



HOLT TOWN COUNCIL

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Minutes of the Town Council meeting held on Wednesday 21 March 2018 at Holt Adult Education Hub.

	PRESENT Cllrs Prior (Chair), Allison, Baker, Batey, Hipperson, Moore, Neech, Payne, Reed, Singleton, Smith, Traynier & Wright Elaine Oliver Town Clerk Cllr S Butikofer NCC 51 members of the public	ACTION
1	WELCOME Cllr Prior welcomed everyone to the meeting.	
2	APOLOGIES FOR ABSENCE PC Graham Gower-Smith who will attend the Annual Towns Meeting on Monday 26 March	
3	TO CONSIDER REQUESTS FOR DISPENSATIONS FROM THE RESTRICTION ON PARTICIPATING IN THE DISCUSSION OR VOTING ON A MATTER IN WHICH A MEMBER HAS A DISCLOSABLE PECUNIARY INTEREST No declarations made	
4	POLICE MATTERS Police not present	
5	ANNOUNCEMENTS BY MAYOR Reported that she along with the Clerk has met with a senior solicitor to clarify all elements of Council Procedure.	
6	6.1 AGREE THE MINUTES OF THE TOWN COUNCIL MEETING 14 FEBRUARY 2018 On a proposal from Cllr Payne, seconded by Cllr Hipperson, the minutes were agreed as a true record of the meeting of 14 February 2018	
7	MATTERS ARISING for information and not included on the main council agenda). No further comments were made.	
8	8.1 Norfolk County Council Cllr Butikofer reported the Lovell site has fallen through and it is not now suitable for a school, Highways problems remain with the Gladman site. There will be more information available at the next meeting and we should hopefully have more information then. 8.2 N N D C No report made 8.3 Holt Chamber of Trade No report made	
	PUBLIC QUESTION TIME Limited to 15 mins (3 minutes per person) The meeting was adjourned and the Mayor stated that there would be 15mins allowed for questions and comments, all will be noted down and Cllr Neech will make a presentation following this, which should answer all questions The following points were made by members of the public:- - In favour of the Nelson House project and saving the TIC, but as a resident want assurance that it is financially sound and that a liability will not be passed onto future generations. - Who drafted the business plan, cash flows etc and where can these be viewed? - Need to have the above to have an informed view - Public accounts and public approval of them are required for transparency - No problem with the concept but concerned with the lack of transparency and the pace the project has been driven and problems for future generations, - Due diligence must be sought, if it is the best solution it is a very limiting vision, with restrictions due to the building. - Are Councillors in receipt of all responses and the nature of them? - When will there be a public meeting as stated in the last council meeting, this is so important as all people have a right to vote in a referendum about Nelson House?	

	• There needs to be a proper survey and valuation, there is only 4 rooms available in Nelson House as top two are limited for use. The windows don't work and are rotten, all windows will have to work properly, the windows will cost between £1,000-£6,000 per window. • What alternative buildings were looked at and what amounts of money were involved? • Never attended a question time when no answers were received. • Clarification required on two items raised by public about expenditure, 11.9.17, payment £900 to Swann Edward plans and 28.9.2017 G Collins survey, as they had been told that these payments were not in connection with this. • Concerns about DDA and parking or related matters. • Access across, busy road how this will be addressed? • Asked that the Chair look at a resident when they are speaking. • When you take on a project such as this, you will have a tiger by the tail. The boards at the presentation says it will cost £400,000 but it will cost a lot more when you get into it, what contingency plans have the council put forward and how much do they think it will cost? • Could we have Q & A after we have heard the report? • This is grossly unfair questions and no answers. • How can we be assured the consultation forms have been deliberated and that Councillors will make an informed decision? <i>Every form has been read and all Councillors invited to see them.</i> • You are going to make a report and some of the questions may not be answered the people would like the answers to the report	
9	To consider Anglia/Holt in Bloom 2018. It was agreed that we should do this for 2018 and Councillors were asked for ideas and thoughts about this for the next meeting.	
10	Verge cuttings After discussion regarding a vehicle to cut the verges and contractors employed by us, it was proposed by Cllr Allison, seconded by Cllr Wright and unanimously agreed to instruct P Jones to cut the verges for an agreed figure which should give us at least, approximately 15 cuts.	
11	1.1 To Consider purchase of Nelson House and running of the TIC Presentation by Cllr Neech regarding the project and costings Notes to be attached Cllr Baker stated that our town is growing, our team and we are becoming professional and we need to look after ourselves and take responsibility. The Town centre is the most important part of the town and we must preserve the centre. Relocating and saving Nelson House is a fantastic opportunity and he is 100% for it. It is fundable, we are not paying rent and we will have an asset that will be worth more than we are. Purchasing it will give access to grants and loans. We need foresight and build a future for ourselves. 80% of respondents are for this project and online the result is similar. Holt is not famous just in Norfolk but worldwide. This is a chance to grab and bring Nelson House to glory. Cllr Payne stated most people have a mortgage and at the end have an asset. Shirehall was offered to the TC for £30,000, back in the 70s and this has spent over and over again on rent with no end asset. Nelson House was offered by Shrives for £650,000. Highways has said this is a safe crossing for the owl trail. Cllr Wright thought it was a fantastic opportunity and proud to support a decent TC office, a TIC, a place for Holt Museum and to provide space for smaller groups. He said he was against this backward thinking need to think forward Cllr Traynier thought the extra rooms were needed for privacy and confidentiality. Cllr Batey said online there was nothing but positivity, one or two asked questions and the antis drifted away. Cllr Moore stated the TC office is no longer fit for purpose, the TIC is about to close, so two problems and one solution and this is the best solution. It will give people an opportunity to view the old pictures of Holt which have been appearing online, as now there will be a space to show them. This gives Holt something to be proud of. Cllr Allison stated he had invested in land and property and was surprised how cheap the building was. Cllr Prior reported the owner wanted the building to be of community value Cllr Prior thanked Cllr Neech for the work that has gone into this project but was disappointed there had to be three sessions of such aggression before talking about such a positive. There had been an element of suspicion but the Cllrs had the responsibility to take a decision on Nelson House.	

	On a proposal by Cllr Hipperson Seconded by Cllr Traynier it was resolved to purchase Nelson House, at the price of £377, 000, including works as stated. Unanimously agreed. On a proposal by Cllr Wright seconded by Cllr Batey it was resolved to accept the contract from North Norfolk District Council and take over the running of Holt Tourist Information Centre (TIC), subject to a capital loan grant of £93,000, unanimously agreed 11.2 To approve application for a PWLB for the purchase of above On a proposal by Cllr Smith seconded by Cllr Wright it was resolved to seek the approval of the Secretary of State for Housing, Communities and Local Government to apply for a Public Works Loan Board loan of £410,000 up to 30 years for the property purchase, which will be for the benefit of the Community. The annual loan repayments will come to £20,000 per annum (based on a current interest rate of 2.82%), unanimously agreed															
12	To discuss ideas for the forthcoming Norfolk day It was agreed to defer this to the next meeting															
13	To consider exception sites It was agreed to defer this to the next meeting as we are getting to a certain stage on the local plan where there will be some remapping. Cllr Prior advised Cllrs to add any other sites to the proposals before the next meeting. Cllr Prior will explain and discuss this with Graham Connelly															
14	Correspondence <table><tr><td>14.1 N N Community Transport</td><td>Thank you letter</td></tr><tr><td>14.2 Resident</td><td>Budget/project</td></tr><tr><td>14.3 Resident</td><td>Re consultation</td></tr><tr><td>14.4 Resident</td><td>Re Vexatious policy</td></tr><tr><td>14.5 Hornsea Wind farm</td><td>Info</td></tr><tr><td>14.6 N C C</td><td>Vision for Norfolk</td></tr><tr><td>14.7 BCKLWN</td><td>Further info on Community Led housing</td></tr></table> LATE CORRESPONDENCE 14.8 NALC GDPR Cllr Neech and the Clerk reported that they had attended a training course on GDPR. There will be a lot of work for all Councils to comply with the new act. NALC and SLCC are still compiling guidance and some advice seems conflicting. They will report on this at future meetings.	14.1 N N Community Transport	Thank you letter	14.2 Resident	Budget/project	14.3 Resident	Re consultation	14.4 Resident	Re Vexatious policy	14.5 Hornsea Wind farm	Info	14.6 N C C	Vision for Norfolk	14.7 BCKLWN	Further info on Community Led housing	
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15	FINANCIAL MATTERS 15.1. APPROVE PAYMENTS OF INVOICES AS ATTACHED On a proposal by Cllr Batey, seconded by Cllr Baker these were duly approved, unanimously agreed.															
16	PLANNING MATTERS PF/18/0108 Erection of two storey dwelling following demolition of existing single storey dwelling and garage at 6 Letheringsett Hill. On a proposal by Cllr Payne, seconded by Cllr Wright, object to this application. It is out of character and overlooking neighbours. Also, some concern about the access. LA/18/0365 Demolition of 2 storey extension, porch and part of outbuilding and erection of two storey extension, one and a half storey garage extension, porch, insertion of replacement windows and internal alterations at Lawn Farm, Cley Road, Holt. On a proposal by Cllr Payne, seconded by Cllr Baker, no objection to this PF/18/0423 Erection of 4. storage silos at Vitfoss Ltd Production Area, Kongskilde Building, Hempstead Road, Holt. On a proposal by Cllr Allison, seconded by Cllr Baker, no objection, PF/18/0109 Erection of garage, extension to rear dormer and new vehicular access at Orchard Cottage, 23 Hempstead Road, Holt. On a proposal by Cllr Wright, seconded by Cllr Moore, no objection. It was felt that Highways would have input on the access. PF/18/0414 Conversion of garage and store into a single storey dwelling, Garage at Birchwood House, 6a Letheringsett Hill, Holt. On a proposal by Cllr Reed, seconded by Cllr Wright, no objection. PF/18/0487 Formation of two wildlife ponds in existing wildlife meadow (retrospective) at Thornage Watermill, Holt Road, Holt. No comment as this is not in our boundary. PF/14/1669 Installation of a wind turbine at Selbrigg Farm, Hempstead.															

	Appeal received with the application being refused.	
16	TO CONSIDER A RESOLUTION (UNDER THE PUBLIC BODIES ADMISSION TO MEETINGS ACT 1960) TO EXCLUDE MEMBERS OF THE PUBLIC AND PRESS On a proposal by Cllr Traynier and seconded by Cllr Batey, unanimously agreed.	
17	CONFIDENTIAL MATTERS 17.1. CORRESPONDENCE & PERSONNEL MATTERS Personnel issues and pay were discussed.	
18	Next meeting 8 April 2018	

M Prior (Mayor).....Date.....