

MINUTES OF THE MEETING OF WELNEY PARISH COUNCIL
HELD IN THE PARISH HALL, WELNEY, ON TUESDAY 6th MARCH, 2012 at 7.30 p.m.

Present

Cllrs.T.Bennett, (Vice Chairman) T. Bray, S.Dobson, T., Eyles, J.Elliott, C.Freer, V.Pratley, G. Rainbird and the Clerk.

The Vice Chairman welcomed everyone to the meeting, and thanked them for attending.

Proposed New Community Centre – The Vice Chairman introduced Mr.Robin Briscoe from the Architects Office at Wisbech. Mr. Briscoe had been invited to attend following receipt of the 1st stage tenders for the proposed new Community Centre to discuss with Council any ways in which the tender figures might be reduced. He informed council that items which could reduce the price were

1. Heating system
2. Design of the Roof
3. All walls are quoted fully plastered with the changing rooms rendered and tiled. The price for this could be reduced by installing facing blocks which would then be decorated, and a different finish for the changing rooms.
4. Reduction of the sliding doors to the front of the new building by using fixed glass instead.
5. He also confirmed that a 5% contingency is included in the quoted prices to ensure that adequate funds are in place, but it is extremely unlikely that a sum anywhere near the 5% would be required.

After some discussion it was unanimously agreed that Mr.Briscoe would contact the builders who provided the lowest quotation, and invite them to attend a meeting with himself and the Parish Council so that a more detailed price could be worked out with the various items mentioned above, and any other items which could save money on the project. It was agreed to e-mail suggested dates to Mr.Briscoe the next morning.

Mr.Briscoe was thanked sincerely for giving up his time and for all his assistance.

1. Apologies for absence

Apologies for absence were received from Cllr.K.Goodger, Dist.Cllrs. D.Pope and V.Spikings and C.Cllr.H.Humphrey

2. Public Participation

None

3. Declaration of Interests

None at this stage.

4 Minutes of Last Meetings

The minutes of the Meeting held on 7th February, 2012, having been circulated to all councillors were confirmed by all present and signed by the Vice Chairman as a correct record of the meeting.

5. Matters Arising

1. Possible In-House Training – County Office had confirmed two dates for the In House Training at Welney and it was agreed that this would be arranged for Tuesday 15th May, 2012 commencing at 7 p.m...

2. Possible Village Screening – Nothing further to report

3. Review of Parish Appraisal – Deferred until June 2012.

4. Proposed Power and Recycling Centre at King's Lynn – Following the last meeting a letter had been sent to Norfolk County Council expressing our concerns and a generic reply had been received stating that all comments will be taken into account when a decision is made about the planning application. A letter was also received from Henry Bellingham MP thanking us for sending a copy of the letter to him and giving brief particulars of the current situation. It was further reported to the meeting that the Environment Agency have removed their objections and NCC have signed the

contract with the developers – meaning they will be liable for approximately £20 M even if the project does not proceed!!!

5. Joint Meeting of Local Councils – The meeting was held on 13th February and was well attended by the adjoining Parish Councils. A report of the meeting has been circulated to all those who attended and Councillors, and copies are also in the Minute book and on the Parish Council website. Thanks were also received from three councils who considered the meeting very worthwhile.

An e-mail had been received from Upwell Parish Council inviting Welney to a Joint Meeting of Parish Councils on 19th March at Upwell. Unfortunately no-one was free on the 19th March to attend but thanks would be extended for the invitation and best wishes for the future.

6. Dog Bins/Waste Bins – The Clerk reported that the housing for the wheelie bin was now sitting at her home address in readiness for installation on the site near the Parish Hall. Cllr. Goodger had advised that he had a concrete block which the housing could sit on, and he would take the block to site and install and then arrange to pick up the housing and fix to the block. Once this is done, the clerk confirmed that she would order the wheelie bin from the Borough Council and arrange for the regular emptying.

7. Parish Council and the Welney News – Co-operation – Following the last meeting the photos and bullet points of the Parish Councillors had been sent to the Editor of the Welney News for inclusion in future issues. It was also confirmed that we would try and keep our articles to a minimum in future.

8. Parish Council website – Nothing further to report at present.

9. Ouse Washes Landscape Partnership – Despite writing and asking to see a copy of their project plan nothing further had been heard and it was agreed to leave this matter off the agenda.

10. Water Pressure Problems – Following the last meeting a letter had been sent to Anglian Water and the following reply was received dated 23rd February:

I refer to your letter of 10th February. We have checked the pressure in Welney on numerous occasions, following queries from our customers and all pressures have been above our level of services. All details of low pressure jobs are passed through to our asset management team who monitor them. If they are found to be below our level of service they are added to our low pressure register. As far as our senior network technician, Gary Clarke, is aware, there are no properties in Welney area on the register at the moment. Unfortunately due to the rural set up in the Welney area, any bursts that we have on the system can lead to properties experiencing temporary low pressure which is normally resolved when the burst is repaired. Under normal operating conditions the pressures in the Welney area are above levels set by our regulators. Our levels of service for flow and pressure are taken at the boundary stop tap and we have a requirement of 9 litres per minute with a pressure of 1 bar for single properties. Joint supplies vary depending on the number of properties on the supply. If there is anything else we can do please contact us and we'll be happy to help.

The Vice-Chairman confirmed that water pressure appeared to be improved of late as no complaints had been received, but he would be making enquiries with regard to a meter which could check the flow.

11. Electricity Voltage Problems – Cllr. Bennett reported that a meter had been installed on the box outside his property for a week and during that time the supply had never achieved minimum standards. He confirmed that arrangements were in hand for the transformer/box to be replaced and this should dramatically improve the voltage supply to the properties.

12. Parish Council Representative on Bishops Land Charity – At the last meeting it was agreed that as Mr. Tomkins no longer lived in the village or was on the Parish Council he could no longer be regarded as the Parish Council representative. He had been informed of this decision, and Cllr. Tim Eyles confirmed his agreement to become the new Parish Council representative.

13. Water on the Washes – The Clerk confirmed that following the article in the last issue of the Welney News written by Cllr.Bennett, Mr.Redman had confirmed that he is not happy with the explanation given as to why there is water on the Wash when there has been no rain. Cllr.Bennett confirmed that prior to the last weekends rain, the water levels did not reach the optimum level in the Water Management Plan which stands at 150. The level was 138. The level at which the road would be flooded is 240. He also explained that the pumps were only installed to help take water off the Wash after 1st April, and were not installed for everyday use.

14. Community Shop – Cllr.Bennett raised the issue of the possibility of a Community Shop in the Village. He confirmed that he had spoken to Gina at the Lamb and Flag and they are keen to see a shop in the village. In order to assess the level of interest, Cllr.Bennett confirmed that he would do an article for the next issue of the Welney News. The item could then be included on the Agenda for the following meeting, with possibly a Public Meeting to follow.

15. Salt Bins – It was confirmed to the meeting that at present we do not have any salt bins in the village. It was agreed to make enquiries of Highways as to how we would have to go about obtaining at least one bin, and what the requirements were for keeping it filled with salt and also for spreading the salt during bad weather.

6. Queen's Diamond Jubilee Celebrations

The Report of the Annual Parish Meeting gives full details of what has been suggested so far. The first meeting of a proposed organising committee will be held on 26th March, at 7 p.m. in The Parish Hall, and a report will be made to the next meeting of the Parish Council.

7 Welney William Marshall School

Cllr. Dobson confirmed that the Children at the School had written letters regarding the possibility of having a zebra crossing or lollipop lady at the school entrance on the A.1101 and these should be delivered to the Parish Council in the near future.

8 Finance

On the proposition of Cllr.Freer, seconded by Cllr.Bray, and agreed, the following invoice was approved and the cheque was signed:

MHB Services Limited, Street Lighting Maintenance	115 . 78
Paid by Direct Debit	
13.2.12	E-On Street Lighting 59 . 81
21.2.12	E-On – Electric Pavilion 90 . 51
22.2.12	E-On – Electric Parish Hall 170 . 46
1.3.12	Mrs.P.Copeman – Salary 255 . 68.

9. Parish Hall

The electricity meters were checked before the start of the meeting and £37.00 was removed.

The meeting was advised that following a burst pipe and crack in the water meter at the Parish Hall, a temporary repair was carried and then Anglian Water fitted a new meter in the line in the gent's toilet.

Purchase and Sale of Hall Site – Nothing further to report at present.

10 Proposed New Community Centre

The relevant information is given at the start of these minutes when Mr.Briscoe addressed the meeting, and after further discussion it was agreed to suggest 16th, 23rd or 30th March at 3 p.m. at The Parish Hall, as possible dates for a meeting with the builders.

As promised at the last meeting, below is a list of possibly funding outlets that may/will be able to assist when the time comes:

Marshalls Charity

Elgoods Brewery (£15,000 will be paid on completion of the purchase and sale of the Hall site with a further £15,000 paid to the Parish Council when Elgoods start building on the Hall site.

Wren (Waste Recycling Environmental) (Up to £50,000 available)
Borough Council of King's Lynn & West Norfolk – Norfolk Community Fund
Norfolk Rural Community Council – Various funding outlets – Details provided on a regular basis
Fens Adventurers Rural Development Programme
Big Lottery
Awards for All.
Sport England

As explained by Lucinda Leonard when she came to talk to us, a lot of the funders require confirmation that the majority of the village are in favour and that there is a need for the proposed development. Similarly some of them require match funding before they will consider any applications.

The Vice Chairman then addressed the meeting to re-iterate his concerns regarding the siting of the new Community Centre and the possibility of revisiting the possible use of the School or Church as a Parish Hall – as a long term project for the village. Cllr.Dobson stated that the Parish Council should be putting all their energy into what we are trying to do at the present time – build a new Community Centre on the Playing Field – and this should be the main priority. Cllr.Bennett's suggestions could be classified as Plan B, if we found that sufficient funding was not available, or the Parish Council were not able to complete the project

11. Playing Field

It was reported to the meeting that major repair work had been carried out to the plumbing at the Pavilion following several burst water pipes. The old water heater over the sink in the Kitchen has been removed. Several pipes in the shower area had also burst flooding the floor and ruining the carpet which we understand the Cricket Club had laid in the changing rooms. The carpet will be removed as soon as possible, and either dried or disposed of.

Discussion took place regarding the provision of a football goal for use on the playing field. The Clerk had provided estimates for some full size goals but it was felt that a more permanent heavier goal post is required and possibly a freestanding net ball hoop. These could then be sited in the top left hand corner of the field. Councillors agreed to try and find more details and pricing so that a final decision can be made at the next meeting.

12 Correspondence

- 1.Norse Commercial Services – Details of the service they offer for Landscaping and Fencing
- 2.Cambridgeshire County Council – Minerals and Waste Local Development Framework – Adoption of Site Specific Proposals Development Plan
- 3.Norfolk Association of Village Halls – Newsletter – and details of Annual conference on 17th March at Wood Norton Village Hall
- 4.BCKLWN – Council meeting Agenda and Minutes
- 5.BCKLWN – Details of the West Norfolk Village Games 2012 – 24th June.
- 6.Chris Shaw from Hilgay (used to be a teacher at the High School at Downham Market) has published a local history book which includes a chapter on Welney. He wonders if anyone might be interested in purchasing a copy at £6.00 per copy from Dents the Butchers at Hilgay or Lewks at Downham Market.
- 7.Elizabeth Truss MP – 20th Monthly Report.
- 8.BCKLWN – Details of Big Jubilee Lunches which are being arranged on Sunday 3rd June
- 9.East Cambs Local Plan – Consultation on Strategic issues – Comments 5th – 26th March, 2012

13. Plans and Planning Matters

Ref No. 11/02061/O – Old Welney Hotel, Bedford Bank, Welney

A reply had been sent to Keith Wilkinson confirming that the Parish Council would be standing by their decision to recommend approval of this application, and an e-mail had been received stating “Noted with thanks”. Confirmation had been received that this matter would come before the Planning Committee at the Borough Council on 12th March, 2012 at 10 a.m. and anyone wishing to attend and speak at the hearing must register their interest by 9th March, 2012.

Two Councillors had expressed a wish to attend the Borough Council planning Training on 27th February but unfortunately due to unforeseen circumstances neither of them was able to attend. However the Borough has promised to let us have a copy of the presentation so that councillors can see what happened.

The following planning permissions have been received:

Ref No. 11/02149/F – Mrs.S.Russell – Two storey side extension and front porch at Bedford Village, March Road, Welney. Permission dated 14th February, 2012

Ref No. 11/02091/FM – Wildfowl and Wetlands Trust – Extension and deepen a treatment pond to a reservoir on a grassland near the Welney Wetland Centre known as Lady Fen, Hundred foot bank, Welney. Permission dated 16th February, 2012.

14 Highway Matters

Despite confirmation from Highways that the following items were being attended to, it does not appear that anything at all has been done:

Large pothole near Briard Lodge, March Road, Welney

Main Street – Surface Condition

Footpath from Welney Nursery to Stockyard Farm

Condition of March Road, Welney

Pothole on Bridge – This has been temporarily filled on more than one occasion, and again quite recently, but due to the wear and tear it will not be long before it breaks up again.

Following the last meeting, a reply was sent to Mr.Wallace at Highways regarding the Wash Road with copies sent to C.Cllr.Humphrey and Dist.Cllrs. Pope and Spikings and also to our MP. A letter was received by e-mail dated 5th March explaining the situation regarding Wash Road again, and offering to come along and meet the Parish Council to explain in person. After a short discussion it was agreed to ask Mr.Wallace to attend at 7 p.m. on 3rd April, 2012 prior to the next Parish Council meeting.

Mr.P. Redman had reported the following points which he wondered if the Parish Council could look into:

1. Footpath Sign along Hundred Foot Bank behind the Cattle Pens. He understood that this was a Right of Way. According to him the RSPB took the footpath sign down about 10 years ago and it has never been replaced. *Reply: It was confirmed that this is a Right of Way and Cllr.Bennett agreed that he would speak to the relevant authority in an effort to get the sign replaced He confirmed that a similar gate on the Barrier Bank is also locked and he was going to look into this as well.*
2. In approximately the same location, a new metal gate has appeared which has five locks on it, and effectively closes off the right of way for Pedestrians. There is no kissing gate or stile, and people who normally walk along that right of way can no longer get through. According to Mr.Redman the gate has appeared within the last week. *Reply: Extensive fencing is being installed along the bank area up as far as Colony Farm order to accommodate grazing for the next season. This gate will give secure access to the tenants of the grazing land. However a kissing gate or stile should be erected very shortly to give walkers access to the right of way. Enquiries are being made to make sure that this is done.*
3. As we all know, Meadow Lane was designated a restricted By-way but no notices to this effect have ever been installed on the Lane itself. *Reply: Cllr.Bennett agreed to look into this and arrange for the necessary notices to this effect to be erected at both ends of Meadow Lane.*
4. He understands that there should be advance warning notices of the Bells Drove junction on the A.1101 There are no such warning signs in either direction. Can we bring this up with Highways. *Reply: Contact would be made with Highways to see if they can arrange for junction warning notices to be erected in both directions when approaching Bells Drove.*

15. Environmental Matters

Following the last meeting a letter had been sent to the environment Agency for the attention of Hilary Lockwood regarding the concrete access road at Hundred Foot Bank. No reply had been received and Council agreed that a follow up letter should be sent asking for a reply.

16 Items for Next Agenda

None.

There being no further business the Chairman thanked everyone for attending and declared the meeting closed at 10.05 p.m.

Signed ... K.Goodger

Chairman)

Dated ...3rd April, 2012.....