

**Minutes of the Buxton with Lamas Full Parish Council Meeting  
held in Buxton with Lamas Village Hall on Monday 11<sup>th</sup> October at 7.30pm**

**PRESENT**

Councillors:

Rev Goodman	Mrs Nichols	Mr Riley
Mr Shaw	Mrs Powell	Mrs Kammoun

Also in attendance:

14 Members of the public

Cllr Lawrence

Clerk to the Council: Laura Apps-Green

**21/77 WELCOME & APOLOGIES FOR ABSENCE** – There were apologies for absence given for Mrs Warren and Mrs Charmley. Clerk reported that Mr Battle has resigned from the Parish Council. Rev Goodman said that Mr Battle will be missed and a great loss to the PC. Cllr Riley minuted a vote of thanks for Mr Battle and it was agreed that a thank you card would be sent from the Parish Council.

**21/78 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION** – Mrs Nichols reference Buxton Village Hall and Mrs Powell reference Buxton Village Hall. Cllr Riley reference planning matters.

**21/79 MINUTES**

The minutes of the Parish Council meeting held on September 13<sup>th</sup> 2021 were previously circulated. Cllr Riley wanted the item regarding Jaguar House and its use by the Home Office for asylum seekers to be amended because the Home Officer were not in attendance at the meeting and another sentence to be removed. He read out the required changes and they were written on the minutes. All agreed to these amendments and they were signed by the Chair.

**21/80 MATTERS ARISING** – Chair raised from the previous minutes an adjournment item regarding the Bure Valley Business Park. She gave an overview of the issues raised by a resident who has worked hard to get to the bottom of the issues at the business park. Some businesses currently operating in the Business Park are categorised as B2 meaning that there is a breach of planning law, because only B1 businesses are allowed to operate from there. BDC have got a Barrister involved to try to resolve the matter. B2 businesses should never have been allowed to occupy these units. BDC had not been informing the PC about the ongoing planning complaint raised on this issue. The Clerk contacted an officer at BDC directly and it was discovered that BDC have a glitch in their computer system and the report on this matter was being excluded from the monthly report to the PC. Chair proposed that the PC writes to BDC objecting to the planning breach and stating that B2 businesses should not be operating from this site.

Cllr Riley agreed that it is time to act on this. This is not a suitable location for heavy industry and there is a more suitable site just a few minutes down the road.

Cllr Shaw asked what the situation is with the barrister that's been hired to look at this. Cllr Riley explained that as a change of planning application seems to have never been received, BDC finds itself in a difficult position as it has allowed B2 businesses to operate from the units without planning permission for a long period of time and they have accrued, by default, a right to be there. The barrister is looking at all the evidence in order to advise of the outcome.

All SUPPORTED the idea of sending a letter and requesting a meeting with the Director of Place, Phil Courtier of BDC, expressing the PC's view that B2 businesses should not operate from this site. It was also AGREED that if no reply is received by the next meeting the letter should be sent repeatedly until a reply is received.

Cllr Riley raised the matter from the previous minutes of traffic issues outside Feoffee Cottages. He would like to arrange with Highways to put double yellow lines at the entry and exit points of the site and also place white lines along the splays at the entrance to Church Close to help stop people parking on and blocking these areas. All AGREED with this proposed plan.

**21/81 ADJOURNMENT** – The Chair agreed to allow 20 minutes for the adjournment and asked for those present to raise their hand if they wished to speak. 4 residents requested to speak and each were given 5 mins. All AGREED.

Resident 1 - Reason for speaking – Canoe Man Planning application:

They set out the following reasons for objecting to this planning application –

- Highway's safety issues – There are no pavements up to the site and it's a busy road with around 2000 daily car movements, clients are required to cross on a blind bend with a canoe which is very dangerous. There are multiple deliveries of more canoes to the site than was stated previously
- Parking issues – No parking facilities in the nearby area and the Station Site is believed to have a 2-hour limit
- Protected water meadow – no building should be allowed on this site as this would spoil the view for everyone and it would set a precedent for potentially more buildings on this protected site
- No sanitation
- Damage to wildlife
- Litter left at the site
- There are more than 12 canoes on the site, they are hidden under the hedge
- Previous promises from the Canoe Man have not been kept
- The resident speaking didn't believe that this site employs anyone to manage it

Resident 2 – Reason for speaking – Canoe Man Planning application:

They set out the following reasons for objecting to this planning application –

- Water is in abundance in Norfolk and there are much more suitable sites to be based from elsewhere
- The Canoe Man has not kept to the plan of one launch per day, there are multiple launches from the site.
- Multiple dangers from the location of the Highway beside the site
- Whole site is inappropriate for this activity, there are many more suitable sites elsewhere

Resident 3 – Reason for speaking – Canoe Man Planning application and Lamas Village Hall:

Resident informed council that they have submitted an objection to this planning application directly to BDC. They asked the Chair if they would be permitted to speak during the item regarding the renewed lease for Lamas Village Hall. Chair agreed to this.

Resident 4 – Reasons for speaking - Canoe Man Planning application:

Resident suggested that he had information that the District Councillor, the Parish Council and the Canoe Man were working together in order to approve this planning application. They also expressed great concern for Highway dangers involving the operation of the Canoe Man's business at the site in Lamas. The Chair answered the residents' concerns by informing them that this is not the case and that the PC is not a political body, that it is made up of volunteers and that the PC is here to help the community, to listen to everyone and ensure that they reflect all views. The Chair informed the resident that the PC has not made a decision on this matter and requested of them not to be accusatory.

Cllr Nichols confirmed that she reads every detail of all the correspondence received and has volunteered for the good of the village for a number of years and wishes to be talked to in a civil manner.

Adjournment was closed.

## **21/82 REPORTS**

Cllr Lawrence – Reported the following:

- There has been 1 council meeting since the 30<sup>th</sup> September
- BDC is one of the safest parts of the country to live in
- BDC accommodation review is still in process
- Bin collection service is being reviewed
- Food waste collection is being rolled out to rural areas
- Norfolk will be housing 50 refugees

- BDC is developing a best-in-class housing policy, they want to avoid homelessness and they believe there are no rough sleepers in the district. They are increasing the number of electric charging points and looking at what a sustainable building looks like

Cllr Riley – Reported the following:

- There remains an issue with the response time from the Highways team, it is felt that the team are under staffed and this is something that Cllr Riley wants to take up with the portfolio holders
- The County Council chambers are open again and meetings taking place
- Cawston Park and the tragic deaths at the hospital were highlighted. It is felt that the case system in place is wrong, recruitment and retention of staff is an issue and the inspection teams can only make one visit to an individual care home in 2 years. There needs to be a review process of the care system and quality bench marking as this is a serious matter
- The BDC accommodation review is still in process and Cllr Riley is on the working group looking at this issue

## 21/83 PLANNING

**Greater Norwich Local Plan** – The planning inspectorate review is due in around 3 weeks' time.

**Neighbourhood Plan Steering group** – Cllr Lawrence informed Council that they have 2 bids from consultants for the work. The NP team will write to the PC about this for the November meeting.

### Planning Applications –

- Bure House – 5 agree, 1 abstain
- 3 Mead Close – 5 agree, 1 abstain
- Arden House – 5 agree, 1 abstain
- 5 Bulwer Road – 5 agree, 1 abstain
- Canoe Man. PC has received 8 e-mails of concern and 1 in support of this application. Each Cllr expressed their own views on this application.
  - No structure should be placed on this site due to both its protected status and because it's a flood plain. The drain from the water meadow is already blocked making the risk of flooding even greater. People that live in the area are best placed to know what is going on there
  - The users of the service are being neglected as there is no assistance on site
  - A unmanned hire system is dangerous
  - The location is dangerous as there are no paths up to the site and not being manned makes it dangerous
  - Water meadows are protected, there are clear highway concerns and the infrastructure of the village is not set up to accommodate this activity, it's an accident waiting to happen
  - This is an area of outstanding natural beauty, it's a flood plain, there are numerous highway issues including – no paths, located on a blind bend, no parking, crossing the highway with a canoe, no toilet facilities and an unmanned site

Cllr Lawrence will call this application in if necessary, so that it goes before the planning committee for a decision.

5 agreed to object to this planning application, 1 abstain.

## 21/84 FINANCE

**Bank reconciliation** – September bank reconciliation had been sent to the Scrutineer, who had agreed and signed it off.

**Receipts and payments schedule** – payments made or pending were presented:

Cheque	Name	Description	Amount
BACS	PK Little John	External Auditors	240
BACS	Norse	Verge cutting	232.96
BACS	Norfolk Cleaning	Cleaning Balay	100.8
BACS	Barnwells	Round	275
BACS	Laura Apps-Green, Norfolk Pension, HMRC	Pay, phone, mileage, tax, pension, office equipment	1067.02
		Total	1,675.78

**Remembrance Wreaths** – Clerk to order 2 wreaths, one for Lamas Church and one for Buxton Church. Cllr Goodman shall lay the Buxton wreath and Clerk to take the Lamas wreath to Mrs Rose.

## 21/85 HIGHWAYS (and FOOTPATHS) RIVERS & VILLAGE MAINTENANCE MATTERS

**Footpaths** – Chair asked the PC Footpath Warden to update the council on closed footpaths in the parish. Council was informed that the closing of the footpath at Pile bridge has not been done correctly and is in breach of the traffic regulation order. There is no legal notice informing residents of the closure at any of the required points. NCC are trying to get a 3<sup>rd</sup> party to make good the ground under the bridge, but the ground the bridge sits on is an integral part of the bridge and should be up to NCC to put right. The Footpaths Warden has been in contact with NCC about this, but to date has not had a satisfactory reply. It was AGREED that the PC would send a letter to NCC on this matter and copy in Cllr Riley.

**Dangers of swimming at the Mill Pond and Anti-social behaviour** – Nothing to report

**Drainage issues in the parish and flood risk areas update** – Cllr Lawrence continues to look into this issue.

**Long term plans for traffic calming measures** – Cllr Shaw gave an update on the SAM figures for the month. The survey had a 20% response rate with the majority in agreement with the PC's proposal for traffic calming measures. Cllr Riley confirmed that a 20mph area is legally enforceable. It was AGREED for the PC to write a joint letter with Cllr Riley pushing for a meeting with Highways on location in the parish.

**Back Lane Issues with speeding traffic down quiet lane** – Some residents have requested that the PC looks at pushing for this lane to be designated a quiet lane. It was agreed that many people speed down here and that something should be done to improve things. It was AGREED to look at this in the next phase of traffic calming in the village. The PC has to focus on phase 1 at the moment.

[Standing orders were extended]  
[Cllr Riley had to leave the meeting]

**Dangerous and inconsiderate parking in village** – This had been covered earlier in the meeting

**Tree cutting on Bure Valley Railway** – Clerk has put a notification on this on the PC website and Cllr Warren and Cllr Goodman have put information about it on the village FB page and Whats App group.

**Buxton village hall play area** – Clerk reported that she has spoken to the Chief Executive at Wicksteed and has her assurance that the equipment is being made currently and instillation will be starting in November. Cllr Nichols confirmed that she has removed the old plaques from the play area and they will be photographed and displayed in the village hall.

**Parish Partnership Scheme Open for 2021** – It was agreed to apply for funding for the village gates wanted on Coltishall road. All AGREED.

**Highway matters** –

- Hole in road coming off Aylsham Road and on to Crown Road
- People on bikes in the dark with no lights was raised. Clerk to talk to school to highlight the issue

**21/86 LAMAS VILLAGE HALL LEASE AGREEMENT RENEWAL**

Clerk presented the quote from Birketts for renewing the lease of Lamas village hall with the village hall management committee and advised the PC to go for Option 2, which would be a new lease taking out the irrelevant details around the village hall management committee constitution. All AGREED to option 2 and Clerk was asked to action a new lease drawn up to Birketts. Clerk also highlighted the issue of the possible lost Title Deeds and the quote to fix this. Mrs Roth and another member of the Lamas village hall management committee will look for these Title Deeds in Lamas village hall and get back to the PC. If the Title Deeds cannot be found the PC AGREED to the quote for getting this sorted out via Birketts.

Lamas Village Hall Management committee would welcome a PC representative on the committee. The AGM will be on 21<sup>st</sup> October and include a Fish & Chip supper. Clerk to ask if Cllr Charmley would be interested in attending.

**21/87 OVERVIEW & SCRUTINY MATTERS** – Standing Item – Nothing to report

**21/88 CORRESPONDENCE & REPORTS OF MEETINGS ATTENDED** –Nothing to report

**21/89 LATE CORRESPONDENCE & AGENDA ITEMS** – None

**21/90 CLOSURE OF THE MEETING** – There being no further business the Chairman closed the meeting at 10.01pm.