



Minutes of the Holt Town Council Meeting held on Monday 6th September at 7pm at the Playing Fields meeting room, Woodfield Road.

Attending: Cllr Rodney Smith (Mayor), Cllr Ray Moore, Cllr Bryan Payne, Cllr Liz Traynier, Cllr Martin Batey, Cllr Iain Wilson, Cllr Simon Williams, Cllr Ben Philo, Cllr Sarah Tribe, Cllr Maggie Prior and Town Clerk Gemma Harrison.

Three members of the public present.

County and District Cllr Eric Vardy was also present.

1. Welcome

Cllr Smith welcomed everybody to the meeting and thanked the Playing Field Association for the venue. Cllr Smith welcomed NNDC officer Mark Ashwell to the meeting.

2. Apologies for absence.

2.1 Cllr Curley (on holiday), Cllr Wright (due to illness) and Cllr Roper (due to a prior appointment) gave their apologies. All 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 received.

4. Police Matters

4.1 No report received. Snap meeting priorities have been set for the next 3 months which will focus on the graffiti in the town and the HGV restriction on Hempstead Road. Cllrs thanked the Maintenance Team for promptly cleaning the graffiti on the signs on Hempstead Road, in Bull Alley and on the underpass.

5. Announcements by Mayor.

5.1 Cllr Smith announced that he had attended a Reception at How House which was hosted by the Leader of Norfolk County Council.

6. Guest Speak NNDC Planning Policy Manager Mark Ashwell.

6.1 Mr Ashwell introduced himself and gave an update on the Emerging Local Plan. The plan will soon be published and there will be another consultation (Regulation 19), this time any comments received will be dealt with by the Planning Inspector. Holt has been identified as a small growth town and is in the same tier as Wells, Stalham, Sheringham and Hoveton. There will be approximately 800 new houses in Holt which will be built from March 21 to end of the plan period in 2036. This allocation includes the rolling forward of existing sites and new allocations. Mr Ashwell explained that there were known capacity issues with the sewage treatment works, issues with the existing highway network and various constraints on some sites, e.g. gas, drainage etc. It was due to these existing issues as to why NNDC were proposing to temper the number of new housing in Holt.

6.2 Mr Ashwell understood that HTC are keen to see an increase in growth in Holt and as such outlined three options to achieve this.

- persuade NNDC to change the emerging plan to include more housing, this would be achieved under the Regulation 19 consultation and representations made to their Working Party.
- To include housing allocations in the HTC Neighbourhood Plan.
- To achieve more affordable housing by looking at rural exception schemes.

Mr Ashwell stated that new housing allocations have to deliver 35% affordable housing, however developments need to be viable, an argument sometimes used by developers for reducing the amount of affordable housing being delivered.

6.3 Cllr Payne asked a question about Holt no longer being designated as a principal town and sought clarification of the proposed housing figures. Mr Ashwell confirmed that he was referring to overall growth and not just the new allocations.

6.4 Cllr Moore asked about industrial growth in the town and raised concerns that the two new care homes will create much needed new jobs but that there will be no affordable homes in Holt for people to live in. Concerns were

raised that commuting traffic and car parking congestion will become even more problematic.

6.5 Cllr Prior supports the comments made by Cllr Payne and Cllr Moore. Cllr Prior raised concerns about young families already living in Holt who are in need of affordable housing.

7. Agree the Minutes of the Town Council Meeting dated 9th August 2021

7.1 The minutes of the Town Council Meeting dated Monday 9th August 2021 were circulated prior to the meeting. The minutes were PROPOSED as accurate and correct by Cllr Payne and SECONDED by Cllr Traynier and AGREED by all.

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

8.1 Hopper Bus – The hopper bus is now up and running, timetables have been distributed to residents and a full-page advert has gone into the Holt Chronicle.

8.2 Budgens – An update was circulated prior to the meeting. Preparation is ongoing and an engineer has been on site looking at ground works.

8.3 Thaxters Site - No further news.

9. Reports

9.1 Norfolk County Council – The report was circulated in advance of the meeting and can be seen in full at Appendix A. Cllr Vardy wanted to bring everyone's attention to the new employer training programme which can be used to upskill staff. A brief discussion took place regarding overgrown road signs. Cllrs are still concerned about the footpath crossing of the A148 by Kings Meadow. Clerk to write to Cllr Vardy with more details regarding the crossing. Cllr Vardy stated that he was very keen to work with HTC to help improve parking and congestion in the town.

9.2 North Norfolk District Council – The report was circulated prior to the meeting and can be seen at Appendix B. Cllrs raised their disappointment over the length of time that it has taken to determine the Care Home at Heath Farm. Concerns were also raised regarding the corner of 61 Cromer Road which is

considered dangerous as the wall and vegetation restricts visibility. Parking review, interested in trying to improve the parking in the town.

9.3 Love Holt – Clerk to circulate report after the meeting.

9.4 Greening Holt - No report given

PUBLIC QUESTION TIME

- Two members of the public attended the meeting to raise concerns about low cost housing on the Kings Meadow development which has been taken up as second homes. Planning permission stated that the properties should be given to permanent residents. The residents were concerned that the covenant was being abused. Cllrs were keen to show their support and the Clerk stated that she would be happy to look into the situation on their behalf.

10. Finance

10.1 Cllr Traynier PROPOSED the financial statement (including bank reconciliation), this was SECONDED by Cllr Batey and AGREED by all.

11. Planning (all applications and Report circulated prior to the meeting)

11.1 To approve August Planning Report. Cllr Batey PROPOSED the report, Cllr Prior SECONDED the report which was AGREED by all.

11.2 No further applications or decision notices have been received.

12. Hopkins Homes Development

12.1 Cllr Payne PROPOSED to adopt the streetlighting this was SECONDED by Cllr Prior, a vote took place and 9 Cllrs voted to support the installation of streetlighting and one Cllr abstained.

12.2 It was PROPOSED by Cllr Williams to name the new road on the Hopkins Homes Estate John Allison Avenue this was SECONDED by Cllr Payne and AGREED by all.

13. Grants

13.1 The Clerk reported that there was £3500 of funding available for community grant bids. There will be a notice in the Holt Chronicle and the grant window will open shortly and be open throughout October. The decision to allocate grant funds will be made at the HTC November meeting.

14. Correspondence

14.1 Decals. Cllrs were keen to see the decals remain for the time being but were happy to keep them under review.

15. To agree to exclude the members of the public under the Public Bodies (Admission to Meetings) Act 2011 to discuss;

It was PROPOSED by Cllr Moore to continue the meeting over the two hours as stated in the HTC Standing Orders, this was SECONDED by Cllr Williams and AGREED by all.

15.1 A contractual matter – Church Street Toilet Refurb. A discussion took place on whether HTC should use grant funding to install a Changing Places Accessible Toilet at the Church Street toilets. Cllr Payne, Cllr Moore and Cllr Prior raised concerns about the project. In particular Cllr Payne was concerned about ongoing costs and cleaning. Cllr Smith PROPOSED that a working party was set up to look into the refurb of the toilets and provide more information for discussion. This was SECONDED by Cllr Williams and AGREED by all. It was AGREED that Cllr Smith, Cllr Payne and Cllr Roper would join the working party.

15.2 A contractual matter – The MTI Architect plans and QS quotes were discussed Cllr Payne PROPOSED;

- That HTC progress to develop Holts Public Realm in full i.e Fish Hill, Star Plain, Shirehall Plain and area to north of the war memorial (Market Place).
- Update current plans and model to include Market Place
- Seek funding for a full traffic survey and update vision report (for a traffic survey)

- Carry out QS report to provide accurate costing for the proposed scheme (initial scheme £1800).

This was SECONDED by Cllr Smith and AGREED by all Cllrs present.

16. Agree date and time of next meeting 11th October at 7pm at The Playing Fields Association on Woodfield Road.

Meeting ended 21.26

Appendix A

County Councillor Report

As usual for August, there's not been an awful lot of activity to report on.

You may be interested that Norfolk's economic recovery from the pandemic has received an extra boost with the extension of NCC Employer Training Incentive Programme (ETIP) This now allows all types of businesses that are self employed, small, and medium to apply for funding. The size of the up-front grant has changed too, increasing from 50% to 75% to help employers retain and up skill their staff. This means that businesses only have to fund 25% of the course cost themselves. The scheme helps businesses to fund a huge range of training opportunities from essential training for new recruits to courses to learn new skill areas. The aim is that the training helps boost productivity, diversification or growth.

Training can cover courses on almost any topic a business might need.

From food hygiene, first aid, forklift driving social media etc etc

Appendix B

North Norfolk District Council report

September 2021

Cllr. Eric Vardy

Cllr. Georgina Perry-Warnes

We begin by expressing our sadness at the news of Robin Combe's death. Our thoughts and prayers are with his family.

With reference to planning application PM/20/2643 for a 66 bed care home (reserved matters for access, appearance, layout and scale) at Nightjar Road, Holt, we received this correspondence from the planning officer concerned in May:

"This application is progressing towards the latter stages of the decision-making process and I wanted to keep you up to date with proceedings. We have received a number of consultee and public comments on this application, both supporting and objecting to the proposal; the full forms of which can be viewed on the online case file. Out of these, 2 main issues occurred which we have been working on with the applicant; design, and highways access and non-prejudicing of emerging site allocations.

Conservation and Design colleagues initially objected to the proposal due to its stock form and scale, but note its improvement from the original scheme submitted closer to the A148. Due to the stock

nature of the proposal, the applicant has been unable to meet the options put forward by C&D and thus this objection still stands. The plans are available to view on the online case file.

Highways and Planning Policy colleagues are moving towards an acceptance in principle to the proposed access arrangements for the wider site and safeguarding land for emerging site allocations. We are expecting written confirmation of this from the County Council in the next couple of weeks.

In support of the application, Officers note that the proposal is on an allocated site (H09) and the principle of development has already been found acceptable under a previous application. Strategic Housing colleagues have identified a large demonstrable need for elderly care in the District which this application would help to mitigate. The proposal would also create c. 50-60 new jobs in the Holt area.

In light of this, and fully acknowledging the outstanding highways resolution and C&D objection, I would like to request that this application be delegated to the Head of Planning as per the Council's Scheme of Delegation."

North Norfolk District Council's new Housing Strategy for 2021 to 2025 has now been formally approved. The Council's new Housing Strategy has been developed with extensive involvement from stakeholders - people and organisations with knowledge of housing in the district. Its four themes focus on the major challenges facing housing in the District:

Increasing the supply of homes with the enough homes to meet the needs of local residents.

Improving housing conditions in the private sector – thereby reducing fuel poverty and helping to reduce carbon emissions.

Making the best use of existing homes – this includes ensuring affordable homes are allocated fairly and encouraging landlords to let homes for market rent.

Supporting vulnerable residents to live in their homes or to move to a home more suited to their needs.

NNDC's new Housing Strategy will build on the work done so far to provide more housing and improve housing conditions in the District, with recent achievements including:

Provision of 14 homes for use as temporary housing for homeless households and people at risk of rough sleeping. These make the Council less dependent on bed and breakfast accommodation, which is both expensive to provide and unsuitable for long-term occupation.

The delivery of the first new Extra Care housing scheme in Fakenham. This provides self-contained flats with on-site support to enable older residents to continue to live independently.

Overall delivery of new homes is above target over the last three years, meaning NNDC has met our Housing Delivery Test and a pipeline of new affordable homes in the district – 108 in 2020/21 and 183 projected for 2021/22.

We continue to advocate for more affordable homes in Holt.

