

BARHAM PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD IN BARHAM CHURCH HALL ON TUESDAY 15TH FEBRUARY 2022, 7.00PM

PRESENT: Chairman Darren Milward, Vice Chairman Frances Milward, Cllr Jeremy Lea, Cllr Neil Cooper, Cllr Brenda Mitchell, Cllr Oliver Wastell, Cllr Casey Wooltorton & Cllr Wayne Allen.
Also present: SCC Cllr Chris Chambers, 18 members of the public and the Clerk.

OPEN FORUM

The Chairman welcomed everyone to the meeting.

Member of the public expressed thanks on behalf of the Claydon & Barham Recreation Ground Committee for the donation of £6,500 given by the Parish Council towards the improvement works. She asked if the public totally understands what the intentions of the Parish Council and BPSCP are. Also that the December minutes are corrected as they are confusing. For the benefit of the members of the public it would be good to hear the thoughts from the Parish Council on the Alternative Draft Heads of Terms received from the BPSCP. She hopes that the PC will reach an outcome this evening that will suit everyone.

The Chairman confirmed that the Parish Council own the Freehold to Barham Picnic Site, there is no lease, this has caused some confusion in the past, therefore the minutes of the December meeting will be corrected. The Parish Council is happy with the Alternative Heads of Terms received from BPSCP and will proceed with a 99 year lease for the BPSCP.

Member of the public reported to the PC that a great deal of traffic speed along Church Lane to Sandy Lane near where the quarry is and also in particular the Bridle Path which is 10mph speed limit leading to the quarry. Lorries going to and from the quarry are amongst those to blame. Can anything be done by the PC to prevent this? The Chairman encouraged the public to get registration numbers and report to Brett Aggregates and also to the police and Highways. The PC will also inform Brett Aggregates. The Community Speed Watch Volunteers will carry out a speed watch along the piece of road which is 30mph speed limit. He also appealed for members of the public to join the team of community speed watch volunteers, this would then enable more speed watch to be carried out in Barham. Contact the Clerk for an application form.

Member of the public asked if a request has been put forward to Highways "Keep Left" bollards on Norwich Road into Pest House lane, to help slow down the traffic? The Chairman advised this has not been done because the PC already has a bill of £7,000 from Highways for design work for traffic calming measures. The PC is now taking each traffic calming measure stage by stage to simplify and hopefully make affordable the request for traffic calming measures.

Member of the public asked if the PC could get involved with what is happening to Shrubland Hall, it is deteriorating to rack and ruin. It is also public knowledge that the hall has been used as a private wedding venue. No care is given to the area of natural habitat on the outer area at the front entrance gates, it all looks unkept. The Chairman informed that prior to him taking the Chair the PC had been knocked back by BMSDC for trying to get involved. The owner of the hall is entitled to allow private events/activities to take place on his land. The public footpath is still open across the land for public use.

1.02 APOLOGIES FOR ABSENCE

a. To Receive Apologies for Absence. Cllr Andrew Akhurst due to a family commitment, BMSDC Cllr John Whitehead due to illness, PC Smith & PC Small due to work commitments.

b. Parish Council to give Consent/Non Consent to Absence.

The Parish Council approved the absence's.

2.02 COUNCILLORS DECLARATION OF INTERESTS - Declaration of any pecuniary or other interests with regards to any item on the agenda. Cllrs Mitchell & Wooltorton relating to the Picnic Site.

3.02 BARHAM PICNIC SITE - TO CONSIDER THE ALTERNATIVE DRAFT HEADS OF TERMS RECEIVED FROM BARHAM PICNIC SITE COMMUNITY PROJECT GROUP.

The Parish Councillors have all had a chance to consider the alternative draft heads of terms prior to the meeting, these are further to the draft heads of term put together by the PC which had not been acceptable to BPSCP. The Chairman reiterated that the PC is happy to give BPSCP a 99 year lease for

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the picnic site and that a peppercorn rent of £1.00 a year will be charged.

Cllr Allen asked who will pay the legal fees. Chairman advised that the PC will pay its own legal fees (3 quotes have been received for this) £1750 plus VAT. It is proposed to give a donation to BPSCP towards their legal fees, as the PC do not know how much their legal fees are expected to be. The Vice Chair proposed that a capped donation of £1000 is given to BPSCP towards their legal fees on completion of the lease, seconded Cllr Cooper, agreed by all. This will need to be included in the terms. The Proposed Lease Terms as follows;

1. For an initial term of 99 years from the date of signing the lease to be at a nominal rent of £1.00 pa payable annually in advance if requested.
2. The lease should provide for the quiet enjoyment of the site by the tenant for such time as the charity remains in existence and the site is being run as a picnic and recreational site by the charity for the enjoyment of local residents.
3. At the lease commencement date, it is acknowledged that the buildings on the site have been subject to vandalism and deterioration in their condition whilst under the freehold ownership and stewardship of BPC. BPC will at their own expense prepare a schedule of condition for these buildings produced by a professional qualified surveyor and make that available to the BPSCP charity. Although it is the intention of BPSCP to restore and improve these buildings, as funding permits, the lease will include no obligations to do so.
4. BPSCP will be permitted to carry out such commercial ventures as may be reasonably anticipated for a picnic and recreational site to include catering, entertainment and similar events. All relevant permissions and licenses for these will be responsibility of BPSCP.
5. BPSCP will be responsible for ensuring that adequate and comprehensive insurance of the site from the date of the lease.

It was agreed by all that for the purposes of the Picnic Site being enjoyed by the local residents, the word Quiet will be removed from term 2.

Photographs will be taken of the current state of the buildings which are in a dubious state and if BPSCP find that they want to take down the buildings in the future then they may do so, however they would need to discuss this with SCC & BMSDC. Cllr Woollorton is happy with this, paragraph 3 in the terms to be removed and amended. He is also happy to leave in clause 4 and if in the future events did take place and a license was needed it would be applied for, but they are not looking at holding big ventures right now.

The Chairman advised that a condition must be included that the name Barham Picnic Site must remain the same. Cllr Woollorton informed that this has been unanimously agreed by BCPSP.

Cllr Woollorton advised that if BPSCP charity folds then any money raised would be given to a similar charity. He will also take up with the solicitor tree management of the site, however there is no intention to fell any trees but instead to plant more trees.

Cllr Mitchell advised that BPSCP will endeavour to run the picnic site as environmentally as it can.

Cllr Lea advised that the BPSCP should try not to scrutinise the wording of the Lease Terms as it will add to the cost of their legal fees. Members of the public should discuss any issues they may have with the wording of the terms directly to BPSCP.

The Chairman asked if the PC is now in agreement to instruct its solicitors Prettys, to go ahead and prepare a Barham Picnic Site lease for BPSCP ? A unanimous show of hands in agreement, proposed Cllr Westall seconded Cllr Allen.

4.02 TO ADDRESS THE ISSUE OF KEEPING THE KIRBY RISE PLAY AREA FREE FROM LITTER AND TO PURCHASE A NEW LITTER BIN.

The Chairman informed that the new play equipment has been installed and is very pleased with it, lots of young children are now using it. A ROSPA safety inspection has been carried out. Highways Assurance has offered to install a 6ft high fence to fully enclose the play area, it will include a lockable pedestrian gate. The play area will be locked at night so as not to cause disruption to residents. Will also install 2 picnic benches and a litter bin, at no cost to the PC (work to start on 7th March). Once this has all been done A full press release, photographs and recognition will be advertised on completion.

5.02 ANY OTHER BUSINESS

a. Litter Picking. The Wombles informed that along with the help of the Good Neighbours they will be carrying out the annual village litter pick on 2nd April. The Wombles will include Kirby Rise play area in there routine litter picking.

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b. Barham Proposed Traffic Calming Measures and Costs – Highways. The Chairman asked SCC Chris Chambers for his help in getting this sorted as the PC is getting nowhere. The design costs for the project are not acceptable and Highways do not seem to understand the small changes to road signs which the PC has proposed. Clerk to forward email communications from Highways to Cllr Chambers and he will see what he can do. He will report back at the next Parish Council meeting which will be on Monday 7th March, 7.00pm in Barham Church Hall.

The meeting ended at 8.10pm.

Chairman

Date