

**Minutes of the Buxton with Lamas Parish Council Meeting
held in Buxton Village Hall on Monday 14th April at 7.30pm**

PRESENT

Councillors:

Mrs Charmley	Mr Breeze	Mr Shaw	Mr Riley	Mrs Kammoun
Mrs Barnes	Mrs Powell	Rev Goodman	Mrs Warren	

Also in attendance:

Clerk to the Council: Laura Apps-Green

24/143 WELCOME & APOLOGIES FOR ABSENCE – Apologies were given and accepted by full council for Mr Goodman and Mrs Nichols.

24/144 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Mr Breeze for Buxton village hall.

24/145 MINUTES OF PREVIOUS MEETINGS - The minutes from the previous meeting held on March 10th and previously circulated, with some minor spelling corrections, were agreed and signed off by full council.

24/146 MATTERS ARISING – None

24/147 OPEN FORUM FOR PUBLIC PARTICIPATION – None

24/148 REPORTS –

County Councillor Riley reported the following:

Correspondence has been sent out regarding the LGR and explaining Broadland District Council's position, which is in favour of a 3 unitary model. The proposal has been submitted to central government and a decision is expected in September/October 2025. The recent summit held by BDC raised some issues and it was felt that the chair of NALC presented a misleading picture. The government White Paper makes it clear that there is not an expectation on PC's and TC's to take on more work as a result of the restructure and development of unitary authorities.

Broadland District Council has been working on servicing needs around the housing crisis, especially for families. It is hard to find suitable and affordable accommodation. BDC has recently developed 15 more units in Broadland, to add to 44 units already purchased. This is saving residents almost £2 million. A local housing grant has been awarded and is helping to develop 6 HMO's. The income from these units will help to cover the repayments.

24/149 PLANNING

The following planning applications were looked at and discussed:

Gate off Crown Road – A question was raised regarding the legality of a new gate from land on Crown Road onto the highway. The land owner is separate to the owner of the building beside the land and land owners need access to their land. It was felt that this matter did not require further investigation.

Aylsham Road Housing Development –

The official outlying planning application has been submitted to BDC planning team and sent to the PC for comments. The plans were looked at carefully during the meeting and the following issues were raised.

- Drainage basins – Is the base permeable? There are concerns about the depth of these basins and the potential for flooding. Other nearby housing developments are having serious issues with water run-off.
- The PC notes the roads marked "adoptable", however, there are roads up to the parking bays which are not marked "adoptable", we would like clarity as to why they are marked as such, we believe that they should be marked as adoptable.
- Please be aware that the Neighbourhood Plan has been formally adopted and is part of planning law and must be considered in the design of this development.
- The PC requests the following infrastructure in the parish to offset the impact of the new development:

- 30mph zone moved north towards Aylsham
- Pavement from the new development down to the village centre
- Pathway from the new development over to Balay park
- New MUGA & Youth Shelter on Balay park
- Carpark area in Balay park resurfaced
- New pavilion

24/150 FINANCE

Bank reconciliation – March bank rec was prepared for Scrutineer's approval but could not be left with Scrutineer as the Clerk requires it for the year end financial preparation.

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

Method	Name	Description	Amount £
BACS	Signs Express	New Sign for Balay park	91.37
BACS	Parish Online	Subscription	105.60
BACS	Viking	Stationery	243.04
The above payments were made in March			
BACS	Saxon Digital Services	Round printing	296
BACS	Norfolk Cleaning Co	Cleaning Balay	194.40
BACS	Laura Apps-Green, Norfolk Pension fund, HMRC	April Pay, pension, Tax, Phone	1341.22
Total			2271.63

Norse verge cutting – Clerk informed council that Norse have raised their fees by 8.8% for this financial year. She also reiterated that the contract information for the village hall is still being sent to the Clerk. The Clerk has written back to Norse to clarify things.

Round Publication – Clerk informed council of the cost to produce the Round in colour, following the mistake by the previous printers, and the many comments from residents liking it being in colour. The price difference was only £25 so the council AGREED unanimously for the publication to be produced in colour going forwards.

24/151 HIGHWAYS (and FOOTPATHS) RIVERS & VILLAGE MAINTENANCE MATTERS

Footpaths, maintenance and closures –

- Clerk was asked to get an update on the worn riverbank between Oxnead mill and Buxton Mill
- Clerk was asked to add weir and the mill pond to the May agenda

To receive reports on Highway matters

- Sandy Lane Street sign has fallen over at the Dell end of the street – Clerk to report to DC

24/152 BALAY PARK

Scout request – Clerk informed council that the Scouts have requested to be allowed to rent the Scout hut to a martial arts group on a regular basis. The contract was consulted and a number of questions raised around the request, for example, would the Scout Association allow this? The Scout hut should not be competing with the village halls for rentals. It was AGREED that Cllr Breeze would talk to the Scouts about this request and find out more.

Potholes in carpark – Clerk reported that the carpark is made up of about 1 ft of crushed concrete. After a discussion it was AGREED that the Clerk would ask the grounds contractor to fill the potholes and compact down the surface.

Skate Ramp repair – Clerk is still chasing the contractor on this.

24/153 BUXTON VILLAGE HALL

Update from Committee Members –

Cllr Breeze informed council that there has been some vandalism on the village hall grounds. With the football club house being broken into and causing over £1000 worth of damage, and equipment from the bowls club missing. Clerk also mentioned some damage at Balay park. These incidents could be related. Cllr Breeze said that the police are involved and the incidents have crime numbers.

Cllr Breeze is organising a meeting with the police and planning measures around the hall to deter further incidents, including signs and perhaps some new lighting. Clerk will arrange for the incident to be reported in the Round. The manager at the Diplomat pub is donating paint for the hall to be repainted.

The play area inspection rota needs updating. Clerk to update and circulate to everyone. The April inspection will be carried out by Cllr Warren.

Cllr Riley raised the issue of the rent charged by the village hall to the parish council for its council meetings and noted that it is currently below the market rate, which is currently £10 per hour. It was felt that the PC should be charged the same as all other hirers for the use of the hall, as sometimes the PC requires its use for between 3 to 4 hours and often the heating is on. Everyone agreed that the village hall should charge the PC the market rate for the use of the village hall going forwards. This proposal shall be formally ratified at the May PC meeting.

24/154 OVERVIEW AND SCRUTINY MATTERS – None

24/155 CORRESPONDENCE & REPORTS OF MEETINGS ATTENDED –

Chair gave an overview on her attendance at the recent BDC summit which focused on the LGR. NCC want 1 Unitary, South Norfolk want 2 unitary and Broadland want 3. BDC are offering to come and give parish and town councils a bespoke presentation on their plans. The LGR is going to take a couple of years to get in place. Within a year there will be a mayor appointed for Norfolk and Suffolk and there will be 2 representatives from both Norfolk and Suffolk supporting the mayor.

Clerk informed council that the Phoenix Club in North Walsham have expanded their services to the Buxton with Lamas ward area. Residents are encouraged to access the services of the Phoenix club and their community pantry. Clerk to put a piece about it in the May Round.

[SO extended by 5 minutes]

The Bure Vally Business Centre in Lamas was briefly discussed. The types of businesses operating on that site are not suitable for the environment and planning permission for them has not been applied for. Cllr Riley will be drafting the planning authority a letter on the matter.

24/156 LATE CORRESPONDENCE & AGENDA ITEMS (For Information Only) – Cllr Kammoun wanted to inform council the PCC has had a really positive experience with the Community Pay Back scheme, who have worked with volunteers from the village to improve the church yard.

24/157 CLOSURE OF THE MEETING – There being no further business the Chair closed the meeting at 9:35pm.