



MINUTES of the PARISH COUNCIL MEETING held on Thursday 10 November 2022 at 1930

2022/12

Those Present: Richard Cole, Polly Hanson-Smith, Jonathan Smith (Chairman)
Keith Leesmith (Clerk), Jane Berwick (Homes for Wells CEO), Kai Gibbon (Flagship Project Manager)
11 Members of the Public

It having been announced previously that Jane Berwick and Kai Gibbon would be visiting to talk about the Affordable Housing Site, several members of the public decided to join the meeting to stage various protests. JS & KL had spoken about the issue and decided that agenda items 4d and 6 should be moved to the beginning of the meeting, and that members of the public could have a short period to raise concerns.

Statement by Kai Gibbon

The development had been delayed for several reasons, one of the main ones being that the original contractor had pulled out. NNDC wanted the houses to be built by the modular method. A new contractor has now been found, and planning permission has been granted for the revised design. The homes will have the same layout, with only the outside appearance altering. The foundations for a bin store were built earlier in the week, allowing the original planning consents to be met. It is intended that the main building work will start in April 2023 and the site should be completed in 12 months. Despite drainage problems in Park Road, surveys by Dynorod show that there should not be any in the new development. The preferred connection to the main sewer would be down Chapel Street.

Statement by Jane Berwick

There is a strong need for affordable homes in the area. Currently Homes for Wells have 46 families waiting for accommodation, six of which are currently homeless. Six of the total have expressed an interest in a house in Warham.

Statements by Members of the Public

Various members of the public spoke, and although several said they saw the need for affordable homes in Warham, there did not seem to be much enthusiasm for the current scheme. However, when they put their arguments, most of them seemed to discuss various problems that were not necessarily connected to the new development. There are clearly problems in Park Road with sewage drainage. It is thought that perhaps the existing pipework is not adequate. This problem has not come to the attention of the Parish Council in the past. KG said he would talk to the drainage people in Victory/Flagship. A few also mentioned the narrowness of the (single-track) road and said they thought that some attention should be paid to this – perhaps by extending the 30mph limit northwards, perhaps by lowering the speed limit.

The matter was also raised of sewage pumping from Wighton to Warham. This sometimes overwhelms the system, and it is necessary for raw sewage to be pumped into the River Stiffkey.

Many people mentioned their dislike of the proposed black roofs on the new properties. There are no black roofs anywhere else in Warham, and they will therefore “stick out like sore thumbs”. Surely if the roofs are being constructed in a factory, they can be coloured in traditional colours as easily as black. People had tried to comment on the Planning Portal about this issue but were unable to do so. The Parish Council can confirm that this is correct, as the PC comments were not acceptable on the Portal. They had instead passed them to their District Councillor.

This part of the meeting closed at approximately 2015 and the members of the public plus JB and KG left.

1) Apologies Steve Vickers, Richard Kershaw (NNDC)

2) Declarations of Interest None

3) Minutes of the Meeting held on Thursday 8 September 2022 - Approved and signed

4) Reports

b) North Norfolk District Council

Richard Kershaw had sent a report, which was distributed to Councillors, is appended to these minutes, and appears on the website.

c) Parish Clerk

KL had circulated a report to Councillors. This is attached to these minutes and appears on the website. In addition, he had now received the outstanding accounts for street light electricity since the end of last year. He had learned that some Parishes were applying (successfully) for grants to enable timers to be added to the lights. In our case these would cost over £1000. It was agreed that KL investigate the issue and if possible, apply for a grant. [The timers would switch off the lights at midnight, and during winter would switch them back on in the morning]

5) Planning Matters

There were no planning matters for discussion.

7) To discuss budget for 2023/2024 and fix precept

Without the timers mentioned above, we would be paying a lot more for electricity for the street lights. In the current inflationary climate, it was probable that other costs may also rise. It was therefore agreed that we increase the precept by £1000 to £7000 next year.

8) Financial Report & Accounts for Settlement

A bank reconciliation had been circulated to Councillors.

The following amounts had been paid since the last meeting:

a)	Bank Charges	18.00
b)	Ground's Maintenance September	110.00
c)	Holkham - Annual Village Green Rent	20.00
d)	Ground's Maintenance October	55.00
e)	Clerk's 3 rd quarter salary and expenses contribution	513.96
f)	HMRC – PAYE on above	122.00
g)	Street Lighting – December 2021 to October 2022 (monthly bills)	452.26

9) Minor Matters

On the pub carpark (north of the Street) drivers are parking in front of the recycling bins, making it difficult for people to use them. JS would have a word at the pub, in the hope of resolving the issue.

10) Date of next meeting

Confirmed as 19 January 2023 at 1930.

The meeting closed at 2040