



WELLS TOWN COUNCIL

WELLS COMMUNITY HOSPITAL, MILL RD,
WELLS-NEXT-THE-SEA, NR23 1RF

2019/29

MINUTES

Town Council Meeting held on 4 November 2019 at 1927 at The Methodist Room

Those Present: Mike Gates (Chairman), Janet Angles, Roger Arguile, Mel Catton, Pauline Catton, Jessica Curtis, Lindsay Dew, Joe Ellison, Peter Rainsford, Joyce Trett & Guy Warren

Greg Hewitt (Clerk), Marie Strong, Peter Fisher, Pc Pegden, Press (The Quay) & 10 Members of the Public

- 1) Public Forum
Nothing of note.
- 2) Apologies Ray Hewitt
- 3) To receive Declarations of Interest and consider any requests for Dispensations. None
- 4) To approve the Minutes of the meeting held on 7 October 2019 Agreed and signed.
- 5) To receive a presentation from Councillor Roger Arguile on behalf of the Neighbourhood Plan Steering Group regarding the question of affordable housing, exception sites and proposals for policies to be adopted in the neighbourhood plan.

Resolved – the council approved the following proposal

- The Steering Group propose that, because of the exceptional circumstances present in Wells, a revised housing policy be sought for the Town.
- The proportion of new homes proposed to be affordable needs to take account of the special circumstances of the town with its high affordability ratio and high proportion of second homes.
- While it is appreciated that a 'cap' is imposed when the proportion of affordable houses is calculated at above 40%, the current proposal is inadequate to meet the needs of the Town.
- Because of the need to address the local circumstances of the town, it is our view that the issue of exceptions housing should be revisited as a means of increasing the proportion of affordable homes .
- We commend the proposal to make and enforce planning conditions which would require a proportion of houses built to be the principal residence of the purchaser.

- 6) To discuss the proposed development of the Croquet Green.

Resolved – The council agreed the following proposal:

- Will the council support me in seeking advice as to whether or not there is a legal right for the Town Council to see the trust document.

- 7) To approve the budget for 2020/2021 and agree the precept for that period.

Resolved – The budget was approved and the precept with any grant was agreed at £78000.

- 8) To discuss a proposal from the Traffic Management Working Party for the council to give support for later opening times of Holkham's Freeman Street Car Park including the Pitch and Putt overflow.

Resolved – The council supports the later opening of the car parks.



Greg Hewitt Town Clerk 01328 710564
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MINUTES CONTINUED

- 9) To approve expenditure to provide a flood board for a property on Old Staithe Walk which has suffered flooding as a consequence of improvements made to the Walk by the Council.
Resolved – the expenditure was approved.

10) Reports

a) Safer Neighbourhood Team

Pc Pegden gave a report, during the month there had been 38 calls to police which included one stalking incident, one criminal damage, one public order offence and one GBH. Jason also explained he could be contacted directly on Tel: 01362 65(2155), Mob: 07967 820518 and pegdenj@norfolk.pnn.police.uk

b) Norfolk County Council, Councillor Dr Marie Strong

Councillor Strong mentioned the following:

- Discounts for certain road closures for street parties.
- The proposed changes to the parking regulations could be implemented before Easter.
- The NCC consultation on a proposed 3.99% increase in council tax.
- Clean rivers project.
- NCC consultation on county ward boundary changes.

c) North Norfolk District Council

Councillor Peter Fisher reported:

- Work has started on the new splash.
- The proposed new Stearmans Yard toilets are being redesigned.
- Problems with the Staithe Street car park have not yet been resolved.

d) Town Clerk's Report

The Clerk reported that NNDC wanted two dates that the town council would like the car parking to be free; councillors asked for 30th November and 14th December. It was reported that Mike Briggs had fixed the cemetery guttering at no charge. An invitation had been received for two councillors to attend a meeting arranged by the local police inspector, Mike Gates and Peter Rainsford agreed to attend.

e) Portfolio Holders/Committees

JE (Buttlands, Staithe Street and Noticeboard) there were problems with youths riding pedal cycles in Staithe Street.

MC (Traffic Management) The recent meeting of the traffic management working party had gone well. Traffic warden, parking meters, permit parking and speed reduction on Two Furlong Hill were all discussed.

GW (Churchyard, Polka Cemetery and street lighting) GW thanked RH for clearing away cuttings from the cemetery to go on the town bonfire.

LD (Cemetery) LD advised there was a large shrubs at the cemetery that needs cutting back from the footpath.

JT advised she had received to grants to replace the bench on Mill Road and the bench had now been ordered.



MINUTES CONTINUED

I1) Financial Report & Accounts for Settlement

Payments during the month

Anglian Water	East End Allotments	391.03
Barclay Bank	Bank Charges - monthly	9.05
Anglian Water	Cemetery	24.82
BT	Telephone bill	95.77
B & S Chains (Midlands) Ltd	Playground Swing Fittings	164.57
NNDC	Rates - Office	53.00
Total Gas & Power	Street Lighting electricity	139.53
Clerk to the Council	Clerk's Salary Deposit	1000.00

Payments 4 November 2019

Contractor	Bollards	220.00
Clerk to the Council	Salary (net of deposit) & Expenses	229.14
Norfolk Pension Fund	Monthly contribution	499.89
Westcotec Ltd	Street Lighting Maintenance (Sept)	77.90
P J & B Jones Ltd	Ground Maintenance	1365.00
Wells Community Hospital	Office Rent October	262.50
Holkham Estates	Playing Field Rent	25.00
Veolia Environmental Services	Waste collection	131.94
The Royal British Legion	Poppy Wreath	18.50
Staff	Litter Picking	270.93

Resolved – Accounts agreed, accepted and signed

I2) To confirm Date of Next Meeting - Confirmed as Monday 2 December 2019.

Meeting ends 2040



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