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Minutes of an extraordinary meeting of '**Blakeney Parish Council**' & invited guests, which was held on **Wednesday 16th October 2019 at 7.00pm** in The Scout Hut.

Present:- Rosemary Thew, Jenny Girling, Barry Girling, Nigel Sutcliffe, Neil Thompson & Alban Donohoe.

Also invited Guests: Ed Mumford Smith & Jordan Knights (Broadland Housing Association), John Seymour (Blakeney Neighbourhood Housing Society), Graham Connolly, Anna Clarke & Karen Ward (NNDC).

Clerk:- Tracey Bayfield.

Public:- 3.

1. **Apologies** – received from; Shirley Everett, Jess Tutt, Iain Wolfe and Edward Hackford.
2. There were no **Declarations of Interest** from members.
3. **OPEN PUBLIC SESSION** – No member of the public wished to speak.
4. Ed Mumford-Smith (Head of Development, BHA) along with Jordan Knights (Architecture & Design) presented possible proposals on the Local Needs **Affordable Rented Housing Scheme** in Blakeney in conjunction with Broadland Housing Association, having been looking at sites over the past couple of years and having had conversations with landowners and NNDC.

Overflow Car Park on Langham Road – This is the site which we are actively looking at now, having stepped back and looked at the village boundary; our initial thoughts are to use a section of this field for affordable housing for local people and for the remainder of the field to continue to be used by BPC as an overflow car park. The initial proposal we bring to BPC would involve Broadland Housing Association (developer), Blakeney Neighbourhood Housing Society (enabler), Norfolk County Council (landowner) and of course Blakeney Parish Council, many agreements would of course have to be entered into, but one specific would be BPC entering into a long term formal arrangement with NCC, say 10 years or so, for the Blakeney Primary School to continue to have use of the Parish Playing Field.

Scheme – Initial proposal is for 4 x 2 bed bungalows & 4 x 3 or 4 bed houses. Given that this would be classed as an 'Exceptions Site', it would have to have the support of Blakeney Parish Council in order to allow for further discussions with both NCC and NNDC. We would not wish to lose any of the properties under any current or future 'Right to Buy Scheme', and so would need a Section 106 Agreement in place stating that they are to remain as affordable in perpetuity.

Concept – For this to work BNHS would need to purchase the land from NCC, and in turn they would then lease the land to BHA. There would then need to be an 'A*' rating in the Local Lettings Policy in order for the top allocation rights to go to BNHS, although this may not be as stringent as the current BNHS policy, for example one

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may not have to be born here, but may have lived here for up to 10 years, say to the age of 18. If they were for any reason unable to fill the position, then allocation would revert to the auto cascade policy.

Affordable – Affordable Housing is deemed as being 80% of the market rate, but capped and for here it would come under the King's Lynn area, although the rent may be slightly higher than BNHS rents.

Consultation – There would of course be a full public consultation on this proposal if it is decided to take this forward and we would look for this to be before Easter 2020.

Resolved –

- BPC are happy with this initial proposal and give support and permission to Ed, to take this concept forward in discussion with both NCC and NNDC and of course BNHS.
- There is to be a formal public consultation of the draft Blakeney Neighbourhood Plan on the 22nd & 23rd October in the village hall, and we would be happy for Ed to attend with these initial proposals, in order to get them into the public domain. This is however, in addition to any formal public consultation that will take place with regard this development in due course, this is simply and additional opportunity, which we feel we should take. *(Ed confirmed that he would be happy to attend.)*
- We are happy to enter into a 10 year plus, agreement with NCC for Blakeney Primary School to use the Parish Playing Field.
- We would also like to see electric car charging points built in as part of this scheme.

5. There were no **Planning Applications** for consideration.

6. It was ***resolved*** that the **Accounts** totalling £6,402.77 are to be paid.

7. There was no general information in relation to the Council's Role as a **Charity Trustee** with regard The Blakeney War Memorial Cottages Trust for discussion at this point.

Meeting closed at 7.48pm.

Chairman _____