

The River Thurne Tenant's Association Committee Meeting
New Victoria Hall Neatishead NR12 8AD
30th April 2025 at 10.30am

Present: D. Cornell, A. Wright, F. Brown, K. Bacon, R. Pike, J. Williams, H. May

Apologies: L. Haywood

In Attendance: D. Sanford (Tower View) Lynne & Ron Pack (40 Winks, Repps)

DC welcomed everyone to the meeting.

1.0 RTTA Minutes: DC signed minutes 24-2-25

2.0 Correspondence

2.1 Max Manners has asked us not to circulate the 101A documentation widely (as mentioned in the Chair's Spring Newsletter.

FB asked the relevant EA person whether the documentation could be circulated more widely. She confirmed that it is a matter of public record. As such, the EA has no objection to the documentation being circulated widely. However, as of today no RTTA member has asked to see a copy of this 256-page document.

FB has confirmed all this to MM

2.2 DC wrote to Tom Jones (IDB Project Delivery Engineer Manager) regarding the pumps behind Highs Mill, and the potential impact on bungalows, parking, and footpaths.

2.3 DC has asked WMA what the impact of the new pumps might be. She has circulated the response from Tom Hunter (WMA) which says there will be no impact. We understand from the email that the pumps will not be installed until 2026.

2.4 Paul Jacobs (4 Winds) sent complaint to WMA – Tom Jones says there is no formal car parking area behind Highs Mill. The public footpaths have remained open – the access to the pathway behind Highs Mill is only an informal footpath. There is no guarantee of unrestricted access during the works. WMA has already contacted all statutory consultees. Works are being delivered under the Broads Internal Drainage Board Permitted Development Rights.

2.5 There was substantial discussion regarding the mess on the Martham Bank. KB suggested we might approach WMA Committee Members Harry Blathwaite & Henry Cator.

Agreed: DC to approach Harry Blathwaite & Henry Cator regarding the mess on the Martham bank.

3.0 Treasurer's Report

3.1 RTTA Bank balances are as follows:

- Community account - £2485.55
- Community account No.2 - £126.00
- Business premium account - £3,568.24

3.2 DC still has to pay for the hall.

3.3 DS suggested it might be time to think about combining two of the accounts. JW said Community Account No.2 needs to be kept separate, as it is used exclusively in connection with arrangements around the Bridge Inn Car Park.

4.0 Meeting Regarding Planning Applications

4.1 BA Planner has sent a shopping list of 'dos and don'ts'. We are waiting for a summary from the EA.

4.2 AW suggested we should develop a decision diagram, once we know more - JW happy to help – it will then be brought back for comment/approval by this Committee.

Agreed: AW & JW to design a draft 'planning decision diagram'

4.3 DC suggested sending the eventual document to all the relevant authorities for approval. RP suggested putting it on the Website (not the Face Book page). DS suggested putting links on the Face Book page.

5.0 Website – all looks okay – Sharon is doing a good job.

6.0 Face Book Page

6.1 The content seems to have become slightly less contentious than previously. Neil Duffield is using it to keep people up to date with some of the TBMC information.

6.2 After some discussion about commercial users of the Face Book Page, DC suggested commercial users of the Face Book page might be asked to contribute to the RTTA funds.

Agreed: DC to write to commercial users with that request.

7.0 Lease Enfranchisement

7.1 EA has clarified their position regarding leases and potential freeholds in an official Environment Agency Policy Statement.

7.2 KB's summary of potential legal issues regarding the freehold purchase of bungalows by 13 owners was discussed. These covered: basis of the valuation, vacant possession, remaining time of the Headlease (60 years), TBMC surrender of

the Headlease on the relevant 13 plots, potential EA payment for such a surrender, legal position re. potential conflict of interest (3 of 5 TBMC Directors have a personal and pecuniary interest in acquiring their freeholds). KB suggested the issues are so substantial that decisions should be for all TBMC shareholders at a General Meeting?

Agreed: KB and DS would redraft KB's paper in the form of questions – this to be circulated to Committee members for approval - then sent to TBMC and EA by a shareholder – JW volunteered

8.0 TBMC

8.1 There was a long discussion regarding issues brought to the attention of RTTA, relating to the current management of TBMC. In the interests of the shareholders RTTA discussed raising concerns about the state of TBMC's management, e.g.

- Basis for the annual billing process
- Replacement of the management agent
- Treatment of the Chairman (Harry May)
- Lack of response to reasonable questions
- Who is controlling the TBMC database, and why is one Director (not the Chair) contacting leaseholders personally, seemingly in the name of the company

Agreed: RTTA to ask for a meeting with representatives of TBMC in light of a number of concerns that have been raised by members

9.0 S101A Application

Agreed: FB to write to Anglian Water to ask about their plans going forward

10.0 Flooding

10.1 HM stated that the NNDC flood wardens presently in charge of flooding issues along the Thurne have been asked to take on responsibility for the Martham bungalows as Great Yarmouth BC do not have any flood wardens. It was discussed at the Upper Thurne Working Group that the wardens would need to have a list of those bungalow owners living permanently in their premises.

11.0 Car Parking

11.1 The Bridge Inn car parking scheme is under way, but KB reported that fewer RTTA members are taking advantage of the scheme this year.

Agreed: JW to develop an invoice

11.2 There is one garage space for sale in the Bridge Car Park

12.0 Underground Cabling

12.1 Some overhead cables are still in place.

Agreed: FB to follow this up with the original contractor Drakes

13.0 Speeding Boats

13.1 RP has given the boatyards a poster to put up. He has also encouraged boatyards to draw the speed limit to the attention of their hirers.

13.2 RP has also contacted BA to ask their Rangers to be vigilant re. speeding boats.

Agreed: RP to get the contact email address, so that DC can circulate a Mail Chimp communication advising members how to contact River Control if they see a speeding boat. It would be helpful if they could provide a photo, the boat number, and the location.

14.0 Dog Fouling and Adder Signs

14.1 RP reported that lots of signs have been put up – one taken down already!

Agreed: RP will order some more signs for FB to put up on the Northwest Riverbank.

Agreed: LH to approach Great Yarmouth Council to find out the costs of installing dog waste bins and then emptying them on a regular basis. DC to do the same with North Norfolk DC. (carried forward from the previous meeting, in LH's absence)

15.0 Names & Addresses of New Owners

Agreed: DC to approach new TBMC Managing Agent re. list of new bungalow and mooring plot owners, so that RTTA's database can be kept up to date.

Agreed: DC to send letter to the EA, asking that it be forwarded to B Lease owners

16.0 Litter Pick

This year's Litter Pick was a great success. Around 25 people took part, including a NNDC Councilor, Parish Councilors, and riverbank people. There was less rubbish than usual, which is encouraging.

17.0 Council Tax

Some bungalow owners on NNDC bank are being rated as second homes and charged 200% - so far, we are aware of 4 such properties.

Agreed: DC is working with the owners and will contact NNDC personally to try to get these charges removed and replaced with the discount being offered elsewhere.

18.0 Members Reports None

19.0 Date of Next Meeting – TBA in June/July