

Minutes of the Meeting of Sustead Parish Council
Held on Monday 17th October 2016 at 2pm
at St Peter & St Paul Church, Sustead.

PRESENT:

Mr. A. Fell (AF) (Chairman)
Mr. A Thompson (AT) (Vice Chairman)
Mrs. C Cheyne (CC)
Mrs. J Thorne (JT)
Ms. P Howell (PH)
Mrs. A Williams (AW)
Mrs. Kirsty Cotgrove (Clerk)
+ 2 members of the public

1. **Apologies:** Mr. Michael Baker (County Councillor).
2. **The Minutes of the last meeting:** Minutes from the last meeting held on 8th August & the extraordinary meeting on 5th October 2016 were agreed and signed off as a true record.
-Matters Arising: None.
3. **Declarations of interest:** AW declared a non-pecuniary interest in item 7, and requested a dispensation to speak and vote. All agreed.
4. **Planning Matters:** (i) To ratify the decision made between meetings: PF/16/1286. Willow Cottage, The Street, Sustead, Two Storey extension to rear, single storey extension to side and rear, new porch to front. PC objects.
(ii) To record an appeal for application PF/16/0497. The Old Vicarage, The Street, Sustead. Erection of orangery to side of dwelling, and to accept additions to the original comments.
(iii) PU/16/1350. Notification of prior approval for proposed change of use of a building from office use to dwelling house. The Barn, Wendy Cottage, The Street, Sustead. The Clerk reported that she has tried to contact the planners to see why this is a prior notification, rather than a full application, but there has been no reply. It was agreed that the Clerk will write to NNDC to ask for clarification, and to raise the following concerns; the lack of land with the proposed dwelling means there would be no parking. Access is on a bad bend, so parking on the road would be dangerous. Whether the access to Wendy Cottage would be adversely affected. As there is no land, where will septic tanks etc. be located?
5. **Highways:** CC met with Steve White, who will arrange for the Metton sign to be moved and for SLOW to be painted on the road in two locations.
6. **Financial Matters:** (i) The following payments were agreed and cheques signed
K Cotgrove – clerk wages & expenses chq no 100399 £252.06
It was agreed to discuss items (ii) & (iii) after item 7.

7. **To discuss, and agree if necessary, a lease on the strip of land at the village hall:** All options were discussed and it was generally agreed that a formal lease would over complicate the situation, so Either a formal right of way or selling the strip of land would be the best option. AW reported that the parishioner who objected to the land being leased or sold now had no objection. The councillors had all viewed the land in question and it was agreed that access would be pedestrian only, with a width of 4 feet from the drainage cover. It was also agreed that Mr. Welfare would be liable for all legal costs involved. It was confirmed that although Mr. Welfare is not in a hurry, he would like the issue resolved as soon as possible. AF asked the trustees what they would prefer to happen, and they both confirmed that they are happy for the strip of land to be sold. AF proposed that the land is sold and that the proceeds should finance the legal costs of changing the Village Hall deeds. 5 support, 1 objects. It was agreed that the Clerk should arrange for two valuations for the strip of land, and ask the valuers to confirm if it will affect the value of the village hall as a result.
6. **(ii) To agree a budget for 2017-18:** The budget proposal was discussed and it was agreed that there should be a contingency of £1000 to cover possible legal costs involved in the village hall, in case the sale doesn't proceed. Budget agreed.
(iii) To agree the 2017-17 precept: Following budget discussions, it was agreed to raise the precept to £2730 for one year to fund legal costs, with the provision that the precept can be reduced the following year, should alternative funding be found.
8. **Report from Cllr. Baker, County Councillor:** None.
9. **Report from Cllr. Knowles, District Councillor:** None.
10. **Correspondence:** (i) NNDC Payphone removal consultation. AW reported that there is one payphone is Sustead, which is regularly used.
11. **Matters for discussion at the next meeting:** Gillian Bridges PCSO reported that there were two crimes reported since the last meeting, but no further action was taken. She handed out advice leaflets.
12. **Date of next meeting:** Thursday 23rd February 2017, at 7:30pm, location TBC.

There being no further business, the meeting closed at 2:45pm.

Signed

Date