HELLESDON PARISH COUNCIL
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Minutes of the Meeting of Hellesdon Parish Council held on Tuesday 14th January 2025 at 7pm in The Council Chamber, Diamond Jubilee Lodge

PRESENT:

Cllr B Johnson (Chairman)
Cllr G. Britton
Cllr I Duckett
Cllr R. Forder
Cllr M. Hicks
Cllr D. Maidstone
Cllr R. Sear
Cllr N. Barker
Cllr L. Douglass
Cllr D. Fahy
Cllr S. Gurney
Cllr A. Lock
Cllr M. Maidstone

In attendance: Mrs F LeBon (Clerk), Mr H Clark (Deputy Clerk) and six representatives to present the pre-application consultation for the hospital site development.

Welcome by the Chairman – Cllr Johnson welcomed all in attendance.

1. Apologies and Acceptance for Absence

Apologies were received from Cllr D. Britcher, Cllr S. Holland and Cllr S. Smith.

2. Declarations of Interest and Dispensations

None declared.

3. To Agree Minutes as a True and Accurate Record of the Full Council Meeting held on 6th January 2025

The Minutes of the Full Council meeting held on 6th January 2025 had been previously circulated. It was **RESOLVED TO ACCEPT** these Minutes as a true and accurate record of the meeting after a proposal from Cllr Britton and a second from Cllr Douglass.

4. Public Participation

a) To Receive Presentation from Bidwells on Hospital Development Pre-Application

The stage of the planning process reached for the hospital development is that the applicant is now engaging with wider stakeholders looking for initial feedback. They are seeking outline planning permission and then a 3rd party developer will take over the site to discharge the conditions.

The upper plateau is nearly vacant and it is costly to maintain, but the lower plateau will be continued to be used by the NHS. The capital generated from the development will be reinvested into the NHS.

300 houses were identified for the site under the GNLP, but the current proposals suggest a development of 275. Nutrient neutrality has been a challenge for the project.

The intention is to retain as many of the Victorian buildings as practically possible. This would include the main part of the Victorian asylum, the Peddars Centre and the boiler house with water tower (the latter to be assigned to community use). New buildings and open spaces would

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be constructed to complement a Victorian style, with materials replicating a this style. This could be written into a design code to protect the design from change from a subsequent developer. Keeping to the footprint of existing buildings will mean fewer existing trees needing to be removed.
There is proposed to be less car parking spaces to take into account the good transport links that Hellesdon has. This will mean narrower roads and a lesser requirement to fell existing trees.
There would be several units of flats as part of the development to keep the density higher and therefore retain more green space. The density being proposed is 30 units per hectare on the field site and 35 units per hectare on the hospital site.
A new vehicular access would be installed to the north west of the existing entrance, and the existing entrance would be turned into a pedestrian access.
It is anticipated that the outline planning permission will be submitted in 6-8 weeks.

Concerns were raised over the highway access. It was advised that surveys were to be conducted to prove that the vehicular access was acceptable or whether improvements needed to be made. It was argued that there would be little difference in vehicle numbers generated on the site, from when the site was at its most operational. There was no mention of the proposed roundabout on Hospital Lane which was due to be installed by Persimmon, which would allow access to the hospital development site.

There was a query about levels of affordable housing. It was advised that the intention was to comply with the policy requirements of the GNLP.
There was a query about the parking ratios. It was advised that the Local planning authority had supported 1.5 spaces per unit, as an average.
There was a query about open space provision and play areas. It was advised that the intention was to comply with policy and a LEAP would be provided within the scheme.
There was a query about the use of the water tower. It was advised that this could be allocated for community use, or for commercial use such as a shop. The third party developer would determine the final use.

Concerns were raised about the development being looked at in isolation, and not with the housing that Persimmon is proposing adjacent to the site.

Concerns were raised that there was only one road in and out of the site.

This feedback will be taken away and considered when the outline planning application is submitted.

b) To Receive Questions from the Public
There was no further public participation**.**

The Meeting was Adjourned for Five Minutes

5. Council Reports

a) To Receive Clerk's Written Report
This report had been previously circulated.
The report was **ACCEPTED** after a proposal from Cllr Britton and a second from Cllr Hicks.

b) To Receive Reports from District and County Councillors
A report from Broadland District Council from Cllr Douglass had been circulated.

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Cllr Gurney, in her role as County Councillor, reported that Hellesdon Mill Bridge is currently closed. As a result, traffic is being monitored and the traffic light sequences being updated to ensure that diverted traffic continues to flow.

c) Verbal Update from Chairman

Cllr Johnson reported that the senior citizens' party on 7th December went exceptionally well.

6. Financial Matters

a) Bank Reconciliation – December 2024

The bank reconciliation for December 2024 was **ACCEPTED** after a proposal from Cllr D. Maidstone and a second from Cllr Hicks.

b) Earmarked reserves summary – December 2024

The earmarked reserves summary for December 2024 was **AGREED** after a proposal from Cllr D. Maidstone and a second from Cllr Douglass.

c) Approval of Payments – December 2024

The payments for December 2024 were **AGREED** after a proposal from Cllr Douglass and a second from Cllr M. Maidstone**.**

d) Receipts – December 2024

The receipts for December 2024 were **AGREED** after a proposal from Cllr Britton and a second from Cllr Barker.

e) Detailed Income and Expenditure 1st April 2024 – 31st December 2024

The detailed income and expenditure was **ACCEPTED** after a proposal from Cllr Douglass and a second from Cllr Sear.

f) To Consider Allocation of CIL is Earmarked reserves

It was **AGREED** after a proposal from Cllr Gurney and a second from Cllr Douglass that the current CIL monies in earmarked reserves be allocated to the community centre extension and the that the expiry dates should be noted on the allocation. Furthermore, an agenda item for the February meeting should be to look at the money the council holds and see if this could be invested elsewhere for increased return.

g) To Approve the Budget and Associated Precept for 2025/2026

Cllr Gurney advised that that budgetary items put forward by committees had been scrutinised by PP&R. The Parish Council has been adversely impacted by the changes in National Insurance legislation, and the Parish Council will look to do things differently to make the council more efficient.

Cllr Gurney proposed a budget of £779,238.99, resulting in a precept request of £634,036.67. This would create a Band D council tax request of £159.51, a 4.99% increase on 2024/2025. This was seconded by Cllr Douglass and **CARRIED**.

7. Governance

a) To Fill Vacant Committee Positions

Further to the resignation of Shaun Lowthorpe, there were vacancies on the Playing Fields, Allotments and Amenities Committee, Community Centre Committee and Environment Committee. It was **AGREED** that Cllr M. Maidstone should fill these vacant committee places.

8. Planning Committee

a) To Note the Decisions made by the Planning Committee on 10th December 2024

The minutes and decisions arising from the Planning Committee meeting held on 10th December 2024 had been circulated. It was **AGREED** to note the minutes and the decisions made.

b) To Consider Formal Response to Bidwells on Hospital Development Pre-application

This was considered under item 4a.

c) Heath Crescent Development

i) To Consider Response to Cornerstone Developments on Updated Heath Crescent Plan

ii) To Provide Feedback on LEAP Equipment

iii) To Consider Possible Locations for an Off-Site Financial Contribution Towards Formal Recreation Provision

In regards to all items under item 8c, the productive nature of the presentation from Bidwells was considered and it was **AGREED** after a proposal from Cllr M. Maidstone and a second from Cllr Douglass that Cornerstone Developments should be invited to the next Parish Council meeting to give a similar presentation to allow for constructive feedback.

9. Policy, Property and Resources Committee

a) To Note the Decisions made by the PP&R Committee on 12th December 2024

The minutes and decisions arising from PP&R Committee meeting held on 12th December 2024 had been circulated.

Cllr Gurney reported that the meeting was productive and thanked everyone for their attendance. It was **AGREED** to note the minutes and the decisions made.

10. Floodlights

a) To Receive Report on Failure to Floodlight in Car Park and Consider Options for Replacement

It was reported that the floodlight in the car park is failing and is repeatedly leaving the car park in darkness. Advice has been sought on the replacement of this light and also replacement of the floodlights on the tennis courts, as part of the budgeting process. All the floodlights are of the same age and are all outdated halogen technology. It is likely that as the first one fails, others will fail.

Options and prices have yet to be collated therefore it was **AGREED** to defer this item until the next meeting.

12. To consider a resolution under the Public Bodies (Admission to Meetings) Act 1960 to exclude the press and public for the duration of items 13 and 14 in view of the confidential nature of the business to be transacted

This was **AGREED**.

The Meeting was Closed to the Press and Public

13. Playing Fields, Allotments and Amenities Committee

a) To Receive Update on Parish Council Decision Regarding Events of 7th September 2024

A report was provided to councillors on responses to the decision.

A Freedom of Information request submitted as a result of the Parish Council's decision has been responded to.

14. Staffing (verbal Report)

a) To Receive Notification of Vacancy on Facilities Team

The Clerk reported that there had been a positive response to the advert. This had been shortlisted and the interviews will take place on 23rd January.

The Clerk also advised that a new vacancy had arisen on the office team. A staffing committee meeting will be called to review the vacant role.

The Clerk Left the Meeting

b) To Receive Update on Mediation

An update was provided by the Chairman

The Clerk Re-Entered the Meeting

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The Meeting was Reopened to the Press and Public

15. Matters for the Next Agenda

Review of Parish Council Investments.
Presentation by Cornerstone Developments.
Feedback from the meeting with the Director of Place at South Norfolk and Broadland Councils about the Persimmon applications.

16. Time and Venue of Next Council meeting.

Monday 11th February 2025, 7pm at Diamond Jubilee Lodge

The meeting closed at 9.30pm

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