

Rocklands Parish Council (RPC)
Minutes of Parish Council Meeting held in Rocklands Village Hall
7.00pm on Monday 9th January 2017

Present: David Howie Chair
 David Roberts
 David Witt
 Cath Jones
 Nicola Southgate
 Shirley Colenutt
 Kim Austin Clerk

Also present: 29 members of the public.

The meeting started at 7:01 and Cllr. Howie thanked everybody for coming.

1. To consider accepting apologies for absence

RESOLVED to accept apologies from Cllr. Ian Scholes who was celebrating his birthday and County Cllr. Cliff Jordan who had other commitments. Apologies also from John Scase, David Jones and Pam Robinson.

2. To record declarations of interest from members in any items on the agenda

There were no declarations of interest.

3. To approve the minutes of the last council meeting on Monday 7 November 2016

The minutes were duly signed by the Chair, Cllr. David Howie.

**4. To discuss any matters arising from the minutes (7 November 2016) not on the agenda
Bus Shelter.** Now demolished.

First Time Sewerage Scheme. The Parish Council has tried to gauge the level of interest in this scheme to run mains sewerage into the Chapel Street/Thieves Lane area in 2020-2025. A flier has been given to 61 properties, a notice has been posted and an advert placed in the Rocklander. Only 14 responses have been received so far (23%). Cllr. Howie was concerned about applying (Fee £150) with such a low interest/uptake. Cllr. Colenutt would be particularly interested as have had big problems with drainage and septic tanks that needed emptying twice a month ! Had been quoted £10K to upgrade. Would be good if could get Ridgeons interested. Cllr. Colenutt and 2 other houses in Thieves Lane were interested in connecting. Maybe Chapel Street didn't have a problem ? Maybe just do Thieves Lane ? Cllr. Howie will contact Anglian Water for advice and report back at the next meeting.

ACTION: Cllr. Howie to contact Anglian Water for advice re Sewerage Scheme.

Pond. Doesn't belong to Ridgeons but to man called Alistair who hasn't yet got back to Cllr. Howie. The Pond is not linked to sewerage but Cllr Colenutt explained that the higher the water level in the pond the less the water can drain away and therefore the septic tank doesn't empty properly as there is nowhere for the water to go. Used to be a big pond but now is small and overgrown and silted up.

5. To adjourn the meeting for public participation

Meeting adjourned at 19.17pm and opened to the public.

There were no comments from the public.

The meeting re-opened at 19.18pm.

Signed

Date

6. To update on the Rocklands Neighbourhood Plan (RNP) Richard Golke (RG)

A public workshop had been held at the Village Hall on 19th November as an opportunity for all to chat to the RNP Committee (RG, Richard Harrison, Michael McArthur and Cllr. Howie were present). ~30 people were present and there were some interesting discussions. Main concerns were: Number of new houses (now and in the future), the future of the Pub, the idea of relocating the School to a new area (Consider including as part of RNP if there is a will to take this forward). The Primary School has reached its limit as what can be done on the current site. There could be a potential for growth with the amount of new housing in Great Ellingham and Attleborough.

It was intended that a **Newsletter** containing a summary of the questionnaire results be distributed to all residences in the Parish. This however turned into a bit of a logistical nightmare, with The Street being missed out and only ~50% of households receiving it. Copies of this newsletter were made available at the Shop and would be put on the Rocklands website. RG would also do a summary for the Rocklander. RG has spare hard copies.

David Seaton of Bell Lane has **joined the RNP Committee**. RG asked if anybody else would be interested in joining.

£488 grant money had now been received into bank account.

The plan would look forward 25 years.

RNP **Committee meeting** scheduled for Wednesday 18 January 2017 at the Crown.

7. To update on Village Pub

There may be a change of ownership soon but still a long way to go. The new owner would have the support of the Parish Council.

8. To report on Finance

The Clerk delivered the financial report.

8.1 Financial position

The bank account balances as at Monday 9 Jan 2017

| | |
|----------------------------------|------------------|
| Barclays Community Account | £ 1612.34 |
| Barclays Saver (Reserve) Account | £ 3326.24 |
| TOTAL as per bank | £ 4938.58 |

8.2 Money in since last meeting

| | | |
|----------|---|------------------|
| 10/11/16 | Breckland Council - Grant money for RLP | £ 488.00 |
| 16/11/16 | Norfolk Community Foundation - Grant for lights | £ 700.00 |
| 5/12/16 | Bank Interest - Saver Account | £ 0.41 |
| | TOTAL IN | £ 1188.41 |

8.3 Cheques out

| | | |
|---------|---|-----------------|
| CHQ 580 | Rocklands Village Hall - RNP meeting (RNP) | £ 27.50 (DONE) |
| CHQ 581 | David Howie (Chair) - Reimburse May/Aug (Paper/Ink) | £ 64.47 (DONE) |
| CHQ 582 | Vida Host (Ian Scholes) - Website hosting | £ 47.97 (DONE) |
| CHQ 583 | David Howie (Chair) - Reimburse Sep/Nov (Paper/Ink) | £ 85.43 (DONE) |
| CHQ 584 | Barkers Print & Design 300 A4 questionnaires RNP | £ 57.00 (DONE) |
| CHQ 585 | Richard Seaman - Clear Pond/Site - CASH | £ 500.00 (DONE) |
| CHQ 586 | Richard Seaman - Demolish Bus Shelter - CASH | £ 125.00 (DONE) |
| | Cheques out (to sign) | |
| CHQ 587 | LCPAS - Annual Subscription | £ 100.00 |
| CHQ 588 | Kim Austin (Clerk) - Reimburse 4 months post/miles | £ 39.52 |
| CHQ 589 | All Saints PCC | £ 85.00 |
| CHQ 590 | St. Peters PCC | £ 85.00 |

Signed

Date

| | | | |
|------------------|-----------------------------------|---|------------------|
| CHQ 591 | Rockland Playing Field | £ | 120.00 |
| CHQ 592 | Rocklands Village Hall | £ | 120.00 |
| CHQ 593 | Central Norfolk Methodist Circuit | £ | 70.00 |
| TOTAL OUT | | | £ 1526.89 |

NOTE: £27.50 & £57.00 (Total £84.50) is out of RNP funds.

8.4 Precept setting

Precept Forms received for 2017/2018 and need to be returned by 27 January 2017. The Clerk had distributed summary accounts and projections to all councillors prior to this meeting. After some discussion it was agreed to keep the precept at £5000 being the same level as the previous year. Chairman Cllr. David Howie signed the form already completed by the Clerk and this would be sent to Breckland Council well before the deadline.

Donations to Churches etc. Amounts and beneficiaries for donations should have been done earlier in the year (~ Sept 2016.) The Clerk had distributed the list of beneficiaries and amounts prior to this meeting. The detail was agreed as below, the same as last year and the cheques duly signed by Cllrs. Howie and Southgate.

| | | |
|---------------------------|------------------|----------------|
| All Saints PCC | Churchyard | £ 85.00 |
| St Peters PCC | Churchyard | £ 85.00 |
| Rockland Playing Field | Playground | £120.00 |
| Rocklands Village Hall | Hall Maintenance | £120.00 |
| Central Norfolk Methodist | Churchyard | £ 70.00 |
| TOTAL | | £480.00 |

Rocklands Neighbourhood Plan (RNP) – Accounts (For expenses 1/7/16–31/12/16)

The Clerk provided a separate account for RNP. A copy was given to RG.

| Date | To/From | Details | CHQ | Income | Expense | Balance |
|------------|------------------------|--|--------|--------|---------|----------------|
| | Grant from Groundwork. | Initial GRANT | | 976.00 | | £976.00 |
| 25/07/2016 | Aid signs and graphics | Printed banners and wooden posts | 100571 | | £460.80 | £515.20 |
| 05/08/2016 | Richard Golke | Reimburse postage stamps (200) | 100572 | | £110.00 | £405.20 |
| 09/08/2016 | Barkers Print & Design | Questionnaires (350) and envelopes (300) | 100573 | | £441.60 | -£36.40 |
| 12/08/2016 | Richard Golke | Reimburse postage stamps (96) | 100572 | | £52.80 | -£89.20 |
| 06/09/2016 | Richard Golke | Reimburse 2 x coffee mornings | 100575 | | £11.70 | -£100.90 |
| 08/11/2016 | Rocklands Village Hall | RNP Meeting | 100580 | | £27.50 | -£128.40 |
| 10/11/2016 | Grant from Breckland | Second Payment | | 488.00 | | £359.60 |
| 21/11/2016 | Barkers Print & Design | 300 A4 questionnaires | 100584 | | £57.00 | £302.60 |

NOTE: Currently spent £1161.40 leaving £302.60 left over from grant money.

| | |
|-----------------|-----------------|
| 1,464.00 | 1,161.40 |
|-----------------|-----------------|

9. To consider planning applications

Cllr. Southgate went through all the planning applications, outcomes, pending and new.

9.1 Planning OUTCOMES since last meeting

- 3PL/2016/0851/Garry **Jackson**/Shepley House/Change of use - holiday let (99) **PERMISSION**
- 3PL/2016/1165/F **Walker**/Cavendish House/Single storey annexe (103) **PERMISSION**
- 3PL/2016/1119/O **Baker**/Coach House, Low Lane/New dwelling (104) Was (97) **REFUSED**
- 3PL/2016/1194/F **Annison**/Land at Mill Lane/dwelling, garage, cartshed, workshop (105) **REFUSED**
- 3PL/2016/1162/VAR **Becker**/Stone Barn/Retrospective variation (106) **PERMISSION**
- 3PL/2016/1311/F **Barnard**/Norrols Farm/Livestock Building (107) **PERMISSION**

9.2 Applications PENDING outcome

- 3PL/2016/0748/F **Garrod**/Peel Farm/5 Extra Pig units (98) to **PLANNING COMMITTEE 14/11/16**

Signed

Date

9.3 NEW applications since last meeting

3PL/2016/1361/F **Hird/Model Farm, Chapel Street/3 dwellings and garages (108) EXTENDED 13/1/17**
Cllr. Southgate started off the discussion re the Model Farm application by mentioning the reasons other recent applications (Annison/Mill Lane and Baker/Low Lane) had been refused. Both had been refused because they were outside the settlement boundary, out of character and conflicted with policies. One was also refused not linear/compact development but back fill and a domestic dwelling into open agricultural land.

Michael Laflin (ML) partner of the applicant explained it WAS outside the boundary, but level land and the proposed buildings were in keeping with the area. Drainage was excellent and free draining. There was no flooding. Access was better than St. Peters Close (Brown field site). ML agreed Model Farm was not brown field but suitable. Access would be widened. ML asked about the many developments approved in Great Ellingham (GE) and Cllr. Southgate said this was because GE had been designated a service centre. Rocklands had not.

RG apologised to ML for not agreeing with his comments. Not infill but back land development. No road frontage and current Breckland policies say no back land development allowed. Outside settlement boundary. Not in character, but courtyard type development same as behind the pub. Policies and perceptions were different when St. Peters Close was approved. From a personal point of view, outlook would change from paddocks to housing so of course he would be against.

Mo Overton (MO). Said Highways were against building 17 dwellings on the opposite side of the road so should be against this one too. Would be a different inspector as only 3 properties. Lots of children walk along these roads and there are no footpaths.

It was noted, the access would be dangerous as it was on a corner and there could be as many as 6-8 more cars. ML was asked how the entrance to Model Farm could be improved ? ML responded it would be wider (2 cars width) and more angled. Cllr. Colenutt said construction traffic would have a huge affect on the road and it would become even more dangerous. RG said there may also be a boundary conflict with the access which ML disagreed with.

Alex Whitehorn of the Chapel spoke on behalf of Pam Robinson, a neighbour who backs onto Model Farm. Not happy with houses being built on the paddocks and quoted the Countryside Protection Policies of 2014.

Clive Bound, a supporter of this application commented that there had been a continuous stream of refused applications. Cllr. Southgate explained the PC was not against development in the village but was against some development for the reasons already outlined and these reasons formed the basis on which refusals were made. Residents wanted to keep Rocklands rural. RG said in the recent survey 45% said 1 new house per year was acceptable. ML said he was against linear development. ML was asked if he would stop at 3 dwellings at this location and he said yes. There was a show hands: 2 FOR and ~25 AGAINST.

The Parish Council would therefore lodge a vote of OBJECTION for the reasons discussed. Back fill, outside the settlement boundary and unsuitable/dangerous access.

3PL/2016/13405/HOU **Harrison/Mayfield. Low Lane/Conservatory (109) - 3/1/17**

There was NO OBJECTION to this application/

3PL/2016/1445/VAR **Kerry Foods/Little Ellingham/Variations (110) - 4/1/17**

There were NO OBJECTIONS to these variations. No comment would be made.

10. To update on Neighbourhood Watch (AB).

Al Bainbridge (AB) explained that a couple of years ago there had been no support from the police. Now receiving regular bulletins. People more enthusiastic although still need more members. Not just about crime as brings people together. Should be watchful regards thefts from churches/church roofs. Suspicion was raised recently of a parked car. Its registration was taken and found it had broken down ! Best to be vigilant. Maybe put something in the Rocklander.

Signed

Date

11. To update on Village Shop and Post Office

Cllr. Jones reported that the Shop was doing well. It had been noted that less than 50% of customers were actually from the village. Appears to be well supported by local villages/hamlets that do not have a shop. Always need more volunteers.

12. To update on Local Plan (LP)

Cllr. Howie reported that the Breckland Local Plan would be signed off in July 2017. RG confirmed they had gone through the final consultation and can now demonstrate a 5 year housing supply. Rocklands Neighbourhood Plan (RNP) will conform with the new Local Plan (LP).

13. To update on Trees

Trees etc. have been cut down round the pond and there is now some water in it. May need to be cut back some more which will mean a further cost.

14. To update on Playing Fields

At the September PC meeting, the Playing Fields submitted a plan for extending the pavilion. The PC as trustees were happy with the plans and at that time it was confirmed there would be no cost to the PC. However, now the Playing Fields are saying they are NOT SURE if the PC would incur any costs (Email from Alan Fisher). Cllr. Howie said the PC should not incur any costs. Cllr. Jones thought that maybe PCs were exempt for paying for applications. Cllr. Howie would check. Cllr. Howie said there was a problem with access to the fields. Green Lane can't take any more traffic. It is a bridleway and not a roadway. The ditch has been dug out too deep. The play area needs improving and the car park needs to be bigger. There is a corner plot of land that would be needed to improve the situation but not sure if available to purchase. Doesn't think the owner of the land would sell as may have intentions to build on it. Cllr. Southgate has a field adjacent to Playing Fields, but as Mr. Southgate has put drainage in at great expense he would not be willing to sell a strip. Although everyone is FOR extending can see the many problems associated with it. The original extension led to more traffic and a further extension could lead to even more traffic. Invite Alan Fisher to the next PC meeting to hopefully allay any concerns (Especially about traffic).

15. To update on Highways

Telephones were cut off in Thieves Lane on New Year's Eve when contractors cut through the BT lines. Cable has been repaired but not protected. A works order has been raised for BT to provide housing for this cable courtesy of Peter Martin. It was asked if it could be put up a pole rather than be at ground level and in the way of ground works ?

16. To update on Flooding

Not much water in the pond.
Ridgeons have a much larger concrete footprint now so the water must be running off somewhere else.

17. To discuss any correspondence

The Clerk was emailed by the Parish Clerk for Stow Bedon/Breckles asking if she could have some information regards Rocklands Neighbourhood Plan as they were thinking of doing one for their village. Cllr. Howie confirmed that he had now responded to the Stow Bedon Clerk.

18. AOB

19. Date of next Meeting

Monday 20 February 2017, 7pm, Rocklands Village Hall
The meeting closed at 8.30pm.

Signed

Date