

Dereham Town Council

Full Council

13<sup>th</sup> February 2018

Agenda Notes

**8. To Sign the Licence for the Dereham Antiquarian society to use a room at the Assembly Rooms.**

The Council has agreed to provide a room for the Dereham Antiquarian Society. The rent for the room is £1,000 per year discounted by £999 for providing the following public benefit:

1. Keeping Bishop Bonners cottages open
2. Opening the Napoleonic store twice per year
3. Cooperating with requests for research from the Town Council

Making the room available ensures the long term future for the Society and in securing the future of the Society it secures the opening of Bishop Bonners Cottages to the public.

The licence is enclosed.

**9. To comment on Norfolk County Council Draft Flood Investigation Report.**

Report enclosed.

**10. Consider purchasing improved hearing loop for the Hall.**

The current hearing loop uses the standard induction loop method to transmit signals to a hearing aid. When installing the hearing loop at the Hall the induction loop had to generate a stronger field than would normally be needed to ensure that it would be picked up through the raked seating. This has led to an unforeseen glitch which is that, due to the strength of the induction loop field, it is being picked up by electric guitars. The Loop then needs to be turned off while the guitars are playing.

This hasn't been too much of a problem to date because generally when electric guitars are being played extra volume is not an issue. There are however occasions when an electric guitar plays a small part in an event and turning the hearing loop on and off is not really feasible.

The alternative to the induction loop type is an infrared type. An infrared type was considered at refurbishment but was discounted because of cost over £10k and, at the time this glitch with the induction loop was not foreseen.

The Theatre Royal Norwich are replacing their infrared hearing loop and which have offered for sale for £1,000. The new cost is over £10k. The infrared has the advantage that it is of benefit to people who are hard of hearing but do not have a hearing aid. If a user of the hall required hearing assistance then they would collect a device as they entered the hall which either hangs around their neck (people with hearing aid) or stethoscope device for people without hearing aids.

(Example enclosed).

The main induction hearing loop would probably still be the best option for events such as weddings.

It is recommended that the Council purchase an infrared hearing loop device for £1,000, with the cost of installation being around £300.

The cost would come from the buildings repairs budget.

**11. To consider purchasing a shutter for the bar at the Memorial Hall.**

When the Hall was refurbished a shutter for the bar was not included for the simple reason that one was not needed at the bar previously. And up until recently there has not been a problem with not having a shutter.

With the variety of events which are now occurring it means that there are occasions when the staff need to give a clear message that the bar is now closed. While a sign can be placed on the bar, a drunk person wanting another drink can sometimes be more assertive than is comfortable for the staff to tolerate. Being able to pull down a physical barrier will both enable the staff feel that they can better control their area of responsibility but it will also enable all the staff to leave the bar and tills unattended to attend any emergency.

It has been difficult to identify a shutter which would not detract from the setting of the bar area. A wooden design, which would be much 'warmer' than a steel design has been identified and two quotes obtained. Details attached.

The cheapest quote including installation is £5,393.95

The Council is being asked to consider purchasing security shutters for the bar at the Memorial Hall. The reason for the purchase would be that shutters would provide better security for staff, would enable staff to leave the bar unattended and would assist in controlling the sale of alcohol and meets the Councils obligations under the Licencing Act.

The cost would come from the buildings repairs budget.

**12. To consider installing ventilation for the Council office.**

Currently, there is no ventilation in the council office other than opening windows. Opening windows is effective in the summer, but in the winter it results in cold drafts so windows are not opened in the winter.

There are regulations stipulating the level of ventilation for any room having no ventilation The Workplace (Health, Safety and Welfare) Regulations 1992,8 regulation 6 requires that employers ensure effective ventilation for any enclosed workplace by providing a sufficient quantity of fresh air.

To install a ventilation system which would provide the correct level of fresh air to meet current building regulations in a way which would not result in cold draughts would cost £1,495.

It is recommended that the Council purchase a ventilation system to ensure that a healthy working environment is maintained. The cost would come from the building repairs budget

**13. To consider obtaining legal advice regarding interpretation of Breckland Council Policies DC11 and ENV04.**

Following on from the complaint made to Breckland Council regarding the manner in which DC11 was being interpreted, Breckland are looking into the complaint and how DC11 (and potentially ENV04) could be interpreted. (a copy of the complaint is enclosed)

The reason this is important is that DC11 and ENV04 are the only policies that can force developers to deliver the required amount of outdoor playing space.

The Council is being asked to consider whether it would wish to obtain its own legal advice on this matter from a planning barrister. The advantage of the Council taking its own advice would be that the Council would be able state its case based on a sound legal foundation.

The cost of such advice would be in the order of £2,000 to £3,000 and would come from the legal contingency budget.

**14. To consider brief for Toftwood Play Area**

The Council has agreed to refurbish Toftwood Play area. The Council is being asked to consider the enclosed brief so that it can be sent out to play providers. Councillors would then decide on the tenders at a later meeting. The brief is enclosed.

**15. To consider having a Town Council policy statement regarding dualling of the A47 west of Dereham.**

Calls have been made regarding the dualling of the A47 west of Dereham with the improvements to the junctions. The Town Council does not have a policy statement regarding this proposal and if the debate continues then it would be useful for the Town Council to have a formal position. Any position or policy statement does not need to be fixed it can be amended as the discussion progresses.

While dualling of the A47 and improving junctions would improve the A47 it would also bring considerable housing growth to the edge of Dereham (Scarning Parish). Even though this growth would occur in Scarning Parish the impact on facilities and services would be felt in Dereham.

Through the Neighbourhood Plan consultation residents are concerned about unbalanced growth, people are generally not opposed to growth provided it is balanced and all the infrastructure is put in place as part of any growth.

Dualling without a detailed plan for the area would lead to unbalanced housing growth, if Dereham is to see considerable growth in the future then there should be a comprehensive growth plan which addresses all the aspects of sustainable development not solely the dualling of the A47.

A draft policy statement for Councillors to debate is laid out below.

“Dereham Town Council would welcome discussions with Breckland District Council, Norfolk County Council, The LEP, Highways England, Central Government and any other body regarding how the Dereham Settlement could grow in the future. The Town Council believes that ad-hoc development over the past 30 years has resulted in an unbalanced form of growth in Dereham. If the Dereham settlement is going to see growth in the future, this must be planned growth which looks at the full range of elements which make up a sustainable community including: housing, traffic congestion, employment, green infrastructure, sustainable transport, social and community infrastructure. The Town Council would support dualling of the A47 and improvements in capacity to junctions if it is part of a well thought through and balanced development plan for the area”.

To be clear regarding junctions, safety improvements such as better signage, road markings, lighting or average speed cameras would not have an adverse impact on growth of the town but a new roundabout, for example, is likely to have significant impact on the town.