

**MINUTES OF A MEETING OF HAPPISBURGH PARISH COUNCIL
HELD AT THE WENN EVANS CENTRE ON 10th MARCH 2014 AT 7.30PM**

Present:

Cllr Glenn Berry (Chairman), Cllr David Mole, Cllr George Siely, Cllr Kirsty Ritchie, Cllr Robert Fleming, Cllr Clive Stockton, Cllr Cubitt Siely

**Jo Beardshaw (Clerk)
28 members of the public**

- 1. To consider apologies for absence.** Apologies were accepted from Thomas Love
- 2. To receive Declarations of Interest on agenda items.** Kirsty Ritchie and Clive Stockton declared an interest on agenda item 8.2 (Land South of North Walsham Road) on the basis that they had businesses in the village
- 3. To agree the minutes of the meetings of Happisburgh Parish Council held on 12th January and matters arising** (for information only). The minutes were agreed.

The Chairman welcomed Councillors, members of the public, District Councillor Lee Walker and County Councillor Eric Seward, and thanked all for attending.

Under Matters Arising, the Chairman noted that the NNDC Housing Team had (since the January meeting) come up against some difficulties with the land under discussion being under two ownerships and were still in discussion with the church

The Chairman also noted that the NNDC Planning Team were working with Mrs Nierop-Reading regarding the residential caravan at the end of Beach Road

4. Reports

4.1 The Chairman's report.

The Chairman noted that his report was otherwise covered within the agenda

4.2 District and County Councillor reports:

District Councillor Lee Walker reported some facts regarding the sea surge in December and said that she had emailed Brian Farrow for an update on the rock, but had not heard back – she said that she would chase him again, and also would be visiting Norman Lamb next week.

County Councillor Eric Seward said that he was pleased that a second flood report had come through, which would be discussed later in the agenda. He also noted that the rocks for the sea defences would not be cheap. Denise Burke asked if Cllr Seward had looked into the signs for the pathway as mentioned at the previous meeting – he responded that he had spoken with the NCC Highways department about this, but that he had not received a response yet

4.3 Police report.

The Clerk read the report from the PCSO, who had been unable to attend the meeting. Since the last meeting there had been 2 crime reports from the area. 25th January, theft of items and cash from honesty box, and 23rd to 27th January – theft of two drain covers from the garden of a holiday home

The PCSO urged villagers to attend the police surgery at the Beach Road car park every 1st Monday of the month at 1pm. The next date for this would be the 7th April

4.4 Car Park report.

Mr Love, Mr Fleming and Mr Mole had not had a chance to work together on the ground work at the car park, but planned to do so during the month.

4.5 Pavilion and Playingfield report.

Mr Mole noted that he had held a meeting about the clubs. Sadly the football club would be finishing at the end of the season. Historically the finances of the Playingfield had always been kept to a third, third, third (Cricket, bowling and football). Unfortunately the finances would be hit by the football club folding. The income would not cover the costs for the upcoming year. The rent would be increased from £400 per year to £500 per year, which the Cricket and Bowling clubs had been informed of. This would still leave a shortfall though, without the football club money. As rent had not increased for over 14 years, it was anticipated that there should not be a difficulty in increasing the rent. It was requested that the PC take on the mowing payments which was a total of £300 per year. A formal request for this would be made in time.

4.6 Allotments report

Mr. G Siely noted that there had been some flytipping at the allotments which had been upsetting and frustrating as volunteers had then had to work extremely hard to pick up the rubbish, including concrete and rubble. This had been very time consuming. Two sheds also needed to come down. Mr Siely thanked Cubitt Siely for cutting the hedge. The Parish Council also agreed, in the absence of other willing allotmentees, that Mr G Siely should go ahead and rent an allotment to a person from Lessingham

4.7 Wenn Evans Centre report

Mr Mole noted that he had held two meetings about the Wenn Evans recently. In addition, the Environmental Health Officer had visited the centre and had made some suggestions which were purely advisory. Mr Mole had therefore planned to purchase a new kitchen for which he had received one quotation but would be asking for two more. Volunteers would fit the kitchen. He also noted that the chairs had all been cleaned. Longer term, he noted that the committee would like to do some work on the curtains and look at the heating and acoustics. He also said that he had purchased some more kettles (as the old ones had failed their PAT tests) – for this he had reimbursed himself from Wenn Evans funds. Mr Mole also noted that Mary Trett's archive was in the Wenn Evans centre and the project would be going forwards. He requested some money from car park funds for the project. The Chairman thanked Francis, Jan, Dave, Mr Mole and others for their hard work at the Wenn Evans centre

4.8 Playspace and beach cleaning report (by Rosemary Munday)

- Rosemary has contacted NGF re installation of the fence now the weather has improved and is awaiting a date and will liaise with Cllr Love and Cllr C Siely once this is known.
- A stone clearing event will be organised now the land is not quite so waterlogged and this will be advertised on the notice-boards and via the Play Space Facebook page. As many volunteers as possible will be needed to help with this.
- Once installation of the fence is paid for there will be £2,314.11 left towards the equipment.
- The school discussed a joint fund raising event and are happy to do this but it will be separate from the school summer fete. The sub-committee will liaise with Rachel the Chair of the 'Friends of Happisburgh School' to progress this.

- 63 Letters, emails and drawings demonstrating community support for the Play Space have been received and given to the Parish Clerk with a summary of quotes for Cllrs' information.

5. Adjourn the meeting for public session / comments on planning applications and any other matters

Hugh Ivins, the agent for the Caravan Park application addressed the meeting to explain that there was no suitable alternative site for the application although others had been considered and discounted. He also noted that he had spoken to Norfolk Safeguarding Children's Board, who did not have any issues with the plans. The plans had changed to incorporate revised access, the static caravans were now further from the boundary and the grass bank had now increased in size from 2 metres to 2.5metres, which would increase the screening. All inaccuracies on the previous plans had been checked and clarified. He also explained that the relocated site does have to be an exception site. For example, the site could not be re-sited along the cliff. He also noted that the caravan park had a 7 month license, and that the site was larger than the previous site because of the desire for screening and landscaping

Denise Burke stated that she felt that the proposals contravened NNDC policy EN 10 and EN11 and EN12. Policy EN12 states that any proposals should result in no detrimental impact on the landscape or townscape. Mr Ivins stated that he felt that the plans had met with the policy's requirements. Denise Burke also stated that whilst the planning application provides for 'like for like' number of caravans, she felt that this would not stop the applicant applying to increase the number of caravans at a later date. Mr Ivins replied that if they ever wished to increase the number of caravans or tourers they would need to apply in the usual way. It was also stated that no planning application should be objected to simply on the grounds that the applicant may wish to alter the plans in future years. Denise Burke also stated that she felt that there is nothing stopping the applicant selling the new site at a later date to another caravan park operator. She also stated that currently the caravan park operates April to October only; however the applicant had agreed at the January Parish Council meeting that he might consider applying for a new license to operate 50 weeks of the year like many other operators along the coast. Denise Burke said that she felt that the proposed site would engulf the village and its conservation area.

Fiona Howard said that she felt that the planning does not allow for adequate drainage. Mr Ivins responded that they had undertaken a flood assessment, and he also stated that there would be shingle under each caravan (not concrete), so this would improve drainage. She also said that she would question the economic benefit to the village, as she felt that the caravan park relocation might put people off from visiting the village (which would affect the holiday cottage industry)

Francis said that she felt that the proposals would impact on the view from the church as many people currently go to the church to see the views. Mr Lomax responded that the view across to sea over the cliffs would be improved by the lack of future caravan site

There was some concern that there would be a detrimental impact on the landscape and that it would be impossible to prevent the proposed park being an eyesore within the village. There was also concern that, once the decision had been made, it would be irrevocable and Happisburgh would always live with the consequences.

Bryony Nierop-Reading suggested that the Wenn Evans Centre was too far from the centre of the village and was inaccessible without a car. Therefore, as it is critical to keep the caravan park within the village, perhaps the caravan park could 'swap' with the Wenn Evans Centre. The Chairman noted that the centre was in the hands of a Trust and was in covenant. In addition, the land was not available and there was not enough land.

Mr Lomax, the applicant, noted that at a Pathfinder event in 2010 59 people supported the plans to move the caravan park. This was the approval of the core strategy which was approved in 2008. It was made clear that the exception site had to be an exception site. He also informed the meeting that the villagers **do** have control over any increase in number of caravans etc as he would never be able to increase the number of caravans without planning consent. He also stated that erosion is happening and that the village needed to find a way to manage it. He said that he felt that the proposed caravan park, if it went ahead, would be an asset to the village in the future, both visually and economically. He urged those present to make the best of the difficult situation that the village is in.

The Chairman stated that he felt that there were some footpath issues with the movement of people from the proposed site to the beach. Fiona Howard noted that EN12 does allow for the moving of the site out of the village if necessary.

Mr Fleming noted that of the 681 people on the electoral roll, 20 addresses had objected.

On separate matters:

Bryony Nierop-Reading noted that, further to the Chairman's comments under Matters Arising, she was not aware that the planning enforcement officer would be dealing with her residential caravan at the end of Beach Road. She also pointed out that, although it had cost £9,000 to remove her property before it fell into the sea, she had saved the tax payer much more than that as she had not taken the community rollback figure of around £53K

Reconvene the meeting

6. Agenda items

- 6.1. Insurance. Quotations received. Zurich quotation approximately £1500 for 3 year agreement. Aon approximately £3,000. The clerk explained that she was checking through the policies to ensure that the Council would receive like for like policies. Zurich was not prepared to cover 'loss of revenue'. The Council agreed that this was not an issue as there is a spare P&D machine as an 'insurance policy'. Mr Mole agreed to read through the policies and ensure that he was happy with the change of policy provider
- 6.2. Correspondence received from villagers concerning donation to the playspace. Rosemary Munday and Leonie Hughes had worked hard to encourage 63 people to write to the Parish Council to ask for donations from the car park fund to be made towards the playspace. This was noted, and all Councillors confirmed that they had seen the file containing letters and a summary. Donations to be discussed by the PC when the second full year finances are available
- 6.3. Flood report (if available). Discussion and action. The Chairman noted that the new flood report had been circulated. He explained that Highways had initially suggested asking the relevant households to contribute money to having the drains flushed every two years. NCC had not been keen on this idea because of the complications of obtaining money from householders. The Chairman had therefore suggested that the Parish Council fund half of the work (approximately £374), and NCC pays the other half. This was agreed by the Parish Council. Mr Fleming confirmed that if there were any damage done by the jetting systems (as can happen frequently) NCC would be responsible and liable. This was confirmed. Mr Cubitt Siely asked the Chairman who might be responsible for informing the residents about the cost share idea. The Chairman agreed to ask Graeme Taylor and Simon Briggs. All agreed that it was important to let the householders know that the Parish was picking up half of the cost of the flushing on their behalf
- 6.4. Jason Langford. Letter regarding salary increase. Jason had written to the Council to request a 2% increase in salary to reflect an increase in cleaning products, amongst other things. This would total £25.50 per day in the summers and £15.30 per day in the winters. This increase was agreed. It was agreed that these changes would come into effect on 1st April, so Jason would be due some back pay at the May meeting

7. Financial Matters

The following cheques were authorised and signed:

- 7.1. PC Account. Chq no 565. The National Allotment Society. Membership subscription. £66 inc £11 VAT
- 7.2. PC Account. Chq no 566. Clerk salary and expenses. £452.70
- 7.3. PC Account. Chq no 567. Happisburgh Heritage Group. Early donation. £159
- 7.4. PC Account. Chq no 568. SLCC. Updated Clerk's manual (current version is over 10 years old). £23.75
- 7.5. CP Account. Chq no 33. Jason Langford. March Salary. £465
- 7.6. CP Account. Chq no 34. Sheldon Electrical Services. Faulty car park lamp post. £72 inc £12 VAT
- 7.7. CP Account. Chq no 35. Jason Langford. April Salary. £450
- 7.8. CP Account. Chq no 36. Clerk 6-month salary. £500

8. Planning applications

- 8.1. PF/14/0084. Land at Beach Road, Cart Gap. Siting of portable building for use as a coastal surveillance station. Extension not granted. Offered no objection (via emails)
- 8.2. PF/14/0120. Land South of North Walsham Road. Formation of caravan park to provide pitches for 134 static caravans, 60 touring caravans and camping area with office/warden accommodation and amenity building. Mr Fleming stated that he felt that during discussion, and having looked through the plans, all his previous concerns had been dealt with satisfactorily. Mr Stockton said that he felt that there is a trade off between what the village would lose, and what it would gain – ie that the view along the cliff top would be dramatically improved, whilst the view across the potential caravan park would then be not as attractive. He also said that he felt that the concern of 'future applications... ie what the applicant could do *next*' was not a relevant reason for objecting to a planning application. He said that he felt that if the village were to lose the site, it would affect the shop, the church, the church rooms and all activities in the village. He suggested that the village should make the most of what they have. Voting was three votes in support, three votes objecting and one abstention. The Chairman chose not to use his additional vote.

9. Planning decisions noted

None

10. Items for the Parish News

None

11. Correspondence and Circulars for information and action

Mrs Nierop-Reading had written to the Parish Council to say that she had been extremely offended that they had not voiced their sympathies at the January meeting at the loss of her home. Mr Fleming stated that he was extremely sorry that she had lost her home, but that it was not entirely unexpected and that he thought it was important that all villagers abide by planning regulations. Mrs Nierop-Reading also explained to those present that she had saved NNDC approx. £49K through not taking the relocation grant and the community rollback grant. She also explained that she had been unable to allow NNDC to remove her workshop building because she had had no other space to put her tools at the time. She said that she needed a little time and breathing space in order to get her affairs in order following the loss of her home

12. Any other business

None

13. Date of next meeting – Monday 12th May 2014

The meeting closed at 9.25pm