



Minutes No:
2024/70

Necton Parish Council

Minutes Parish Council Meeting held

Monday 11th March 2024 at 7.00 pm held at Necton Rural Community Centre

Parish Councillors (7) present:

Councillors Jean Bass, Genine Curtis, Fraser Bateman, Alice Spain, Mark Jennings Phil Hayton, and Thirza Hicks

Additional attendees:

Justine Luckhurst- Parish Clerk,
Members of the public –12 including Councillor Nigel Wilkin

Date: Monday 11th March 2024

Time: 7.00 pm

Place: Necton Rural Community Centre

1.To receive apologies for absence

Received from Councillor Sisto

2.To receive any declarations of interest from Members & consider requests for dispensation

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Necton Parish Council Code of Conduct for Members and by the Localism Act 2011.

Councillor Hicks disclosed an 'other' interest in agenda item 17 with any matters regarding NSSC

3.To approve minutes of Council meeting of 12th February 2024.

Proposed as approved by Councillor Hayton, seconded by Councillor Spain and agreed unanimously.

4. Adjournment for public participation (10 mins)

This provides an opportunity for members of the public to raise questions about and comment on items on the agenda before the Council make decisions.

Nothing raised

5.To allow Malcolm Barnes express his interest in becoming a Councillor (5 minutes allowed)

Malcolm Barnes addressed the Council and presented why he should be considered.

6.To allow Chris Bierton express his interest in becoming a Councillor (5 minutes allowed)

Chris Bierton addressed the Council and presented why he should be considered

7.To allow Zsolt Fejer express his interest in becoming a Councillor (5 minutes allowed)

Zsolt Fejer addressed the Council and presented why he should be considered

8.To vote on the co-option of a new Councillor onto the Council by a secret ballot

The Clerk confirmed it would be a secret ballot and because there were 3 candidates the votes would be counted and the candidate with the least amount of votes would be eliminated. Thereafter another vote would take place between the 2 remaining candidates.

After the first vote the candidate with the least number of votes was Malcolm Barnes. The second vote provided a vote with a majority in favour of Zsolt Fejer. He was then asked to sign the Declaration of Acceptance and was invited to join the Council

9.Reports from:

Parish Clerk –

The report from the Clerk is attached to the minutes

Norfolk County Council, Cllr Mark Kiddle-Morris

The report is attached to the minutes

Breckland Council, Cllr Nigel Wilkin

Nothing to report

Chair

Nothing to report

Councillors

Councillor Jennings said he had been asked by a parishioner if the Council was aware of any developments taking place in the field behind Elizabeth Drive as people had been seen inspecting the site - the Clerk confirmed nothing regarding this field had been received.

Councillor Hayton enquired as to why the Parish Council was not invited to the official opening of the junction improvements at Tuns Road/ A47- the Clerk confirmed she would investigate (please see additional information the Council was provided in agenda item 18) He also confirmed he had been in contact with the Environment Agency as a resident in regards to the stream in Ivy Todd being full of sediment. He believed this could be from the substation site. It was agreed this was to be added to the next agenda and a decision could be made whether to ask RWE to consider increasing the size and number of sedimentary traps. He concluded by confirming there were a number of potholes in Ivy Todd, the Clerk confirmed she would report these once Councillor Hayton provided the required information.

Councillor Curtis also confirmed a number of potholes, again she will provide the information to the Clerk to report these, and that the pot holes on Ramms Lane that had been reported previously (and confirmed by NCC they would repair) had not been fixed – the Clerk to chase. She also confirmed to the Council that the Community Speedwatch had resumed sessions today and 2 people were noted as driving above the speed limit.

Councillor Bateman commenced by thanking Councillor Hicks and those involved with the donation of the fairy doors to be erected in the Queen Elizabeth Memorial Wood. These will be sited as soon as the weather permits. The majority of the trees provided by Highways have now been planted. There are still a small number left but as Highways expressed a wish to be involved in the planting but have not yet arranged a date to visit. The Clerk will contact them to ascertain if they are still wanting to visit the site and plant the remaining trees. He confirmed that he had recently spoken with an allotmentee and it would appear that the drainage system installed there is doing very well. Despite the wettest few months on record the allotments have not been flooded. He concluded by confirming the village questionnaire was now printed and these would likely be delivered with the next edition of the Link magazine.

10.To approve Bills made, to be made and approve late payments as necessary: To receive financial update and monthly reconciliation for consideration.

Proposed by Chair Bass, seconded by Councillor Bateman and agreed unanimously.

11.To approve the Asset Register for 2024/2025 and thereafter authorise the Clerk to obtain additional renewal quotes for our insurance which is due for renewal in May

Proposed by Councillor Hayton, seconded by Councillor Bateman and agreed unanimously. It was agreed the Clerk should obtain comparable quotes for the PC insurance which is due for renewal in May.

12.To approve the following reviewed policies for the forthcoming year

Dignity at Work – Proposed by Councillor Jennings, seconded by Councillor Hicks and agreed unanimously.

GDPR – proposed by Councillor Bateman, seconded by Councillor Spain and agreed unanimously.

Grants – proposed by Councillor Hicks, seconded by Councillor Curtis and agreed unanimously.

Internal Controls- proposed by Councillor Hicks, seconded by Councillor Spain and agreed unanimously.

Financial Regulations- proposed by Chair Bass, seconded by Councillor Bateman and agreed unanimously.

13.To consider and decide on the draft responses prepared by our consultant to the questions raised by the Examiner of our Neighbourhood Plan

Councillor Bateman proposed that the draft responses with one amendment should be approved, seconded by Councillor Spain and agreed unanimously- the draft responses are attached to these minutes.

14.To discuss the police visit to give a presentation about scams at the coffee morning and decide on how to publicise this

Councillor Curtis presented a poster to the Parish Council confirming the Police visit and their talk regarding scams. Thereafter she proposed this was approved and a request for this to be inserted into the Link magazine, advertised on the website, noticeboards, Facebook and in the shops in Necton. Seconded by Chair Bass and agreed unanimously.

15.To discuss and decide on next steps regarding the fencing at the housing development on the site of the old school

The Clerk confirmed that the landscaping and boundary treatment conditions were discharged 28/11/2022 with a variation approved to allow for a fence height of 1800mm. Thereafter confirming this fence is within the permitted height of the planning approval so no further action is required.

16.To receive any updates and proposals from action plan working party and decide on next steps and in particular the bench and bins at Chantry Court

After lengthy discussions Councillor Bateman proposed that the Clerk should ask Breckland Council if they would consider moving the street name sign 2 metres to the left to make it more visible. Seconded by Councillor Hayton and agreed unanimously. It was thereafter agreed to continue discussions regarding the bin, bench and street name sign at the next meeting with a to scale map being provided to Council by Councillor Hayton and, hopefully a response to the Clerk from Breckland Council.

17.To receive an update regarding the lease between NRCC and NSSC and discuss and approve any legal steps and costs involved regarding Parish Council land that is rented to NRCC

The Clerk confirmed that the lease in place between NRCC and NSSC was not compliant for registering of the tenancy agreement with Land Registry and that a new lease would need to be drawn up. This lease would need to include the Title Numbers of the land/ buildings leased to NSSC. The Clerk confirmed that this was not possible previously as the land owned by both NRCC and the PC has only just been given first registration at Land registry. The Clerk thereafter confirmed this now highlighted that the building is owned by NRCC but the field is owned by the PC. The renting of both to NSSC was possible as the PC rented the field to NRCC (on a peppercorn rent basis) who then subsequently rented it to NSSC.

The Clerk confirmed that the lease between the PC and NRCC may well be needed to complete the registration of the tenancy at Land Registry but would need to receive legal advice on this. This aside, the issue this now raised was the fact that there is no lease paperwork to be found and, even if there was it would not be legally binding as it would be out of date with the various legal changes over the last few years and no mention of Title Numbers.

Therefore, regardless of whether this is needed to support NSSC registering their tenancy agreement with Land Registry the issue is the lack of a compliant and up to date lease between the PC and NRCC.

Thereafter Councillor Hicks proposed a lease should be drawn up between the PC and NRCC by a solicitor, not just to facilitate NSSC registering their tenancy but to ensure that all legalities regarding land and leases is completed. Noting that as we have undertaken extensive work thus far in registering the land we should finalise all legal requirements for the future. Seconded by Councillor Spain. A vote thereafter provided a vote of 6 for, one against and one abstained- motion carried.

18.Adjournment for public participation (5 mins)

This provides the opportunity for the public to raise awareness of an issue for discussion at the next Parish Council meeting

A member of the public asked the Parish Council if they had any knowledge of new houses being built in the field behind Elizabeth Drive as he had spoken to men inspecting the site. As this area is prone to flooding there is concerns that further houses would exacerbate the ongoing problems there. The Council confirmed it had not received any applications to consider as a consultee and further confirmed it was not made aware of any planning applications in advance and it only sees sight of applications as a consultee along with any other consultees and it being listed on Breckland's website.

Another resident raised the issue of recent and ongoing flooding in Elizabeth Drive. The Clerk referred them back to the Clerks report where it was confirmed the PC has asked Anglian Water to investigate ongoing issues in this area and their confirmation they would do so.

Councillor Nigel Wilkin used this opportunity to respond to Councillors Hayton's query regarding the grand opening of the new junction. He confirmed that recent media coverage including a photograph of himself with George Freeman MP was, in fact from an article back in September 2023 and confirmed there was no grand opening held at all.

19.To confirm date and time of the next Parish Council Meeting as Monday 8th April 2024 at 7.00pm

Meeting closed at 8.30pm