



NOTICE OF MEETING

AND SUMMONS TO ATTEND

**The meeting of Sprowston Town Council
will be held in the St Quintin Room, at Sprowston Diamond Centre, School Lane
Sprowston on Wednesday 6 April 2016 at 7.30pm**

AGENDA

Item No.

1. To receive declarations of interest.
2. To receive apologies for absence (proforma enclosed).
3. To confirm the minutes of the Council's meeting held on 16 March 2016. Pages 1 - 6
4. To receive any Police Liaison Officer's report. Page 7
5. To receive correspondence & agree action/response arising from the minutes.
6. To receive any written/verbal reports from Sprowston County and District Councillors. Page 8
7. To adjourn the meeting to allow members of the public & Councillors with prejudicial interests to speak¹.
8. To receive the report of the Town Clerk and make decisions on: Pages 9 - 20
 - 1.1 Millennium Woodland
 - 4.1 Grant Aid - East Anglia's Children's Hospices
- Sprowston Wanderers Football Club
 - 4.2 Norfolk Association of Local Councils Annual Subscription 2016/17.
 - 5.1 Broadland District Council - Reg. 16 Publication of Old Catton Neighbourhood Plan
9. Sprowston Diamond Centre Phase 3 Page 21 - 31
10. Adjourn the meeting for a short break.
11. To consider planning applications to 6 April 2016. Pages 32 - 34
12. Planning Changes Consultation. Pages 35 - 54
13. To receive any written/verbal reports from the Council's Committees and Working Groups.
14. To receive any written and verbal reports from Members representing the Council on or at outside organisations. (proforma enclosed)
15. Staff Salaries (Confidential Papers) Page 55
16. To confirm the payment of accounts to 6 April 2016. Page 56 - 57



June Hunt
Town Clerk

01 April 2016

Council Office, Sprowston Diamond Centre, Sprowston, Norwich, NR7 8TR
Tel: 0845 004 6227 or (01603 408063) . Fax: (01603) 418113 . Email: townclerk@sprowston-tc.gov.uk

Footnote:

¹ Members have a statutory legal duty under the Local Government Act 2000, to declare any personal or prejudicial interest they have in items contained in the above agenda. Failure to do so may result in the individual Councillor being reported to the Standards Board for England.

Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Planning Applications listed above are those in the office at the time of publication of the Agenda. The Council may consider others received up to the date of the meeting if appropriate. Plans may be viewed in the Council office during office hours, and are available from 7 pm on the date of the meeting. Alternatively, to view on line please go to www.broadland.gov.uk and follow the links through to planning.

It should be noted that Councillors Mr Knowles, Mr Moncur (Chairman) and Mr Ward will or could be making comments on the planning applications at this meeting as a non-statutory consultee on behalf of the Town Council. However, as all three Councillors are on the Planning Committee of Broadland District Council they would like it made clear that their views could change at those meetings when more information could lead them to a differing view than that expressed at this meeting. To this end they will be abstaining from voting on planning matters, apart from in the case of a tied vote when the Chairman will make the casting vote.

This Meeting is open to the Public and the Press. Copies of this Agenda and Draft Minutes referred to above are available from the Council Office. Signed copies of the Minutes may also be downloaded from the Council's website www.sprowston-tc.gov.uk (go to Agenda and Minutes page). They are available (unless marked confidential) for public inspection at the Council Offices during public opening hours.

In the interests of openness and transparency, Councillors and members of the public are reminded that the law permits any person to film, record, photograph or use social media in order to report on the proceedings of a meeting of the Council. The Council request that anyone wishing to record the meeting lets the Council know beforehand so appropriate arrangements can be made to facilitate the recording.

COUNCIL MEETING – 16 MARCH 2016

At the meeting of the Sprowston Town Council held at Sprowston Diamond Centre, School Lane, Sprowston on Wednesday 16 March 2016, the following Members were present:-

Mr I Moncur – Chairman

Mr W F Couzens	-	Mr K Lashley
Mr R A Fowkes	-	Mrs J Leggett
Ms G A Landamore	-	Mrs J Poynter
Mrs B J Lashley	-	Mr N Shaw

In attendance

Mrs J Hunt	-	Town Clerk and Responsible Financial Officer
Mrs E Elliot	-	Committee Officer

3 members of the public were present

16/054. DECLARATIONS OF DISCLOSABLE PECUNIARY AND OTHER INTERESTS

No declarations of disclosable pecuniary and other interests were received.

16/055. APOLOGIES FOR ABSENCE

Written apologies for absence were received and accepted by the Council from Mr R J Knowles, Mr J H Mallen, Mr C L Noble, Mr J M Ward, and verbal apologies from Mr J W Bracey and Mr T Landamore.

16/056. APPOINTMENT-VICE CHAIRMAN

On the motion of Mr I Moncur, seconded by Mr N Shaw it was

RESOLVED that Mr K Lashley be elected Vice-Chairman of the Council for the remaining of the municipal year.

16/057. MINUTES

The Minutes of the Council's meeting held on 24 February 2016, having previously been circulated to all Members were, subject to the following amendment

Minute 16/041 ~~delete~~ Kasburn and ~~insert~~ Casburn

confirmed and signed by the Chairman of the Council.

16/058. POLICE LIAISON OFFICER'S REPORT

The Chairman welcomed to the meeting, PCSO Kane Casburn who elaborated on some of the instances recorded in the crime statistics for Sprowston since the last meeting.

16/059. BIDWELLS

Mr Jason Menzes gave a presentation on a revised design for the proposed development at Sprowston Diamond Centre at a budgeted cost of £1,443,541.00 including professional and planning fees.

16/059. BIDWELLS (CONTINUED)

Parking spaces were discussed and Mr Menzes advised that once marked out there would be more than adequate provision to service the centre including disabled and drop off.

Mrs B J Lashley asked if there was scope to improve access to a kitchen from the main hall and if the external rear sports hall wall could include more detailing.

Mr J Poynter suggested a disabled drop off point in the car park.

It was **RESOLVED** that

- (a) Councillors consider the revised plans and bring forward their suggestions at the next meeting of the Council.
- (b) the Finance Working Group meet prior to the next Council meeting to explore funding of the revised proposal.

16/060. SPARHAWK PARK DEED OF EASEMENT

RESOLVED to accept the quotation from Birketts LLP Norwich to act on behalf of the Town Council with regard to the Sparhawk Park Deed of Easement at a cost of £800 plus VAT plus disbursements and that the Town Council accept the onus of repairs.

16/061. SPROWSTON WANDERERS

Members were pleased to note the comments made by Sprowston Wanderers F.C. in their recent correspondence with regards to the improved facilities at Sprowston Pavilion.

16/062. REPORTS FROM COUNTY AND DISTRICT COUNCILLORS

A written report was received from Mr J M Ward.

Mr N Shaw verbally reported

- (a) that he had met with the Transport Minister to discuss regional airports particularly the problem with helicopter noise at Norwich airport, commenting that the number of helicopter flights had trebled since training facilities had moved from Gloucester.
- (b) the DFT, despite being previously advised, were unaware of noise issues at Norwich Airport, but now having been informed in the presence of the Transport Minister hopefully there will be some representation from them in the future.
- (c) that EU regulations were changing to allow greater noise levels, this would be more applicable to fixed wing aircraft.

Mrs Leggett verbally reported:

- (a) that 6,000 trees were being removed as a result of the implementation of the Northern Distributor Route but 30,000 were being planted.
- (b) Norfolk County Council was to look at the possibility of covering the 30mph signage on arterial roads where no work was being carried out on the NDR.

16/062. REPORTS FROM COUNTY AND DISTRICT COUNCILLORS (CONTINUED)

- (c) that the Highway Agency have announced improvements to the A47 to commence in 2020 including Blofield to North Burlingham duelling, North Tuddenham to Easton duelling, Wansford to Sutton duelling and the Thickthorn junction.
- (d) that Devolution proposals were not completely clear but she would try answer any questions from Members.
- (e) concerns regarding reductions in the budget for school crossing patrols and the Children's Services Committee looking at re-focussing the Youth Advisory Board

Mrs B J Lashley commented on the poor state of the road surface at the Postwick junction and a large hoarding advertising a music event placed in such a manner that it obscured some of the road directions.

Mrs Leggett advised that Contractors had accepted there was a problem with the materials used on the surfacing at the Postwick Hub and would be replacing it at no cost to Norfolk County Council. She also agreed to investigate the location of the hoarding.

In view of a recent Government announcement that all Schools in England would become Academies by 2020 Mr K Lashley asked who would be responsible for ensuring sufficient availability of places and there allocation, particularly for children with special needs and excluded students.

In response Mrs Leggett said she would endeavour to find out.

16/063. RESIDENT'S QUESTIONS

On the motion of Mr K Lashley, seconded by Mr I Moncur it was **RESOLVED**, that the meeting be adjourned to receive residents' questions on matters concerning the town. Residents were reminded that their questions should be addressed to the Chairman who would, assisted by the Town Clerk, reply.

Lauren Mallett of Wroxham Road asked as a home owner did she have any rights to have vehicular access to her property as her driveway was visually impeded on a regular basis by a large taxi which was parked in such a manner to cause difficulty getting in and out of her driveway in a safe manner.

She had contacted the Police who had spoken to the driver of the vehicle but with little response as the Police had no powers to resolve this issue.

The Town Clerk advised that the Council responsible for issuing Hackney Carriage Licences had a duty of care and requested Mrs Mallett to send details of the licence plate so that she could contact the relevant authority, to investigate any redress.

The meeting was reconvened.

16/064. SPROWSTON HUB

Mrs B J Lashley proposed, seconded by Mrs J Leggett that the Council formally apply to Broadland District Council for the Sprowston Hub to be added to the Asset Register for Sprowston.

16/065. MEETING ADJOURNMENT

On the motion of Mr I Moncur, seconded by Mr K Lashley it was **RESOLVED** to move this agenda item and adjourn the meeting for a short break.

The meeting was reconvened.

16/066. REPORT OF THE TOWN CLERK

COMMUNITY BUILDINGS, ALLOTMENTS, PARKS AND OPEN SPACES

1.1 Legionella L8 Testing and associated works

Having considered the report of the Town Clerk and responses from the Council's insurers Zurich Insurance PLC and Elcons Employment Law Consultancy it was

RESOLVED to continue the current contract with Taurus Monitoring but request the Town Clerk to obtain quotations from other companies for legionella testing for comparison.

CEMETERY

2.1 No matters were reported.

STREET LIGHTING

3.1 No matters were reported.

CENTRAL ADMINISTRATION AND PERSONNEL

4.1 No matters were reported.

PLANNING AND TRANSPORTATION

5.1 Appeal against Broadland District Council decision

Members noted the appeal under reference APP/K2610/D/16/3144953 made to the Secretary of State against the decision of Broadland District Council to refuse permission for 3 x non-illuminated signs at 1-1A, Caston Industrial Estate, Salhouse Road, Sprowston, NR7 9AQ for Gorgeous Medi Spa.

5.2 Norwich Northern District Local Forum

Members noted the invitation to the Norwich Northern District Local Forum to be held on Thursday 17 March 2016 commencing 6.00pm at County Hall, Martineau Lane.

5.3 Norfolk County Council Highway Projects Team - Sprowston Phase 1

An email with attached press release from Norfolk County Council's Highway's projects team advising of Phase 1 drainage improvements was noted.

16/067. PLANNING

The Town Clerk reported that observations had been requested by the District Council's Head of Planning on applications received since the last meeting.

16/067. PLANNING (CONTINUED)

Having considered each application and the accompanying plans the Council

RESOLVED

(a) to raise no objection to the following applications:

2016/0266 - demolition of existing rear extension & garage, existing main roof raised in height and new extension to rear & associated works at 24, Breck Road.

2016/0283 - variation of condition 2 of planning permission 20151583 - alterations to building façade & associated walkways/entrance extension & sub-division of units 7 & 8 construction of mezzanine floor in units 7A & 7B additional mezzanine floor in unit 8

2016/0329 - loft conversion including construction of south-west facing dorma; erection of single storey rear extension; erection of single storey side extension and alteration of flat roof over existing detached garage to pitched roof at 48, Linacre Close

16/068. SCHEDULE OF MEETINGS

On the motion of Mr I Moncur, seconded by Mr K Lashley it was **RESOLVED** to accept the proposed schedule of meeting dates for the municipal year 2016/17.

16/069. REPORTS FROM COUNCIL'S WORKING GROUPS

No written reports were received.

16/070. REPORTS FROM MEMBERS REPRESENTING THE COUNCIL ON OUTSIDE ORGANISATIONS

No written reports were received.

16/071. PAYMENT OF ACCOUNTS

The Town Clerk and Responsible Financial Officer presented the schedule of accounts to 16 March 2016 totalling £27,495.57 and answered Members' questions arising therefrom.

On the motion of Mr K Lashley, seconded by Mr N Shaw it was

RESOLVED that payment of the accounts to 16 March 2016 totalling £27,495.57 be approved and the schedule authorising payment signed by Mr R A Fowkes and Mrs B J Lashley.

16/072. SCHEDULE OF CREDIT CARD PAYMENTS

The schedule of credit card payments totalling £372.92 was approved and noted.

16/073. SCHEDULE OF DIRECT DEBITS

The schedule of direct debit payments totalling £6,044.42 was approved and noted.

There being no other necessary business the Chairman of the Council thanked Members for their attendance and declared the meeting closed.

6 April 2016

CHAIRMAN



Logged crimes on our Crime System:

9th - 30th March 2016

Actual Bodily Harm	1
Affray	
Aggravated taking of motor vehicle	
Arson (endangering life)	
Assault police	
Attempt to pervert the course of justice	
Blackmail	
Breach of Restraining Order	
Burglary dwelling (inc with intent & attempt)	
Burglary other than dwelling (inc with intent & attempt)	1
Causing intentional harassment, alarm or distress	1
Common assault & battery	2
Cruelty or neglect of person lacking capacity	
Criminal damage (dwellings)	2
Criminal damage (other buildings)	1
Criminal damage (other)	2
Criminal damage (vehicles)	3
Disposal/realisation of stolen goods	
Drugs offences (production)	1
Engage in controlling/coercive behaviour within intimate/family relationship	1
Fear or Provocation of Violence	
Fraud/deception	
Going equipped to steal	
Grievous Bodily Harm (without intent)	
Handling stolen goods	
Harassment	
Harassment, Alarm or Distress	
Hate incident	
Ill treatment/neglect person lacking capacity, responsible for person's care	
Indecent Images	
Interference with motor vehicle	
Making off without payment	
Offences relating to notification	
Owner or person in control allowing dog to be dangerously out of control	
Permitting premises to be used for unlawful purposes - class B Cannabis	
Possession of drugs	
Possess drugs with intent to supply	
Possession of an Offensive Weapon	
Racially/regligiously aggravated intentional harassment, alarm or distress	
Robbery (personal)	
Sending letters etc with intent to cause distress or anxiety	1
Sexual offences	1
Shoplifting	
Theft by employee	
Theft from motor vehicle	
Theft from the person of another	
Theft in a dwelling	1
Theft of mail	
Theft of motor vehicle	
Theft of pedal cycle	
Theft other	
Threats to damage or destroy property	1
Threats to kill	
Unauthorised taking of motor vehicle	
Unlawful importation of a controlled drug	
Wounding with intent to do Grievous Bodily Harm	
Total:	19

No. of calls taken by our Control Room from/regarding the Town:	86
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27th March 2016

Report from Councillor John Ward

Broadland District Council

Broadland was ranked as the most peaceful local authority area in the UK by the Institute for Economics and Peace in their inaugural UK Peace Index in 2013.

Grants of up to £1000 are on offer to community groups in Broadland for projects that improve the energy efficiency of a building. Details from the Energy Team at BDC energy@broadland.gov.uk

Norfolk County Council

A new joint initiative has been launched by Norfolk Fire & Rescue Service and East of England Ambulance Service which will see fire personnel mobilised, instead of the police, to force an entry where necessary when there is concern for the welfare of a patient inside a property.

Norfolk Museum Service has been shortlisted in the Education category in the Museum & Heritage Awards. This is very much the Oscars of the heritage industry and the winners will be announced on 18th May in London.

As the nation gets ready to celebrate the 400th Anniversary of Shakespeare's death, Norfolk Library Service will be promoting "Shakespeare Rewritten". A promotion of 20 modern books inspired by his popular stories. The promotion runs until 16th April.

On 22nd March, I attended the Youth Parliament election result at County Hall. 40,000 of those eligible, voted, a 51% turnout. There were 27 candidates for the 9 vacancies. The successful candidate for Norwich North was Charlotte Snell with 1141 votes with her nearest rival getting 1012 votes.

Devolution – highlights of the current offer:-

- £1.6 billion of new money to support economic growth over the next 30 years. £65m per year for the next 5 years then £30m thereafter.

- Region to take control of devolved transport budget.

- New powers over infrastructure, developing skills for employment and improving our health and social care system.

- £175m of capital grant for new homes.

- A combined authority chaired by an elected mayor and a cabinet of elected representatives from the partner authorities.

- The draft agreement will now be debated in each of the Councils in the Region.

COUNCIL MEETING – 6 APRIL 2016

Report of the Town Clerk

COMMUNITY BUILDINGS, ALLOTMENTS, PARKS AND OPEN SPACES

1.1 Millennium Woodland

Following a request from Councillor Cozens to improve the surface of the paths in the Millennium woodland, I can report that initially the paths will be surfaced as far as possible with existing willow chippings.

However, a long term solution as the willows in the woodland have been exhausted, Council might wish to consider the use of the remaining cemetery extension land to grow and harvest hazel to provide future chippings. An estimated cost of 500 hazel whips would cost £200 and grow to a chipping size within 3 years. It is envisaged that the remaining land could be used to grow each year sufficient supply to keep the paths regularly stocked.

An alternative would be to resurface the woodland paths with granite dust similar to the cemetery. However this would not look natural in a woodland setting but would eradicate the muddy state of the current paths.

A request has been made via an arboriculture tree surgeon to see if wood can be purchased, ready to be chipped, again a short term solution. The availability of wood at Harrisons Wood will be used for paths in that area when the woodland is available for this Council's use.

Option: to consider the options and, if appropriate instruct the Town Clerk

CEMETERY

2.1 Cemetery Development Services

Cemetery Development Services were appointed as Consultants in 2008 to take this Council to the planning application approval stage before purchase of the land from Norfolk County Council. During that process the company submitted on our behalf a layout plan. They subsequently submitted a quotation for the continuance of the consultancy through stage 3, which was not accepted by this Council. Cemetery Development Services have now contacted this Council with a claim of infringement of copyright for the layout plan, which was subsequently used by the Council's appointed consultant for stage 3. In view of the nature of this challenge a quotation has been received from Birketts Solicitors to progress this on behalf of the Council at an initial cost of £500 and has been accepted by the Town Clerk under the Council's Financial Regulations 4.5.

STREET LIGHTING

3.1 No matters to report.

CENTRAL ADMINISTRATION AND PERSONNEL

4.1 Grant Aid – East Anglia's Children's Hospices (EACH)

Attached, is an application letter from Jane Pigott, Fundraiser at EACH requesting the Council to assist in this charity providing support assistance to the residents of Sprowston.

Recommendation: to consider a donation to EACH.

Grant Aid – Sprowston Wanderers Football Club

Attached, is an application letter from Colin Wurr, Secretary of Sprowston Wanderers Football Club for the purchase of replacement dug-outs.

Recommendation: to consider a donation to Sprowston Wanderers Football Club.

4.2 Norfolk Association of Local Councils Annual Subscription 2016/17

The annual subscription demand has been received from Norfolk ALC (standing charge £62.26 and £10.69 per electorate at the Sprowston electorate of 11,639) of £1,215.54 for 2016/17. Included in the demand Norfolk ALC will make a payment of £768.17 to NALC.

Option: to instruct the Town Clerk with regard to this payment.

4.3 School Lane Pre-School

School Lane Pre-School have been granted an award of £6,000 from the Geoffrey Watling Fund. This contribution has been presented to this Council towards the nursery build. A second grant of £3,000 has been granted by Broadland District Council, which will be available to this Council in due course.

PLANNING AND TRANSPORTATION

5.1 Broadland District Council – Reg.16 Publication of Old Catton Neighbourhood Plan

Attached, is a letter of statutory consultation from Broadland District Council under the submitted neighbourhood plan (reg.16) on behalf of Old Catton Parish Council, available from the district council website. The consultation commences on Monday 21 March ending on 4 May 2016.

Option: for the Council to make comment on the proposed Old Catton Neighbourhood Plan.

ENCLOSURES

6.1 Sprowston Senior Citizens Club newsletter Issue 4 Spring 2016



**June Hunt
Town Clerk**



Dear Sir or Madam,

I would like to take this opportunity to introduce myself on behalf of your local fundraising team for East Anglia's Children's Hospices (EACH), and ask if your parish council would consider supporting us. EACH provides care and support to local life threatened children and their families through a variety of services including short break care, end of life care, bereavement support and a range of specialist therapies. EACH are currently supporting 123 children and young people across Norfolk, as well as 191 families.

There are many ways in which you can help make a significant difference to local life threatened children including:

- Making a donation to EACH
- Holding an event in aid of EACH, such as a fete or coffee morning
- Helping to publicise us. We have an A5 advertisement about EACH and ways in which the public can help, which we would love to put in your parish newsletter. If you would be interested please let me know and I can send you a copy via email



Any donation will make such a difference to the children and families EACH supports:

£5 – Art supplies for a session of specialist play

We provide a range of activities for children of all ages, including siblings. Our Play Specialists visit children and young people at home and in the community, and spend time with them during their stay.

£20 – Essential care kit for our nurses to use when providing care in the family home

The care we offer can be delivered in the family home, the hospital or at one of our three hospices.

£37 – One hour of bereavement support for all family members

Our support is tailored to the individual needs of family members and is offered during the child's life as well as afterwards. This includes one-to-one support sessions, parent groups and sibling activity groups.

£74 – Two hours of care at end of life

Understandably, families often want their child to be at home or in the hospice when they are nearing the end of their life – we provide specialist staff to enable this to happen.

EACH is a registered charity and we rely on voluntary donations for the majority of our income, this means we need to raise £6million this year to deliver our vital services which are a lifeline to children and their families at an unimaginably difficult time.

If you would like any more information or would like to discuss ways in which you could support EACH please do not hesitate to contact me.

Thank you very much for your time, any support you can offer EACH really will be appreciated.

Yours sincerely,

Jane



Jane Pigott

01953 666 767

Jane.pigott@each.org.uk

Suite 5, The Old Dairy, Elm Farm Business Park, Norwich Common, Wymondham, Norfolk NR18 OSW



SPROWSTON WANDERERS F.C.

2 Oak Avenue
Thorpe St. Andrew
Norwich NR7 0PD

June Brown
Town Clerk Sprowston Town Council
School Lane
Sprowston NR7 8TR

20th March 2016

Dear June

DUG-OUT FUNDING

We would like to enquire about a grant to fund the purchase of new Dug-outs for our Football Club.

Sprowston Wanderers have to have Dug-outs as part of the stated Ground Standards of Anglian Combination, without them we would be in jeopardy of being omitted from the League.

We at present have our home built Dug-outs but they are in need of a complete overhaul. On consultation with the Norfolk FA there is a potential Safety issue with them due to their small ground base and weight. They are considered unstable if not staked and are therefore potentially dangerous.
We do really need to replace them.


We have made enquires on replacing our Dug-outs and there are a number of possibilities on size, mobility and cost. The range is quite considerable

I enclose details of various options which show the range available.
On consideration of storage, ease of movement/erection and ultimately cost we favour the collapsible type. I enclose cost details on this option.
This is the cheapest and most probably the most practical option. They would look a lot better than our present ones and be more fitting with the new Changing room development. The storage would also be far easier.


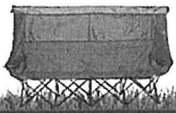
We would like to ask whether the Town Council would be prepared to assist us in the purchase of these Dug-outs in the form of a grant to cover their cost. (£429-98)

Yours sincerely
Colin Whurr
Secretary Sprowston Wanderers F.C






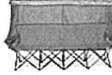
Rain or shine we've.... got you covered

[Home](#)
[Mobile Dugouts](#)
[Personalise Your Dugout](#)
[Instructions](#)
[Delivery](#)
[News](#)
[Contact Us](#)
[View Cart](#)

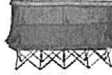
4 Seater Mobile Dugouts






4 Seater Dugout Black

[View Video](#)



4 Seater Dugout Red

[View Video](#)



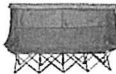
Personalise Your Dugout

Size & Dimensions - 4 seater

Weight: 12kg
Width: 235cm
Depth: 53cm
Height: 150cm
Strength: Total 540kgs (each seat will hold 135kgs)

Features:


- > Two cup holders at on each armrest
- > Comfortable oversized seats
- > UV protection & Waterproof fabric
- > Never tear fabric on seat bottom
- > Wheelable bag with solid handle
- > Unbreakable solid rubber wheels
- > [Personalise with your logo](#)



4 Seater Dugout £139.99

[SHARE](#)
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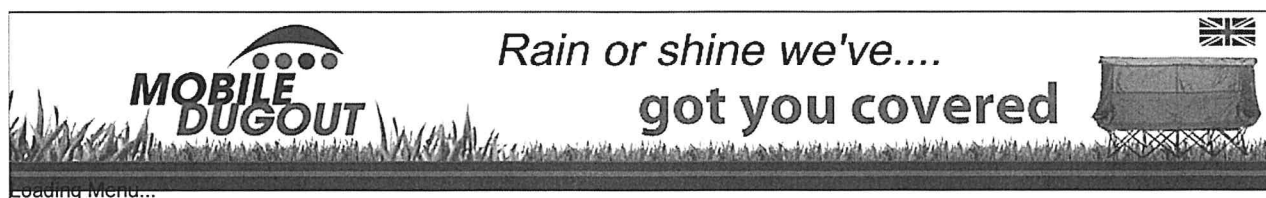
Mobile Dugout is a trading name of Sport AV Global Limited Tel: 07702 004842 Email: sales@sportav.co.uk
Company Reg No: 9855706 VAT No: 227 8142 07 [Home](#) | [Contact Us](#) | [Privacy Policy](#) | [Web Design](#) | [Site Map](#)



THIS IS OUR PREFERRED CHOICE

COST.	4 SEATER DUG-OUT	1	139-99
		2	139-99
	CLUB LOGO PRINTING	1	65-00
		2	65-00
	DELIVERY		20-00

$\underline{\pounds 429-98}$ GRANT APPLICATION



Loading Menu...

Personalised Dugouts to advertise your team, sponsor or company name!



Why not ask your Sponsor to pay for your Mobile Dugout and their logo will be printed on the back panel advertising their company everywhere you go and play! All logos and text will be printed and delivered to you on a separate back panel for you to attach to your Mobile Dugout.

Description	Cost	Logo Size / Print Area	Seats
Standard Logo	£45	500mm x 500mm	All sizes
Standard Logo with Text	£65	500mm x 500mm	All sizes
Large Logo	£95	1000mm x 1000mm	4 and 6 seater only
Large Logo with Text	£115	1000mm x 1000mm	4 and 6 seater only
Premium Logo	£120	2000mm x 1000mm	4 and 6 seater only
Premium Logo with Text	£140	2000mm x 1000mm	4 and 6 seater only

Above costs includes delivery & VAT

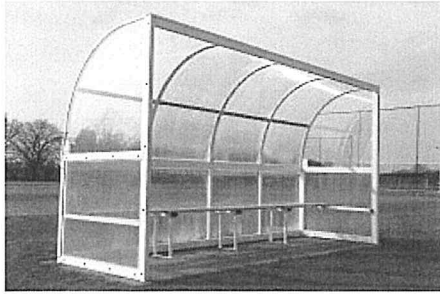
To personalise your Mobile Dugout, Email your design requirements to sales@sportav.co.uk with the following information:

- Your Team name & colours
- Your Logo in one of the following formats: jpg, gif, png
- Text up to 20 characters (& font style if you have a preference)



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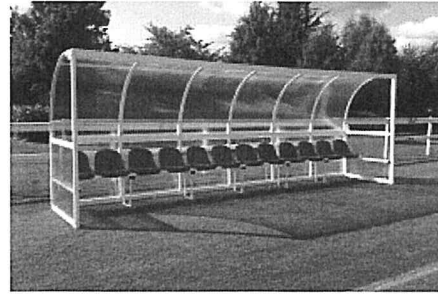


(<https://www.networld-sports.co.uk/football/football-team-shelters-dugouts/alu-football-shelters-wooden-seating.html>)

Aluminium Football Team Shelter [Bench Seating] (<https://www.networld-sports.co.uk/football/football-team-shelters-dugouts/alu-football-shelters-wooden-seating.html>)

£1,587.59

£1,175.99



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Aluminium Football Team Shelter [Bucket Seats] (<https://www.networld-sports.co.uk/football/football-team-shelters-dugouts/alu-football-team-shelters-bucket-seats.html>)

£1,754.99

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(<https://www.networld-sports.co.uk/football/football-team-shelters-dugouts/football-team-shelter-milan.html>)

Milan Football Team Shelter [Bench Seating] (<https://www.networld-sports.co.uk/football/football-team-shelters-dugouts/football-team-shelter-milan.html>)

£2,499.99

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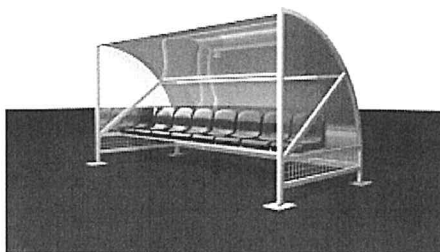


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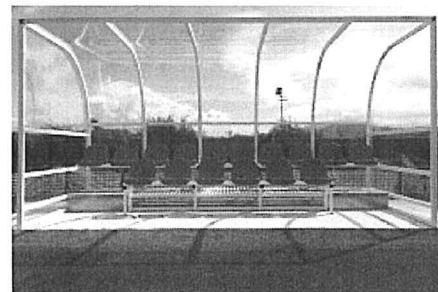
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(<https://www.networld-sports.co.uk/football/football-team-shelters-dugouts/2-tier-football-team-shelter.html>)

Two-Tier Football Team Shelter [16 Seat] (<https://www.networld-sports.co.uk/football/football-team-shelters-dugouts/2-tier-football-team-shelter.html>)

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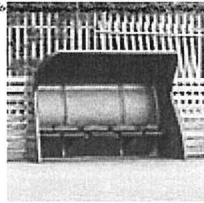
Terms &

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Quantity: - +

ADD TO BASKET

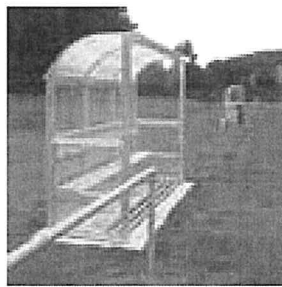
2.5m FibreTech Team Shelter



Ref: SHE-055

2.5m freestanding five person Fibre Tech Team Shelter. Extremely robust, durable and impact resistant to hockey and footballs. Made ... More details

3m Curved Top Pitch Shelter - Clear / Opaque



Ref: FO600

A robust players shelter. Aluminium rust-resistant frame. Seats up to 7 players. ... More details

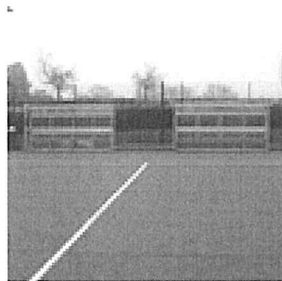
Price: £1,200.00 Excl. VAT (£1,440.00 Incl. 20% VAT)
Includes delivery to mainland UK (excluding

Scottish Highlands)

Quantity: - +

ADD TO BASKET

3m Curved Top Pitch Shelter - Clear Panels



Ref: FO603

A robust players shelter. Aluminium rust-resistant frame. Seats up to 7 players. ... More details

Price: £1,420.00 Excl. VAT (£1,704.00 Incl. 20% VAT)
Includes delivery to mainland UK (excluding

Scottish Highlands)

Quantity: - +

ADD TO BASKET

Sports Equipment | Sports | Football | Football Pitch Shelters | Football
Players Shelters - 1 to 3 metres long

**NORFOLK ASSOCIATION OF LOCAL COUNCILS
ANNUAL SUBSCRIPTION FORM 2016/17**

Sprowston Town Council

Standing Charge	£62.26
Plus electorate x 10.69 per elector (11639)	£1153.28

**Amount payable to
Norfolk Association of Local Councils**

£1215.54

Amount of your subscription Norfolk ALC will pay to NALC £768.17

CLERK CONTACT DETAILS - PLEASE NOTE ANY CHANGES OVERLEAF

Mrs J Hunt
Sprowston Diamond Centre
School Lane
Sprowston
NORWICH
NR7 8TR

Tel: 01603 408063
E-mail: townclerk@sprowston-tc.gov.uk
Website: www.sprowston-pc.gov.uk

Budgeted Income (2016/17) (including Precept) £ _____

Chairman's name _____

Address _____

_____ Post Code _____

Tel No: _____ e-mail: _____

**Would any of your Councillors like to join the Norfolk ALC
Electronic Mailing List?**

If so please tick the box and add their details overleaf

☐

Please return to: Finance Officer, Norfolk ALC, Rooms 057/058, County Hall,
Norwich, NR1 2UF ☎ 01603 664869 ✉ finance@norfolkalc.gov.uk



Ask for : Richard Squires
Extension : 2637
Direct Dial : 01603 430637
E-mail : richard.squires@broadland.gov.uk
Date : 18 March 2016

TO: Old Catton Neighbourhood Plan consultees

Dear Sir/Madam,

Proposal for Old Catton Neighbourhood Development Plan – Statutory Consultation on Submitted Plan (Reg. 16)

In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, Broadland District Council is undertaking a period of consultation on the proposed Old Catton Neighbourhood Development Plan. This consultation is for a period of six weeks and closes at **5.00pm on Wednesday 4th May 2016.**

This follows an initial assessment of the Plan and supporting documents by the local planning authority, from which it was concluded that these comply with the criteria specified within the Town and Country Planning Regulations 1990.

The proposed Old Catton Neighbourhood Development Plan has been produced by Old Catton Parish Council in consultation with residents, businesses, landowners, developers and other stakeholder organisations. The Neighbourhood Development Plan covers the civil parish of Old Catton and seeks to guide the future development of the parish up until 2035. It includes a vision and a set of objectives for the parish, as well as a series of policies that sit within one of five themes: environment and landscape, transport, design and housing, community facilities, and the local economy.

If you wish to view and make comments on the proposed Plan, please visit Broadland District Council's Consultation Portal (<http://consult.broadland.gov.uk/portal/neighbourhoodplans/>) to submit your comments online.

Alternatively you can view hard copies of the document and supporting information at the following venues:

- Broadland District Council offices, 1 Yarmouth Rd, Norwich, NR7 0DU
- Sprowston Library, Recreation Ground Rd, Norwich, NR7 8EW

Also available at these venues are copies of a consultation response form, which can be completed and returned as an alternative to using the Consultation Portal.

Broadland District Council
Thorpe Lodge, 1 Yarmouth Road
Norwich NR7 0DU

Switchboard tel: (01603) 431133



Any completed response forms should be sent to the following address before the deadline specified above:

Spatial Planning Team
Broadland District Council
Thorpe Lodge
1 Yarmouth Road
Thorpe St. Andrew
Norwich
NR7 0DU

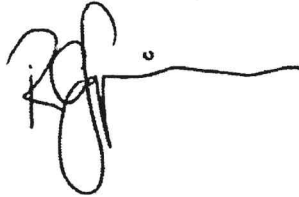
Email: neighbourhoodplans@broadland.gov.uk

As part of your consultation response, please also state whether you wish to be notified if and when the Neighbourhood Plan has been adopted by the district council.

Further information (including next steps), and PDF copies of the Neighbourhood Plan, the response form and other supporting documents, is available at www.broadland.gov.uk/neighbourhoodplans.

If you have any queries regarding this consultation, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'R. Squires', with a long horizontal line extending to the right.

Richard Squires
Community Development & Liaison Officer

Sprowston Diamond Centre Phase 3

Report of the Town Clerk to Sprowston Town Council Meeting 6 April 2016

1.1 Background

The original business plan prepared in 2012 and amended in 2015 proposed a build cost of £2,494,495 for works, including professional fees and statutory fees. This plan identified partnership funding streams such as Reaching Communities buildings for £1m, unsuccessfully applied for during 2015.

During 2015 the Greater Norwich Growth Board (GNGB) included £1m for Sprowston Diamond Centre within their 2016/17 business plan as part of an incentive to deliver community infrastructure in advance of development and receipt of CIL (Community Infrastructure Levy) from developers in the Sprowston area.

As a result of the decision not to fund this project made by the Lottery it was decided prudent to engage Bidwells to review the original design plan to facilitate a less expensive but appropriate build.

Jason Menezes of Bidwells presented to the Council a revised plan for Phase 3 of the development of Sprowston Diamond Centre under Minute 16/059 on 16 March 2016.

The attached design now incorporates the following amendments:

- (i) Move the kitchen to one of the stores in order that the kitchen can be accessed from the main hall;
- (ii) Break up the large expanse of brickwork in the rear elevation with some form of detailing;
- (iii) Ensure that there is provision of changing facilities within the disabled WC;
- (iv) Establish the disability compliance of the internal ramp;
- (v) A drop off point close to the front entrance with car parking for all needs.

2.1 Costing of Phase 3

The schedule of phase 3 new build and alterations to existing areas is attached, with fees, showing a contingency margin of +/-5% variance of between £1,371,364 and £1,515,718.

3.1 Greater Norwich Growth Board

To support the application to the GNGB a business case for the loan has been provided, a copy of which is attached for information.

The details of the business case were agreed during a meeting with the Leader of Broadland District, the Chairman of the Council, and the Head of Planning, notes of that meeting are attached for information. This section outlines option (i) of that business case.

In preparation of the business case a housing trajectory, attached, was prepared showing CIL income forecast. Table 1 shows the housing trajectory for Sprowston area as outlined in the Growth Triangle Area Action Plan 2014 up to 2022/23 and Table 2 shows the forecast if developments do not begin until 2019. Working on the forecast contained in Table 2 for a £1m loan over a period of 7 years until 31 March 2003, approximately 445 (CIL liable) properties would need to begin development.

The GNGB has advised this Council that the business case will be presented at their next meeting in October, or earlier if a special meeting is convened, and details are presently being reviewed by Norfolk County Council as the Accountable Body.

4.1 Public Works Loan Board (PWLB)

The business case to the GNGB shows two borrowing options, (ii) being the PWLB. Presented to Councillors for consideration is the latest schedule of loan repayments for a PWLB of £1.5m.

It should be noted that the Council's Sprowston Diamond Centre Fund at the end of January 2016 contained £202,913 supported by a resolution to increase this fund by any future CIL or S.106 monies received. The nursery build at an estimated cost of £140,886 will reduce this fund to £155,114.00.

5.1 Report from the Council's Finance Working Group

The above group met on 30 April and attached for Members information are the notes of the meeting which will be supported verbally by the Group.

Recommendation: for Council to consider the report and recommendations of the following actions:-

- (i) instruct Bidwells with regard to Phase 3 amendments; and if agreed
- (ii) instruct Bidwells to apply for planning permission;
- (iii) instruct the Town Clerk with regard to funding options;

OR;

- (i) instruct the Town Clerk accordingly.



June Hunt
Town Clerk

31 March 2016

PROJECT TITLE: Sprowston Diamond Centre, Sprowston, Norwich					
Phase 3: Main Block					
Central new build and alterations to existing areas					
Ref	Description	Area	Unit	Rate	Cost
Building					
	Demolitions	18	m2	£150	£2,700
	Alterations to existing building areas (Changing Rooms, WC's, Storage areas, etc)	170	m2	£850	£144,500
	New build	405	m2	£1,400	£567,000
	extra; uplift for first floor voids	326	m2	£300	£97,800
	M&E Upgrade			Sum	£150,000
	Canopies to main entrance and secondary entrance			Sum	£25,000
Externals					
	Break out existing car park tarmac, retain existing sub-base and re-surface in tarmac	1200	m2	£48	£57,600
	extra; repair / alteration works to drains	1	PS	£5,000	£5,000
	Landscaping and boundary works	1	PS	£15,000	£15,000
	Sub Total Cost	901	m2 total GIFA		£1,064,600
	Contractors preliminaries, overheads and profit			15.0%	£159,690
	TOTAL		£/m2 GIFA -	£1,359	£1,224,290
	Contingency @ 5%			5.0%	£61,215
	Professional fees @ 12.5%			12.5%	£153,036
	Statutory fees, planning and building control				£5,000
	TOTAL inc Fees				£1,443,541
	Note the above are budgetary figures and exclude VAT				
	Allowing for a margin of +/- 5% variance gives the following parameters of cost:			from	£1,371,364
				to	£1,515,718

Meeting re: £1m borrowing from GNGB on 23/2/16

Attendees: Ian Moncur; June Hunt; Andrew Proctor; Sally Hoare; Phil Courtier

IM: SPC want clarification regarding the terms of any borrowing agreement.

JH: Sprowston has never had a community centre. This is why the Diamond Centre was purchased – to fill this gap. The scheme which has planning permission and which was the original plan for the Diamond Centre has been costed at £2.4m. However, some elements of the scheme have already been delivered in a piecemeal manner and therefore the cost of the project has now been reduced to just in excess of £2m. Bids to the Lottery and Sport England have been unsuccessful to date.

JH: Next step will be to revert to the architect to 'cut the cloth accordingly'. SPC are waiting the architect's revisions but it is thought that the new scheme will be closer to £1.5m.

JH: SPC has already 'saved' £259k. SPC don't want to raise the precept.

SH: The potential income has also been calculated as £90k pa. This income would be used to pay off any borrowing.

JH: SPC has committed to using all CIL receipts and, where appropriate, s.106 monies to pay off the borrowing.

AP: The GNGB funding is likely to be a 5 year deal.

JH: SPC accepts that it will guarantee the loan.

AP: The CIL forecast raises questions regarding the payback using CIL receipts. In light of these doubts the Public Works Loan Board would offer a better borrowing option.

SH: Circulated a document entitled 'Sprowston CIL Income Forecasts'. This document indicates that a realistic payback period is 7 years.

All: general discussion regarding use of £440k s.106 money arising from the White House Farm development. PC advised that this commuted sum was for maintenance and therefore it shouldn't be used in the financial modelling for the Diamond Centre capital cost.

PC: BDC can provide written confirmation that the use of local CIL receipts to pay back a PWLB loan for the Diamond Centre development will comply with the CIL receipts. This will allow SPC to make a decision regarding what the most appropriate borrowing facility is. **Action: BDC to confirm in writing.**

All: Notwithstanding the above it was considered that the GNGB loan agreement should not yet be dismissed. However, the borrowing options need to be explored further by SPC. In the meantime the agreement with the GNGB should be held in abeyance.



Business Case for a loan to refurbish Sprowston Diamond Centre

Background:

The original cost of works to refurbish and to provide a main hall at Sprowston Diamond Centre was estimated at £2,400,000. This is currently being revalued by Sprowston Town Council Architects, in view of the delay of development and consequential delay of CIL (Community Infrastructure Levy) receipts in the Sprowston area. In the Growth Area Action Plan 2014 the total CIL neighbourhood receipts at 25% of the levy is in excess of £4,000,000 to 2025/26 at current values.

The new Diamond Centre scheme has been provisionally estimated at £1,500,000, to provide a lesser but as effective scheme for a community building maximising space for identified users.

Funding Options:

- (i) Loan from Greater Norwich Growth Board £1,000,000 plus £500,000 Sprowston Town Council.
- (ii) Loan from Public Works Loan Board £1,500,000.

There are two borrowing options (i) and (ii). (i) is a loan from Greater Norwich Growth Board with interest at just above base rate. The attached CIL Income Forecasts document shows that a 7 year period would be the most favourable option for payback, as realistically development is not expected to begin until 2019 (Table 2). However, the Town Council would make a commitment to payback all CIL receipts received at 25% until the loan is repaid.

Working on the forecasts contained in Table 1, for a £1,000,000 loan over a period of 7 years until 31 March 2023, approximately 445 properties (CIL liable) would need to be commenced.

Table 2 shows that the three major developments in the Sprowston area will by 2022/23 realise just over £2,000,000 in neighbourhood CIL receipts.

In the event that the largest development i.e. GT12 North Sprowston and Old Catton did not begin by 2019, or beyond, there will be enough capacity within the other two major development sites to enable repayment of the loan i.e. at 469 (CIL liable) properties.

Borrowing option (ii) would be via a loan from the Public Works Loan Board of £1,500,000.

Repayment for (i) and (ii) above:

- (i) CIL repayments deferred to Great Norwich Growth Board until 2019/20 and beyond to 2022/23 (or earlier if developments progress to time forecast).
- (ii) Payback at EIP (Equal Instalments of Principal) £80,700 per annum at 3.38% interest over a 50 year period with the option of premature repayment. The next paragraph explains why this term and repayment rate is the favoured PWLB option.

Total Payback for (i) and (ii) above:

- (i) At Bank of England base rate of 0.5% (simple interest at current base rate as of 11 March 2016) equals £5,000. This does not take account of the GNGB additional charge.
- (ii) Over a 50 year period at £80,700 per annum on an EIP decreasing rate the total payback would be £2,780,175.

Security for (i) and (ii) above:

Town Council revenue for hire of community facilities including Diamond Centre, Nursery, Pavilion and former Council Offices, is approximately £78,000 per annum (2015/16); forecasts post refurbishment are expected to be in excess of £90,000 per annum (hence the favoured annual repayment rate of £80,700).

Loan guarantee would be underwritten through the precept and revenue from buildings, together with all CIL receipts until either funding option is repaid.

Broadland District Council would provide written confirmation that the use of local CIL receipts to pay back a loan for redevelopment of Sprowston Diamond Centre will comply with CIL regulations. It is further agreed that Broadland District Council would underwrite that all CIL receipts received by them would be payable directly to the GNGB until the loan is repaid.

June Hunt Town Clerk

11 March 2016

Sprowston Community Infrastructure Levy (CIL) Income Forecasts

Table 1: Housing Trajectory for Sprowston area as outlined in the Growth Triangle Area Action Plan 2014 – up to 2022/23

Site (with CIL)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Totals
GT7 Land South of Salhouse Road		75	150	150	150	150	150	825
GT12 North Sprowston & Old Catton	91	182	182	183	188	188	188	1202
GT13 Norwich RFU			25	50	50	50	50	225
Total properties	91	257	357	383	388	388	388	(2252)
Less 33% affordable	30	85	118	126	128	128	128	(743)
Sub-total (CIL liable properties)	61	172	239	257	260	260	260	1509
£ CIL income @ £9,000 (approx. per property)	549,000	1,548,000	2,151,000	2,313,000	2,340,000	2,340,000	2,340,000	13,581,000
Admin @ 5%	27,450	77,400	107,550	115,650	117,000	117,000	117,000	679,050
Strategic 70%	384,300	1,083,600	1,505,700	1,619,100	1,638,000	1,638,000	1,638,000	9,506,700
Neighbourhood 25%	137,250	387,000	537,750	578,250	585,000	585,000	585,000	3,395,250

Table 2: Forecast if developments do not begin until 2019

Site (with CIL)	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Totals
GT7 Land South of Salhouse Road				75	150	150	150	525
GT12 North Sprowston & Old Catton				91	182	182	183	638
GT13 Norwich RFU				25	50	50	50	175
Total properties				191	382	382	383	(1338)
Less 33% affordable				63	126	126	126	(441)
Sub-total (CIL liable properties)				128	256	256	257	897
£ CIL income @ £9,000 (approx. per property)				1,152,000	2,304,000	2,304,000	2,313,000	8,073,000
Admin @ 5%				57,600	115,200	115,200	115,650	403,650
Strategic 70%				806,400	1,612,800	1,612,800	1,619,100	5,651,100
Neighbourhood 25%				288,000	576,000	576,000	578,250	2,018,250

Working on the forecasts contained in the table above, for a £1m loan over a period of 7 years until 31 March 2023, approximately 445 properties (CIL liable) would need to begin development.

In the event that GT12 North Sprowston & Old Catton did not begin by 2019 or beyond, there would be enough capacity within GT7 and GT13 to 2022/23 to enable repayment of the loan (i.e. $525 + 175 - 33\% = 469$ properties).

PWLB

FIXED RATE LOANS - ESTIMATED REPAYMENT COSTS

Amount of Advance: 1,500,000.00

Period (years)	Annuity			EIP			
	Rate (%)	½ Yearly Cost (£)	Total Cost (£)	Rate (%)	Initial ½ Yearly Costs (£)	Reduces by each ½ year (£)	Total Cost (£)
Over 4½ not over 5	1.49	156,214.68		1.49	161,175.00	1,117.50	1,561,462.50
Over 9½ not over 10	1.85	82,496.65		1.84	88,800.00	690.00	1,644,900.00
Over 14½ not over 15	2.23	59,103.52		2.20	66,500.00	550.00	1,755,750.00
Over 19½ not over 20	2.56	48,150.01		2.50	56,250.00	468.75	1,884,375.00
Over 24½ not over 25	2.84	42,103.65		2.75	50,625.00	412.50	2,025,937.50
Over 29½ not over 30	3.06	38,384.51		2.96	47,200.00	370.00	2,177,100.00
Over 39½ not over 40	3.30	33,905.43		3.23	42,975.00	302.81	2,481,112.50
Over 49½ not over 50	3.31	30,788.72		3.32	39,900.00	249.00	2,757,450.00

- Note:**
1. Although this report provides figures for repayment periods of between 5 and 50 years, in practice loans may be repaid over any period between 2 and 50 years.
 2. Amounts payable on loans from the Board are calculated on the assumption that loans will run their full term as agreed when the loans were originally made.
 3. If a borrower wishes to make a premature repayment of a loan, either in whole or in part, it should contact the Board giving full details beforehand. The Board will usually agree to accept this request but it should be noted that a premium will be payable when the interest rate on the loan to be repaid is higher than the current interest rate for a loan repayable by the same method and over the same period as that remaining on the loan which it is proposed to repay. When the interest rate on the loan to be repaid is lower than the current interest rate, a discount will be allowed.

Report of Finance working group meeting held 26th Mar 2016

(updated from meeting of 20th Jan 2016)

The group was re-convened to discuss possible financing of the Diamond Centre phase 3 works following the revised proposal from Bidwells.

These notes are based upon the earlier ones produced following the January WG meeting.

The background to these discussions was

- The 2016/17 budget and the 5-year plan had not taken into account any of phase 3 (including the pre-school extension) in the current budget
- The council have now decided to progress with the pre-school extension independently and it is hoped this work will be done in the next few months
- Negotiations with the GNDP are ongoing.
- An additional £10,000 income from the extended pre-school has been included in the 5-year plan from 2017/18 onwards. The anticipated additional income is £20,000 pa.
- There is a projected £155,000 in general reserves (identified for Sprowston Diamond Centre) at the end of the financial year 2014/15.
- In Public Works Loans Board (PWLB) terms, an Annuity loan is paid off in equal instalments which include interest plus an increasing amount of principal as the amount of interest reduces. With an EIP (Equal Instalment of Principal) loan The amount of principal repaid is the same at each payment, therefore as the principal reduces, so does the interest and therefore the regular payment. The latter starts with significantly larger repayments which would only reduce to the level of annuity repayments after 20 years (but would continue to reduce and be less thereafter).
- The annual interest on £1.5m is approx. £80,100 (current PWLB rate, EIP 50 year loan) or £61,800 (50 year annuity loan). Calculation as of 30 March 2016.

The group considered the current facts and concluded that in the longer term, the additional income from 585 **band D equivalent** properties would fund the interest repayments on a 50 year annuity loan (742 band D equivalents for the interest on a 50 year EIP loan). NB the current Norfolk Homes development behind Tesco is for 1200 homes but the banding of these is unknown.

In the shorter term the repayments could be funded as follows

		Annuity 50 year	EIP 50 year
Year 1 2016/17	Additional pre school rent	£20k	£20k
	From reserves or savings	£41.8k	£60.1k
Year 2 2017/18	Pre school rent	£10k	£10k
	Additional precept est 100 band D equivalents	10.8k	£10.8k
	Precept increase or reserves	£41k	£59.3k
Year 3 2018/19	Pre school rent	£10k	£10k

	Additional precept est 200 band D equivalents	£21.6k	£21.6k
	Precept increase or reserves	£30.2k	£48.5k
Year 4 2019/20	Pre school rent	£10k	£10k
	Additional precept est 400 band D equivalents	£43.2k	£43.2k
	Precept	£8.6k	£26.9k
Year 5 2020/21	Pre school rent	£10k	£10k
	Additional precept est 600 band D equivalents	£64.8k (surplus)	£64.8k
	Precept	Nil	£5.3k

If GNDP agree to a draw down on CIL monies the interest will hopefully be less but is likely to be a first call on any CIL receipts.

At some unknown point the council should receive significant CIL monies, at which time the council at that time can decide whether to pay off any PWLB loan.

KL 31-3-2016