership subs 2018/19	£25.00
	MDCSC – donation to help with running costs	£7712.00
	E & DE Gathercole – moving of notice board/lock for gate	£78.00
	Marshland St James Bowls Club – bowling green maintenance	£330.00

Agree to sign cheques and approve payments.

(Cllr Long declared a non-pecuniary interest in the payment to King's Lynn IDB)

Prop: Cllr Long

2nd: Cllr Wilkinson

Agreed.

c. NS&I Account – the Clerk explained problems with getting the correspondence address corrected on the account and the need to update the signatories.

That the account should be closed and the funds transferred to the current account.

Prop: Cllr Long

2nd: Cllr Norman

Agreed.

17. **Planning Matters**

a. Applications received since last meeting: None

b. Planning decisions from the BC. The following applications had been permitted:

i. **17/02253/F Retention of storage shed for existing machinery, tools and other items for the sole use of maintaining the apple orchard at land on the south east side of Smeeth Road.**

ii. **17/02419/F New detached four-bedroom house at land opposite Brambles Cottage, Dades Lane.**

c. Changes to PC consultation time on planning applications from 1st June 2018. The Clerk advised that a new category of application called "Permission in Principle" was being introduced and the consultation time was being reduced to 14 days. A discussion took place on how best to deal with this regarding listing application to be discussed on the agenda.

That all application received before PC meetings should be discussed in future even if they arrived after the agenda had been issued.

Prop: Cllr Wilkinson 2nd: Cllr Long Agreed.

18. Legal advice in relation to the next item on the agenda

The public were asked to leave the meeting and the PC received the legal advice.

19. Request from MDCSC for a Deed if Variance to the current lease

To ask MDCSC for their solicitor to draw up a sub-lease to allow for the letting of the bar to the proposed tenant; the PC would then consider the document and seek legal advice if they felt it was necessary. To call an Extra-ordinary meeting to deal with this matter as soon as the document was available.

Prop: Cllr Wilkinson 2nd: Cllr Gathercole Agreed.

A recorded vote was requested:

In favour: Cllrs Askew, Boyce, Gathercole, Hallett, Long, Norman and Wilkinson.

Against: Cllr Coleman.

The following item was moved forward, at the request of members of the public, and dealt with before item 18.

20. Public Speaking

Resolved that meeting be adjourned for public speaking,

Prop: Cllr Norman 2nd: Cllr Gathercole Agreed.

Meeting re-started.

21. Councillors Concerns and Agenda Items for the Next Meeting

Water leak at the cemetery to be reported to the BC.

Items to remain on agenda as already agreed along with “future use for site of pavilion building”

22. Date of Next Parish Council Meeting

Monday 23rd April at 7.30pm for the Annual Parish Meeting followed by Monday 14th May 2018 at 7.15pm, for a Playing Field Management Partnership meeting followed by an Ordinary Parish Council meeting at 7.30pm; all meetings at Marshland Hall.

Cllrs Gathercole and Hallett to check accounts before the May and June meeting.

Meeting closed at 9.10pm.