

WYMONDHAM TOWN COUNCIL

MINUTES OF THE TOWN COUNCIL
MEETING HELD ON TUESDAY 5th November 2013
in the FAIRLAND HALL at 7.30pm.

Councillors present:

JRW Andrews	J H Turner	D Fernee
M Heard	A Taylor (7.37pm)	C Buckton
DM Hockaday	M Elias	M Gibbins
CA Longhurst	A Gardiner	RJ Savage
S Elliott (7.33pm)	N Ward	C Foulger

Members of the public: 26
District Council: Cllr. Hornby
County/ District Council: Cllr Mooney
The Town Mayor, Cllr. D Fernee presiding

182/13 APOLOGIES FOR ABSENCE None

183/13 DECLARATIONS OF INTEREST

- Cllr. Heard
 - Prejudicial interest in matter pertaining to King's Head Meadow as I live adjacent to the site
 - Thus will leave for this item of the agenda
 - Request permission to address council prior to that to make relevant points
 - Request Madam Chair that you advise me of the outcome of that prior to next agenda item commences.

(Cllr. Elliott arrived at 7.33pm)

184/13 RESIDENTS QUESTIONS

- Mr Travis - heard rumours that covenants had been changed re King's Head Meadow (KHM) – Cllr. Fernee replied this would be covered when the agenda item was discussed.
- Mr Moss – Has Councillor Gardiner put his questions re KHM in writing.
- Mr Moss – Has Cllr. Gibbins resigned from the KHM trust working group. Cllr. Gibbins confirmed that he had and would respond to points raised at the last meeting later in the meeting.
- Mr Ward – stated that under Leisure & Environment meeting minute LE33/13 Cllr. Hornby claimed that he had consulted residents around Kings Head Meadow in respect of the proposed fencing. He disputed this.

*(Cllr. Fernee left the meeting after feeling unwell – Cllr. Foulger took the Chair)
(Cllr. Taylor arrived at 7.37pm)*

- Mr Hawkins suggested to the Council that the Saffron Land at KHM should be bought with covenants and that it was unfair that residents couldn't speak after this agenda item was discussed by the Councillors. Cllr. Gibbins suggested that Standing Orders be suspended at the appropriate time.
- Mrs O'Brien asked if the report mentioned under agenda item 11 was available to the public. Cllr. Foulger responded that working group do not have to keep minutes.
- Cllr. Hornby asked under agenda item 11
 - What is the council's current position in relation to the future status of the 18 point KHM plan that was presented to Council last March?
 - We have, as you promised some months ago, received no costings on this project. Is this plan now defunct, or was the council's proposal ever deliverable.
- Cllr. Hornby – minute 161/13 re twinning with Boston USA.
 - Again we were promised a report on Cllr. Gardiner's initiative, and again it has not been forthcoming.
 - As you know, Boston in the USA is a massive city, and it has little in common with our small market town.
 - I would like to ask, when are we going to receive the promised report, and can I have an assurance that no taxpayers money will be spent on this venture.
 - If you want to twin with Boston you can do so, but I am not for twinning.

Cllr. Gardiner replied that he had more pressing matters to deal with next Monday and would be progressing this thereafter.
- Cllr. Mooney
 - Q1 Under minute 170/13 Cllr Elliott asked at the last meeting of the council if the lease agreement with the Wymondham Town Football Club could be terminated.

Bearing in mind that the playing of football on the meadow by the towns football team is very much part of our towns Heritage I think that this would be regrettable step to take and I for one could not support that course of action.

My questions to Cllr Elliott are:

 - A. Does she want to kick the football club off the meadow?
 - B. Is she prepared to break a legally binding lease agreement that's currently in place with the football club?
 - C. Has she discussed her suggestion with the clubs President Mr Les King?
 - Could you confirm if the football club staying at the meadow still forms part of the original 18 point plan for the meadow?

Cllr. Elliott responded that she was a sports player and didn't want to see the football club kicked off KHM.
- Q2 Under agenda Item 10 – Purchase of Land

I would urge you all of you to support the recommendation to purchase this piece of land from Saffron. It would be a great addition to the towns open space provision and I think that the Town Council has managed to achieve a cracking good deal with the seller of the land. This is a time when you have to

do what you think is in the best interests of the whole of Wymondham. I am convinced that this is a good proposal and an opportunity not to be missed. Go for it.

- Q3 Also under 170/13 I would like to put a question to Cllr Elias.
Mr Elias in response to a question from me at the previous meeting of this council you implied that you had new evidence that may prove that the WTC was hiding something in relation to the Supermarket Development at KHM. You said that you would produce the evidence and that you would bring a report back to this meeting of the council. Mr Elias you seconded the proposal on the agenda. You made a very serious allegations and it is therefore important that you do produce the evidence.
So my questions is to you are as follows:
 - Where is the evidence, why have you not as requested brought a report to back this meeting of the council, did you before you seconded the motion see the evidence and if so can you publish it asap.

Mr Elias the fact is that you have no new evidence and that your remarks are based purely on hearsay. Isn't that correct Mr Elias?.

General comment:

Chairman, I am conscientious of the fact that there are various views within this building and within the town about the Kings Head Meadow issue and there is nothing wrong with that.

I am pleased to say that most people argue their case in a civilised manner and in doing so they also show respect to people who may not share their view.

What I am appalled at is the personal attacks made by some people on various members of this council including the Clerk and the Mayor and that is very regrettable. I think it is time for this type of behavior which in effect could be classed as bullying to come to an end. I very much hope that all members of the council will share my view on this matter.

- Mr Hill – lives adjacent to KHM stated he had not been asked about fencing the meadow in.

185/13 MINUTES OF MEETING Upon the proposition of Cllr. Savage and seconded by Cllr. Gibbins the minutes of the meeting held on 1st October 2013 were approved as a correct subject to Cllr Heard :

- Re: 172/13, please record that I left the room for that agenda item only
- Re: 164/13, Ref to F&GP and L&E corrections were actually made under 161/13 Residents Questions, but if this is how it is to be documented, then please move the L&E comment down to 165/13

186/13 MATTERS ARISING

- Cllr. Heard – Minute 170/13 asked who had replace Cllr. Gibbins on the King's Head Meadow Trust Working Group.
 - Cllr. Foulger responded that Cllr. Turner had been appointed.
- Cllr. Gibbins read out a statement addressing points raised at the last Council meeting and in particular which Councillors had attended meetings held with the Council's Solicitors (Fosters).

- Cllr. Savage asked under minute 170/13 what progress had been made in respect of questions to be prepared and what new evidence had been found.
- Cllr. Gibbins asked if any financial information had been forthcoming from Wymondham Town Football Club.
 - Cllr. Gardiner reported that accounts had been prepared but not audited. He then read out the following figures

▪ Net bar profit	£25578
▪ Other Income	£10073
Total Income	£35651
• Expenditure	£41987
• Loss	£6,336
• Bank Balance	£2000

187/13 FINANCE & GENERAL PURPOSES COMMITTEE the draft minutes of the meeting held on 15th October 2013 were presented by the Chairman and noted.

188/13 SUNDRY CREDITORS On the proposition of Cllr. Ward and seconded by Cllr. Savage it was resolved to pay accounts for October, as per the submitted list to the sum of £41,014.47

In compliance with Financial Regulations, the clerk tabled a list of salaries paid from the wages account to the sum of £8,782.79

189/13 CORRESPONDENCE received was considered and the actions proposed are recorded separately as an appendix to these minutes.

190/13 MAYOR'S ENGAGEMENTS Noted.

191/13 LAND - KING'S HEAD MEADOW Cllr. Heard read out a statement attached to these minutes and that the Council should reject the proposal. He then left the room for this item. There was then a long and protracted discussion over the merits of purchasing the piece of land adjacent to KHM under the terms offered by Saffron as outlined in the Clerks report. Members made comments and several statements were read out

Standing Orders were suspended

Residents Questions/Statements

- Mr Ward asked if Cllr. Foulger had discussed covenants with Saffron when he first spoke to Mr Whitelock. Cllr. Foulger replied that he had not.
- Mr Ward asked if covenants can be placed on the land by the Council if they purchase it. Cllr. Foulger responded – No.
- Mr Ward stated that he wanted WTFC to stay on the meadow but didn't want the Council to be hamstrung.
- Cllr. Mooney stated that he was in favour of keeping the meadow green and that the Council should purchase the land.
- Mr Hill stated that land should not be bought without covenants.
- Cllr. Hornby stated that he didn't want to see the meadow developed.
- Mr Travis suggested that Council should buy from Saffron, sell to a third party who would place the covenants on the land and then sell back to the Council.

Standing Orders were re-instated.

After a further lengthy discussion Cllr Savage proposed and Cllr Turner seconded the proposal as follows 'That Wymondham Town Council proceed with the purchase of the piece of land adjacent to King's Head Meadow from Saffron Housing Trust Limited for a consideration of £2500 plus £250 legal fees with the only condition being a claw back clause of 50% in respect of any future development value subject to legal advice from the Council's Solicitors.'

Cllr. Hockaday seconded by Cllr. Elias put forward an amendment to 'defer the decision to the Kings Head Meadow Trust Working Group to report to the December Meeting of the full Council'.

Cllr. Gardiner asked for a named vote.

The amendment was voted upon as follows:

For: Cllrs. Hockaday, Elias, Taylor, Elliott, Buckton, Gibbins and Longhurst

Against: Cllrs. Savage, Andrews, Ward, Foulger and Gardiner.

Abstention: Cllr. Turner.

The amendment was therefore passed and the matter deferred to the December meeting.

- 192/13 KING'S HEAD MEADOW TRUST WORKING GROUP Nothing further to report.
- 193/13 FINANCIAL REGULATIONS Cllr. Gibbins advised that the Finance & General Purposes Committee had revised Financial regulations and it was resolved to adopt these from December 2013.
- 194/13 WYMONDHAM AREA ACTION PLAN Clerk outlined that he had obtained a printed copy of the plan from South Norfolk together with 25 Computer discs which contained the information and that it was also available on South Norfolk Councils website. The plan was now in a consultation period and it was agreed that the Local Development Framework Group would meet to discuss it.
- 195/13 COMMUNICATIONS WORKING GROUP Cllr Elias outlined work undertaken by the group which had produced the following:
- Council Guide.
 - Resident's agenda request form.
 - Recommendation that regular surgeries are held.
- It was agreed that these be adopted in principle and that some minor amendments be made to the Council guide text and that a schedule of proposed surgeries dates/venues be prepared and resubmitted to full Council for approval.
- 196/13 TOWN CRIER Mr P Travis (also known as P Green) offered his services in this post. He has an outfit and has recovered a bell used by a previous Town Crier. The Council resolved to officially appoint him as Town Crier for Wymondham.

197/13 REPORTS FROM DISTRICT / COUNTY COUNCILLORS

- Norfolk County Council – Cllr Mooney
 - Thickthorn roundabout will be resurfaced in the New Year and will take place overnight to minimise disruption.
 - Work on land near the Waitrose roundabout had recommenced with the delay being that contractors had not applied for a licence to move cables.
- South Norfolk Council – Cllr. Savage
 - Chapel Lane Planning enquiry had been adjourned until 4th February 2014.

198/12 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

- Cllr Turner – Spooner Row Village Hall – newsletter recently issued.
- Cllr. Buckton – Central Hall Trustees – concern over car parking income once Morrisons supermarket opens.
- Cllr Hockaday – Lizard Trustees – communicated with residents and Wymondham Nature Group over proposed housing developments and had produced a policy document.

199/12 HEALTH & SAFETY Nothing to Report

200/12 QUESTIONS (S/O 8)

^ Cllr Hockaday

My questions are:-

- When can Wymondham Town Council expect to receive money from the Section 106 agreements and Home Bonus Scheme?
- Is anyone monitoring the receipt of the money?
- When the money is received under which committee heading will it be recorded and will it be transparent?
- How will it be decided how the money is to be spent?

Clerk advised that these questions had been answered by email to Cllr. Hockaday and copied to all Councillors.

[The meeting closed at 21.50 pm]

DATED thisday of2013

SIGNED(Chairman)

WYMONDHAM TOWN COUNCIL

MEETING 5th NOVEMBER 2013

CORRESPONDENCE

Action

1. Letter – Dunston Harriers – request to use Market Place – 26th December 2013
Cllr. Heard - Can I assume that assurances have been given that the meet is in accordance with current legislation re: hunting. Clerk read out paragraph confirming this from letter, **Approved**

Information

1. SNC – Review of polling Districts, Polling Places and Polling Stations 2013 **Noted**

Mayor's Engagements

1. Wymondham Day Centre – Meeting – 25.9.13 **Noted**
2. Hope Church – Caring cup event – 26.9.13 **Noted**
3. Wymondham Lions – Annual Charity Swim – 12.10.13 **Noted**
4. Wymondham College Founders Day Service – 18.10.13 **Noted**
5. A Day to Remember Town Event – 26.10.13 **Noted**
6. High Sheriff – Justices Service – 27.10.13 **Noted**
7. Lemon Day – 2.11.13 **Noted**

Purchase of parcel of land King's Head Meadow

Before leaving the remainder of the council to debate the "recommendation" I would like to make the following points

- Prior to my time joining the council, in July 2012, I had discussions with John Whitelock from Saffron, who in a telephone conversation intimated that Saffron would be happy to transfer the land ownership for a nominal fee – their rationale was that they supported the concept of it remaining green but would be happy to relinquish the responsibility of having to maintain it to another party.
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- Between then and now we have had two interesting developments
 - (i) the March full council meeting where 13 of the 14 councillors present supported the transference with a covenant on the land for non-development
 - (ii) the subsequent desire to protect the financial value of the land for interested parties (Ie WTC & Saffron) has been introduced which was never part of the original concept.
- If the District Valuer has placed a value on this land, neither party HAS to abide by this valuation. Otherwise, how did Southampton City Council transfer land to the Scouting association for £1 but with the buy back option at £1 and clause that the land should revert back to their council should the Scouts seek to sell the land or cease Scouting.
- Somewhere since the March council meeting financial interests have entered into the mindsets of those wanting to transfer land ownership and thus protecting the financial interests not the land interest.
- Councillor Foulger who is both member of the KHMTWG and chair of L&E; recently stated prior to the L&E meeting in conversation with myself & Councillor Buckton "he could not understand why a covenant was necessary" and then deferred the decision to the full council.

WTC do NOT have to accept what Saffron have stipulated as it does not adhere to the original wishes of March council meeting. Thus I call on councillors to reject this recommendation as it flies against the principles agreed in March.

If all parties truly wish to move forward there is a mechanism to do so and allow a council building if so desired on the area suggested; that is for this council to define the area of a Village Green and support such an application, this would protect the land AND still allow the football club to continue playing on the meadow, allow extra play equipment to be added but admittedly will not permit Cllr Horny's feared 'Berlin Wall'. I believe that is the route to take which we can do without Saffron's involvement.

Cllr. Heard