

**MINUTES OF NORTH LOPHAM PARISH COUNCIL MEETING
ON WEDNESDAY 13th MARCH 2019
AT THE MESS, NORTH LOPHAM**

1. Record of attendance and apologies for absence.

Apologies: Jan Tate

In attendance: William Nunn (Chairman), Robert Carley, Johanna Tuck, Mick McManus, Dawn Eagle, Mike Tipple, Julie Crossley (Clerk)

2. Any declarations of interest – none declared
3. Approval of the Minutes of the last meeting on 9th January 2019. Approved and signed by M.McManus

Matters arising

1. Presentation from James Heaton, Housing Enabling Officer at BDC. Anna Clarke, Community Housing Delivery Officer re affordable housing for local people.

Following on from previous meeting. Re exception site for local housing, looking to meet identified need and to undertake housing need survey for 4-9 homes.

Affordable housing is rent or shared ownership, no open market for sale. This is to meet local housing needs only. Not large developer, would be a housing association. If need was proved. First choice on edge of village and well related to it. Ask people to come forward with land. Won't be a large site. Local scheme for local residents.

Member of public asked how they identified the need. Identified need on existing stock, house prices. Housing need survey to every house in the village. It was felt there was a need but to await result of survey. If the driers development proceed housing association allocation won't be local.

Community led housing, wider benefits, sustainability, new skills and access for additional funds. Ability to generate income and to bring about housing for local people an example of first form would have been Alms Houses. Flexible management. Properties held in perpetuity. Could derive small income. Number of local models residents rent and run the properties. Community land trust run on exception sites, run by local community, arrangements with housing associations.

BDC has some funding for community led housing to use for start up costs to get technical advisor in and running costs to get a group started.

Question with housing currently going in in village and local area no infrastructure. No new doctors, transport, schools. Is this taken into account.

Response, North Lopham scores in the middle range. On small site cannot provide added infrastructure. Also looking at hidden households where future residents might already be living here with parents. **WN** advised that usually you have to over populate to get additional infrastructure.

Right to buy does not apply to these properties.

WN asked if the PC supported the concept and exploration as proposed.

PC unanimously supported the proposal and next step is to get survey out following the Parish and District election. Can advertise on Parish website and newsletter. Then call for sites and James would attend in July with survey results. Then there would be consultation.

2. Local Plan update

BDC is currently doing final consultation, giving each PC opportunity to challenge any decisions. **WN** discussed the changes and recommendations which are on going. Parish Councils can object at the moment and that they are unhappy re Hou4 and Hou5 policies in particular. If policy goes through only fall back cap of 5% development. Understood need to aim for 8 year land supply. Likely to be more aggressive building in the future. To draft letter to BDC to say the PC not comfortable with Hou4 and Hou5. PC can still comment on planning applications. Inspector has said PC cannot block application only act as consultee.

3. Driers at Church Farm Stables

Original contractor has now left. It is understood that a new contractor is to commence removal of the front drier as the drier at rear is currently in use.

4. Update on Trod and Stay and donation from NCC

Open Reach have removed the stay which was in the middle of the new path. No response re surface from NCC. Stephen Askew has kindly contributed share of the cost from his allocated budget of £1359.00 He has been thanked. Consideration to be given as to whether the Parish Council can pay for better surface.

5. Work to village sign

Paul Wright has agreed to deal with this in the next few months.

6. Moles in the cemetery

Resident has complained about mole damage. Consideration was given to whether it was the PC to employ a mole catcher but this was felt to be inappropriate

7. Drain cover in Tanns Lane

This was reported to NCC and David Jacklin is keeping an eye on it.

8. Parish Plan update

Next step is to bring in results of questionnaire. Housing was raised as an issue. Leo will arrange a further meeting with Breckland in light of the local plan.

9. Parish Council Elections and May AGM

JLC will distribute the nomination forms to each Parish Councillor for completion

10. Date for village clean up

11th May 2019 has been agreed for the clean up. JLC will get the cleaning bag, and speak to the Kings Head re refreshments. The pond drain was noted to be blocked and needs to be cleared where.

Finance

Approval given for payment for the following;

I.	Newsletter for Feb and March 2019	£71.60
ii.	121 computers regarding new email address for PC	£14.99
iii	Clerk Salary for April 2019	£192.00
iv	HMRC for April 2019	£48.00
v	Mess Hire	£10.00
	Balance NS&I account at 1 st Jan 2019	£2796.02
	Balance of Barclays account at 25 th Feb 2019	£2375.02

Meeting closed at 20.25

Next meeting is AGM on **TUESDAY 21ST May 2019**

Signed..... Dated.....