**Minutes of the Ryburgh Parish Council Meeting held at**

 **Ryburgh Memorial Hall Annex at 7.30pm on Tuesday 21st November 2017**

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**PRESENT**

Councillors: S Bushby (Chairman), E Savory (Vice-Chairman), H Plattin, A Pink, J Binstead, Ian Wilson, M Burr

In attendance: 16 members of the public, County Councillors Stefan Aquarone, District Councillor Ann Green, Clerk Patsy Adams. Three invited guests, David Thompson and Adrian Dyter from Crisp Maltings and Simon Henry from Bidwells.

1. **Welcome and to consider apologies and reasons for absence**

The Chairman opened the meeting at 7.35pm and welcomed everyone. Apologies were received and accepted from Cllr K Wilson and Cllr Buxton.

1. **Declarations of interest and requests for dispensations**

None

1. **Minutes of the meeting held on 3rd October 2017**

The minutes of the meeting on the 3rd October 2017, having been previously circulated, were considered and confirmed as an accurate record and signed by the Chairman accordingly.

1. **To receive an update from Crisp Maltings and Bidwells on the proposed development on the Maltings site and the feedback from the public exhibition.**

David Thompson (Crisp Maltings) issued a handout to the Members and the public. Mr Thompson informed the meeting that the Trustees of the Memorial Hall had refused the offer of a replacement hall on the proposed development site. Simon Henry (Bidwells) confirmed that the land allocated for any new community facility would remain vacant. Mr Henry thanked the Council and the members of the public for their feedback, the responses have been used to develop the revised masterplan. (The feedback and the revised masterplan are available on the Parish Council’s website).

Members raised the following questions:

**Traffic** – the masterplan stated that traffic would enter the Crisp Maltings site via the new road, therefore reducing traffic entering from the east. However, traffic may still leave via the eastern route and the traffic arrangements did not seem to include the increase in traffic from the residential development. There was also concern about the traffic entering and leaving via the proposed T-junction because of poor visibility. There were concerns that the plans for the lorry park had not been clarified. Mr Thompson (Crisp Maltings) said that the delivery of the new road would be the first priority but a member stated that this is not in the masterplan. Members asked whether traffic control measure have been considered.

**Number of houses** – The revised plan included the reduction of housing from 75 to 50. It was noted by members that the original plan proposed in 2016 was for 35 houses and therefore a reduction to 50 could not be called a reduction. A member asked about how this revision would affect the balance of 2/3 and 4 bedroom homes.

**Environment** – Members expressed concern over the impact on wildlife. A member asked if the reduction in the proposed number of houses could mean that the northern part of the proposed development could remain undeveloped as this is where the greatest amount of ecological diversity is concentrated and where flooding is most likely.

Mr Thompson (Crisp Maltings) addressed Member concerns as follows:

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**Traffic -** There would be a reduction in HGVs travelling through the village. The Highways department were not concerned about the visibility issues related to the new T-junctions. The house on the corner of the junction (access to new housing) would be demolished to achieve the required splay. Highways would not be adopting the new road and therefore it could not be used by the residential traffic. The new road would be the first part of the development but it could not go ahead without the housing. Crisp Maltings has conducted its own safety audit and has shared this with the Highways Department. The Chair asked for the name of the company which carried out the audit.

**Housing -** The feedback had demonstrated that there was a requirement for a proportion of self-build and starter homes.

**Environment** - Mr Thompson re-affirmed his commitment to the protection of the environment.

The meeting went on to discuss the commercial aspects of the development. A member asked what the proposed increase in production would be and it was confirmed that a 52% increase in output was the objective. Members expressed concern over the traffic implications of such an increase. Mr Thompson (Crisp Maltings) went on to say that NNDC were supportive of commercial and industrial expansion and that the proposed increase would result in an additional 4 jobs. A member pointed out that the commercial and industrial strategy was not part of the housing strategy.

The Standing Orders were suspended at 8.20pm to allow the County Councillor and the District Councillor to comment or ask questions. Councillor Aquerone expressed his concern over the traffic issues and assured the meeting that the investigations undertaken by the Highways Department were based on technical data. Councillor Green said that she had met with the officers at NNDC and they were giving very careful consideration to the matters in hand.

1. **Public Questions and Comments**

The Chairman opened the meeting to the public. There were a number of questions and comments, particularly in relation to the traffic proposals and the number of housing units proposed.

Cllr Binstead asked Crisp Maltings if they would be prepared to have regular meetings on day-to-day issues as they used to. Mr Thompson suggested that the Clerk should forward the proposed meeting dates for next year and this was **AGREED**.

The Chairman closed the public session at 8.53pm. The Crisp Maltings representatives left at 8.55pm along with the members of the public and Cllr Green.

The Parish Council Meeting resumed.

1. **Governance and Financial Matters:**
	1. ***To authorise the following payments from the parish council’s account:*** *The clerk’s**salary and expenses, EON direct debit. Peter Trent (war memorial repairs). The Members AGREED to top up the taxi scheme by £50.* After consideration Council resolved to pay the invoices as stated. Signing the cheques was deferred until the end of the meeting. The Parish Council **DID NOT AGREE** to pay the outstanding invoices to Norse as no credits had yet been received. It was **AGREED** that the Chairman would commence the process of purchasing the roses for the War Memorial and that the Parish Council would pay £130 towards the cost of the repairs. The remainder will be paid by donations.
2. ***To agree the proposed budget for 2018/19 and the precept request to NNDC:*** The budget for 2018/19, having been previously circulated, was considered and approved and signed by the Chairman. The Precept for 2018/19 was **AGREED** by members as £8,500, except for Cllr Pink who requested that his objection be minuted.

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Councillor Aquerone left the meeting. The Chairman proposed that Standing Orders were reinstated at 9.30pm to allow the meeting to continue. Members unanimously AGREED.

1. **Planning**
2. **Applications received or decided.** None
3. **Urgent Matters that have arisen since the publication of this agenda.** None
4. **Highways update and to report any further highways matters.** The Clerk was asked to contact Cllr Aquerone to thank him for resolving the issues of the bollard at the A1067 junction into Ryburgh.
5. **To report further matters and items for inclusion on the next Agenda**
6. The Permissive Path Project
7. War Memorial Registration
8. To set the meeting dates for 2018
9. **To note the date of the next meeting**. The next meeting will be held on Tuesday 19th December 2017 at 7.30pm
10. **The Chairman closed the meeting at 10.05pm**