

Minutes of ExtraOrdinary Zoom meeting of Barton Turf & Irstead Parish
Council and Barton Turf Community Charities Meeting held on 21st April 2021

Present: G Neave, J Fletcher, D Dean, M Mills, H McFadyen, S Maxwell, A Wilton, D Bradley

Also present: NCC Representative R Price, NNDC Representative G Mancini-Boyle

Apologies – None

BA 24 hour free mooring lease - Sub group of Cllrs Neave, McFadyen and Mills.

The 50 year lease agreement for the free use of Barton Turf Staithe ends on 1st June 2022. Thereafter, unless the Council agree a new lease, the Broads Authority will no longer have permission or rights to moor their craft or allow any private or commercial boats to moor free of charge at the Staithe.

The Council's preferred position over the current 24 hour Free mooring at Barton Staithe would be for the Broads Authority to retain the mooring at a cost.

Two letters had been drafted and circulated to all. Both had good points but a suggestion had been to amalgamate them into one. A number of people had been contacted for advice and experiences with similar issues. Backing was received from Duncan Baker MP.

We believe the Council is legally obliged to make the best value of its assets on behalf of its parishioners under the terms of the Local Government Act 1972 Section 127.

The Council proposes to request the Broads Authority pay £1,350 per annum for lease of the 24 hour free mooring at Barton Staithe, including a fully maintained lease renewal. It is important to provide the Broads Authority with sufficient informal notice and to have some idea that should they refuse to pay, what the position will be if the Council terminates their lease.

- If the Council were to charge for overnight mooring this could be done without planning application.
- If the Council opted for permanent moorings then a planning application would possibly be needed, with sound proof that it would be a good case.

Cllr G Mancini-Boyle was asked to contact the legal Department at NNDC to enquire:

1. What is the Council's legal position in disposing/leasing the village staithe to the Broads Authority in relation to the Local Government Act 1972 section 127?
2. Is the Council correct in only allowing a lease to be for 7 years or do we have the ability to make it longer if needed?

Cllr McFadyen had presented the Council with possible future revenue/costings for the Staithe, including upkeep of the quay heading and revenue from mooring fees and water tap. A significant sum could be raised from overnight mooring fees at a suggestion of £10

per night. It was agreed that a certain amount should be ringfenced for all future costs relating to repair costs.

The Chairman asked the Council to vote on two proposals:

- If the Broads Authority refuse to pay an annual fee, the Council is to take charge of the 24 hour moorings. All voted in favour
- If the Broads Authority pays an annual fee, for the Broads Authority to carry on with full maintenance. All voted in favour

The sub group were thanked for their hard work to date.

The Black Shed – Sub Group Cllrs Dean, Fletcher and Maxwell

Cllr Dean reported that at the start of the project it was important that an assessment and survey were carried out to determine how to put the building into a good state of repair.

A Structural Engineer, B Wilkins, had visited the Black Shed and had carried out and submitted a provisional structural inspection of the building. He apologised that he had been unable to get assistance from a Building Surveyor or Architect in time for this meeting.

He stated that the building is structurally sound, with no urgent attention required. He is willing to provide a list of prioritised work requirements such as roof check, tiling, wallplate, woodworm, etc, with the Council able to do some of the work with the help of a professional builder.

The first step is for the Council to focus on clarifying what the scope of the building is, to get a full survey completed in order to submit a grant application. Mr Wilkins is happy to assist with this.

There is no costed report available at this stage. Feelers have been put out regarding grants, with positive reactions. In order to correctly complete the grant aid application, it is important to demonstrate support and views of local people, organisations and users such as the Art Group.

Cllr Fletcher stated that it is important to realise that the project is not a rescue one but a remedial one, and the problems are essentially superficial as it is understood at the moment.

Cllr Maxwell stated that Mr Wilkins is very thorough with research completed prior to their meeting involving the British Geological survey, and he is positive about the overall condition of the building. He strongly recommended a dehumidifier particularly over the winter months to keep the building dry at very little cost.

Cllr Price advised that given the age of the property there is a good case for a grant to be achieved, to make the building more acceptable to the community. He will work with Highways Department at Norfolk County Council to ensure less water reaches the building.

The sub group presented the Council with a questionnaire which is to be delivered to all residents of Barton Turf to ascertain their views about their experience/wider use of the Black Shed within the community.

Next steps at this stage:

- i) The scope of the project is to be determined from the result of the questionnaires.
- ii) Appointment of a surveyor is important
- iii) A questionnaire is to be issued to residents asap to obtain views to (i)
- iv) The Council agreed unanimously to invite N Sanderson to join the Sub Group

Actions required:

BA 24 hour free mooring lease subgroup – Agree a formal letter.

Black Shed sub group –

- (a) The questionnaire is to include a range of ideas for use of the Black Shed for residents to circle what would be appropriate.
- (b) Request B Wilkins to help with completion of building survey.
- (c) Invite N Sanderson to join the project group

There being nothing further to discuss, the Chairman closed the meeting.