



Holt Town Council

Minutes of the Virtual Holt Town Council Meeting held on Monday 14th September at 7pm via the platform Zoom.

Attending: Cllr Rodney Smith (Mayor), Cllr Phil Wright, Cllr Martin Batey, Cllr Ray Moore, Cllr Bryan Payne, Cllr Ben Philo, Cllr Liz Traynier, Cllr Maggie Prior, Cllr Melandra Curley, Finance Officer Glynis Williamson and Town Clerk Gemma Harrison.

County Cllr Sarah Butikofer and District Cllrs Georgie Perry-Warnes and Duncan Baker were also present along with NNDC Planning Manager Phillip Rowson.

3 members of the public were present.

1. Welcome

1.1 Cllr Smith welcomed everyone to the meeting.

1.2 A one minutes silence was held in memory of former District and County Cllr John Perry- Warnes who recently passed away. John was a long serving Cllr who worked hard for the people in Holt and across the region and will be greatly missed.

2. Apologies for absence

2.1 Apologies were received from Cllr Wilson (family commitment). Apologies were accepted.

3. To consider requests for dispensations from the restriction of operating in the discussion or voting on a matter in which a member has a disclosable pecuniary interest.

3.1 None.

4. Police Matters

4.1 No report was received.

5. Guest Speakers from Bidwells – postponed due to a full Agenda.

6. Announcements by Mayor

6.1 The Mayor announced that he represented the Town Council at the VJ day celebration held in the town.

6.2 The Mayor added that Budgens have submitted a planning application to erect a temporary building on the Budgens Car Park. Budgens continue to deliver to their customers each week from their Aylsham store and last week delivered to 119 customers.

6.3 The Venue is now open and has been rated as Covid Secure.

6.4 The Makers Market was a big success. The Mayor offered his thanks to both Love Holt and Aviva for running the markets responsibly in difficult times.

7. Agree the minutes of the Full Town Council Meeting dated 10th August 2020

7.1 The minutes were PROPOSED by Cllr Wright and SECONDED by Cllr Traynier and AGREED by all.

8. Matters Arising (for information and not included on the main Agenda).

8.1 None.

9. Reports

9.1 NNDC – Cllr Perry-Warnes and Cllr Baker gave a joint report which was presented by Cllr Baker. Cllr Baker gave a personal tribute to the late John Perry-Warnes stating that John gave a lot to the town and the job over many years and will be dearly missed. Cllr Baker updated Cllrs on the spine road, which is due to open through the new Lovell estate on 12th October, he has been informed that houses on the estate are selling well. The Holt Carpet Shop has had a demolition notice approved and work is due to start on 19th October. The Gladman's Planning Inquiry is scheduled for 20th October with further details around the procedure due to be released shortly. The archery site Appeal will be announced shortly. Cllr Baker has been approached by a local resident about streetlights not working on the Norwich Road this has been passed to the Clerk to deal with. Cllr Baker then asked for an update on the recent Cley Road Court case.

9.2 NNDC Officer Phillip Rowson addressed the Town Council with a full update on the Cley Road Court Case. In summary the planning application and associated S106 for the site was originally approved in 2012, Norfolk Homes were granted a variation in 2013 and again in 2015. In 2018 Norfolk Homes registered concerns about the viability in providing 37 affordable homes which were due on the site. In 2019 Norfolk Homes approached NNDC believing that the S106 was invalid. The S106 was subject to a High Court Case where it was decided that the S106 was invalid, due to the wording of the original planning application in 2012 which did not link S106 obligations to future planning variations.

9.3 Norfolk Homes have subsequently written to Holt Town Council stating that Holt Town Council and the Playing Fields do not need to pay back their S106 monies, this has been welcomed by Town Cllrs.

- 9.4 Cllr Baker stated that Holt was already short of affordable homes and the recent decision was a huge disappointment. Mr Rowson stated that NNDC were still considering their options and still had an opportunity to Appeal the decision. Mr Rowson went on to give an apology (on behalf of the planning department) and stated NNDC would work to make good the outcomes from the court case.
- 9.5 Cllr Payne raised concerns on whether this could happen again, Mr Rowson reassured Cllrs that NNDC have moved on significantly since 2011 and have already acted to ensure issues such as these are tied down much earlier, using planning conditions, to ensure this will not happen again.
- 9.6 The Mayor thanked Mr Rowson for the update and Mr Rowson left the meeting.
- 9.7 County Cllr Sarah Butikofer gave her report. Cllr Butikofer stated she asked Mr Rowson to come along to give an update on Cley Road, Cllr Butikofer extended her apologies to both Cllr Baker and Cllr Perry Warnes who were not properly briefed about the situation. Cllr Butikofer was pleased the spine road was moving forward and would get an update on the hopper bus. Cllr Butikofer stated that she had received complaints regarding speeding along Cromer Road calling for the speed limit to be reviewed. Unfortunately, the speed was reviewed at the time the development was first given permission and the speed is considered safe by highway experts. Holt library has re-opened. Norfolk Records Office has also re-opened on an appointment only basis. NCC with help from NNDC have set up their own track and trace system. NCC have a 45-million-pound deficit with no current plan on how this is going to be filled. Cllr Butikofer stated that NNDC had ring fenced some money from Infrastructure Award to secure some new industrial units in Holt. Cllr Butikofer offered to liaise with the Clerk to set up a briefing meeting with Town Cllrs. The future of Holt Hall is still being discussed. A consultation is currently being carried out with schools that have booked it previously, to see what the demand is. NNDC has secured money for a new fund to help businesses extend their season or start their season earlier next year, this will hopefully generate a tourist offer through the winter months
- 9.8 Cllr Wright asked about the roundabout lighting which had been damaged by a recent accident, Cllr Butikofer will raise again with Highways. Cllr Moore asked about the proposed new school on the Gladman site and whether the feelings of the town had been considered, Cllr Prior felt the town had not been correctly represented.

The transfer of land off Beresford Road was also raised and the Clerk stated she would speak to NNDC for an update.

9.9 Love Holt – The Clerk read the Love Holt report on behalf of Cllr Wilson. The report stated that Nigel Hadlow has now officially taken over from Cllr Tribe as a paid Love Holt Employee. The Holt Walkathon will now take place on 27th June 2021. There will be a Christmas Makers Market on 14th and 15th November, details are still being discussed. The summer Makers Market raised £3100 for Love Holt.

9.10 Greening Holt - The group is not affiliated to Love Holt but led by a Cllr Tribe in her role as a High Street resident. Cllr Tribe gave an update on the planting up the town MTI project she has been working on. Details of planters and the idea of planting more perennials were circulated to Cllrs prior to the meeting. All Cllrs AGREED to support the proposals circulated. Cllr Tribe went on to share some of the other ideas that Greening Holt are working on such as wildlife areas at the cemetery, Cllr Philo shared images of signage which would be used to educate visitors. A discussion took place on potential orchard sites. Cllr Wright was not keen for any tree planting to take place on Spout Hills, Cllr Tribe asked for other suggestions for tree planting which could be nuts, willow aswell as fruit trees. Cllr Tribe is keen to go for random and naturalistic planting. Cllr Tribe concluded that some of the original plastic planters which are no longer needed could be donated to charities and community groups in the town.

Public Participation

A member of the public asked about whether the new planters would still have the plaques on them from local businesses who have donated money in the past. Cllr Tribe responded stating all plaques will be re-used on new planters.

A member of the public raised concerns about the recently installed electric charging points in Albert Street Car Park. They feared that this was the reason for the recent electrical works along Bull Street which was having an impact on local businesses.

10. Finance

10.1 Payments and receipts. Cllr Batey thanked the Finance Officer for arranging online banking. The payments and receipts were circulated prior to the meeting and on a PROPOSAL by Cllr Batey, SECONDED by Cllr Payne and AGREED by all, they were accepted.

10.2 It was noted that the LGA has AGREED a 2.75% pay increase, which will be back dated back to 1st April 2020. The salary scales will now change to reflect this.

10.3 Letheringsett Car park Signage. Cllr Wright has arranged to meet with the Finance Officer to look at signage locations. It was AGREED by all Cllrs to delegate the purchasing of signs to the Finance Officer and Town Clerk.

10.4 Unfortunately tree quotes have not been received in time to discuss. The works involve removing a tree at Little Hills and two ash trees at the George V Playing Field and pollarding a third. The works are needed on health and safety grounds and therefore it was AGREED by all to delegate the works to be arranged by the Finance Officer and Town Clerk. Cllr Wright reminded Cllrs of the need for further holly trees to be chipped and how they would welcome the hire of a chipper on Spout Hills. This was AGREED by all Cllrs.

11. Planning

11.1 The Planning Report which was circulated prior to the meeting and can be seen at Appendix A was PROPOSED by Cllr Wright and SECONDED by Cllr Payne and AGREED by all.

11.2 Holt Town Council have successfully gained planning permission to erect a hanging Tourist Information sign on Nelson House.

11.3 Minutes Amended subsequently at the Full Holt Town Council meeting held on Monday 12th October to read;

11.3 (14/9/20) Cllr Payne gave detailed summation regarding the school and the site, and considerable discussion took place between Town Councillors, not including Cllr Prior at this stage. This included a statement from Cllr Moore that a decision should be made this evening and not just noted and Cllr Payne reminded the Chair we also needed a decision as we have been asked by the Inspectorate to send a representative to the Gladman Hearing.

Cllr Payne and Cllr Wright both stated that a decision should be made as to whether or not Holt Town Council supported the current development, considering no planning reasons were evidenced to support a refusal.

Cllr Wright was asked if he would represent HTC at the Hearing

Cllr Prior requested to enter the debate at this stage and asked if we should not vote first as Cllr Wright would need our decision? Cllr Payne, Agreed

Questioned by the Chair on what exactly her proposal was she stated that, "What Cllr Wright needs to know is whether the Town Council is supporting or not supporting the development so that he can make his decision".

She followed, "We just need to decide, as a body, whether we support the Application as it stands now, in its complete form"

She was asked again by the Chair what her exact proposal was and replied

"I would like us to vote on whether we support or do not support the application as it stands now "

It was then explained by the Officers that an "either or" proposal could not be made.

Therefore, the wording was suggested by the Officers.

Cllr Prior had no objections to the precision of the wording as long as it served the actual purpose of her recommended proposal, which was:

- 1) that the Town Council voted on a final decision, one way or the other, based on all the current factual information, available to all Councillors, and*
- 2) that the representative from HTC attending the Hearing would then know exactly what was to be taken forward from Holt Town Council.*

12. Industrial Land – discussed earlier at item 9.7

13. NCC Parish Partnership

13.1 A discussion took place regarding several suggestions of projects, which would fit under the NCC funding scheme, which were circulated prior to the meeting. These included providing a safe off-road link along Norwich Road to the Country Park, a new bus shelter and new Town Signs.

13.2 It was PROPOSED by Cllr Smith for the Finance Officer to look into the pricing options for the new town signage this was SECONDED by Cllr Wright and AGREED by all.

14. Church Street Toilets

14.1 The Clerk updated Cllrs on a recent funding bid which was submitted to NCC under the Social Infrastructure Grant Scheme to reconfigure the toilets to provide two accessible unisex disabled toilets. The Church Street Toilets are in need of improvements, they do not have hot water, they need rewiring and at the moment it is difficult to have them open as they are not Covid Secure. The Clerk will continue to look at appropriate funding streams for the much-needed toilet improvements and keep Cllrs updated on any progress made.

15. Date and time of next meeting Monday 12th October 2020 via Zoom.

Meeting ended 21.08

Appendix A – Planning Report

Planning Report for Approval at Full Town Council Meeting

on Monday 14th September

Dated 12th September 2020.

10. Current Planning Applications

10.1 Town Cllrs have all been consulted on the following current planning applications.

- **PF/201178 8 Elizabeth Crescent, construction of a two storey rear extension.**

Cllr Smith, Cllr Payne, Cllr Traynier, Cllr Moore, Cllr Batey, Cllr Wright and Cllr Prior all responded with no comments. Clerk to respond to NNDC with *no comments to make*.

- **PF/20/1285 and LA/20/1286 1 & 3 Cross Street, change of use from office to residential and associated works.**

Cllr Smith, Cllr Wright, Cllr Payne, Cllr Batey, and Cllr Moore all responded stating that they objected to the planning proposals. Clerk proposes to respond to NNDC stating “Holt Town Council **OBJECT** to the above planning application on grounds of overdevelopment and highway issues caused by no suitable parking. There was concern from Cllrs that converting two properties into four whilst providing only one car parking space and bin storage in front of No.1 was not suitable. Holt already suffers from parking problems and this application looks to further compound the issue. Access to the cycle store at the rear of the property would be through the house. The room sizes are very small and aimed more at the short-term holiday market rather than housing to be lived in long term. Concerns were also raised regarding the proposed windows with Cllrs feeling something in keeping with the Georgian Market Town and Conservation Area would be more appropriate.

- **FUL/2020/0028 Holt Fire Station Norfolk County Council Application**

Cllr Smith, Cllr Wright, Cllr Batey and Cllr Moore responded with no comments, although it was noted that the tower was higher than the previous tower and therefore some nearby residents may have concerns.

Clerk to respond to NNDC stating No Objection unless any residents come forward with any concerns at the meeting.

11. Decision / Withdrawn Notices

- PF/20/1181 5 Peacock Lane – Application has been withdrawn.
- ADV/20/0828 and LA/20/0829 Nelson House, 2 White Lion Street – Permission granted to erect a hanging sign (for the Tourist Information) on the outside of the building.

12. Cley Road, Norfolk Homes Site

12.1 A High Court Decision dated 20th August 2020 stated that the S106 agreement for the Norfolk Homes Site was not legal and therefore the agreement signed by Norfolk Homes, NNDC and NCC is null and void. Holt Town Council have received confirmation from Norfolk Homes that their S106 monies are safe (along with the Playing Fields S106 money) and will not be recalled, a decision welcomed by the Town Council.

12.2 There is further discussion to be had between NNDC and Norfolk Homes on what (if any) affordable homes will be provided on the site. Holt Town Council are keen to see affordable housing secured on the site for local families.

12.3 This item is included on the Agenda for further discussion.