



WELLS TOWN COUNCIL
WELLS COMMUNITY HOSPITAL,
MILL ROAD, WELLS-NEXT-THE-SEA,
NR23 1RF

CLERKS' REPORT WRITTEN FOR THE MEETING TO BE HELD FEBRUARY 2017 & PREPARED 27.1.17

1. At the request of the Town Council I wrote to District Councillor Richard Price (portfolio holder for housing) asking if he would come and speak to the Town Council about the Community Housing Fund recently announced by the government. Cllr Price declined the request, stating, "before that stage is reached we are waiting for the fine detail and examining the most efficient way to use the available resources within the Council and assess what additional resources are needed to deliver this project successfully". He did however promise there would be consultation with town and parish councils.
2. The trees at the Market Lane Cemetery have now been surveyed and recommendations made for their management. The Arborists has suggested that several small trees need to be felled and others pruned. The work required has been costed at about £1100.
3. A recent visit to the Market lane Cemetery has identified that some rabbits have again established themselves on the site and some pest control is needed. The rabbits have been causing damage to the verges which would benefit from proper kerb stones. It was also noted that the gates, gatehouse doors and fascia need painting again.
4. As a result of claiming small business rates relief on the Market Lane Cemetery the Town Council has received a refund of £2560.08. It might be beneficial to use this money to complete some of the work identified above.
5. Following the recent decision to hold planning committee meetings at fortnightly intervals I have fixed the dates and booked the Methodist Hall. There are occasions when there will be three weeks between meetings due to holiday commitments. The complete list of dates is attached and available on the website.
6. Further to my last report about the rates revaluation for the Market lane Cemetery, the large increase is due to a review of land values by the Valuation Office Agency. Cemeteries are classed as amenity land and the value of such land has been revised to £100,000 per hectare. Fortunately the level at which small business rates relief at 100% is applied has increased from £6000 to £12000. The Valuation Office also reassured me that land values are unlikely to rise by such a significant amount in the future and will only increase by inflation.
7. On Thursday 26th January 2017, together with the Chairman Allen Frary, I attended a briefing at NNDC where we were informed of their plans for "Asset Commercialisation". Four sites have been identified across North Norfolk which are to be sold for development or developed by NNDC as "income generation" schemes. The four sites are Grove Lane, Holt (to build private housing for rent), Highfield Road Car Park Fakenham (to be sold for the development of apartments for the over 55's), Cadogan Road Car Park Cromer (to be sold for development by a hotel group such as Premier Inn) and Wells Beach Road Toilets (the site to be developed for business and holiday property rentals). It is proposed that the Beach Road Toilets will be relocated to the football field alongside the pavilion. A three to four story building will be built on the site of the toilets to include a shop, 100 seat restaurant and four holiday apartments complete with parking for four cars. The RNLI memorial will need to be moved but access will still be available to the playground. If these proposals are agreed by NNDC's Cabinet on 6th February, the plans will go out to public consultation, before submission to NNDC's planning department for planning permission. The scheme has been recommended to NNDC by their Strategic Development Partner's, Gleeds of Nottingham, who reviewed all of NNDC's assets and identified these sites as suitable for the scheme. The objective is to generate income from these assets to give best value for tax payers. The money from sites that are sold will go into future income generation schemes.

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