

Rocklands Parish Council (RPC)
Minutes of Parish Council Meeting
7.00pm on Monday 6 March 2023

Present:	David Howie	Chair
	Richard Harrison	Vice Chair
	Amanda-Jayne Buckland	
	Tim Ford	
	Bryan Swaddling	
	Anne Jones	
	Kim Austin	Clerk

Also present: 7 members of the public were also present.
The meeting opened at 19:00

1. To consider accepting apologies for absence

Apologies were received from Cllr. Ed Connolly who was attending another Parish Council meeting and Cllr. Sarah Suggitt who was unwell.

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 Parish Council Meeting on Monday 9 January 2023

The minutes had been circulated to all councillors prior to the meeting. All councillors approved the minutes. The minutes were duly signed by the Chair, Cllr. David Howie.

4. To discuss any matters arising from the minutes (9 January 2023) not on the agenda.

Dog poo bins. We have two new bins. Cllr. Ford has the posts. Still waiting for confirmation of locations.
Bird Scarers. Complaints about the loud bangs had been received. Seems they may have stopped.

5. To adjourn the meeting for public participation

The meeting was adjourned at 19:08.

Neighbourhood Watch. Neighbourhood Watch list needs updating. Wayland Road is not listed against any of the co-ordinators. Update will be posted in the Rocklander.

St. Peter's Lane. Potholes are really bad and people that would normally cycle along the lane are now choosing to walk instead. Cllr. Howie would get the holes filled in on a temporary basis, but confirmed Anglian Water would make good once the sewerage work had been completed and the extra traffic had stopped using the lane.

6. To update on First Time Sewerage (RH)

Cllr. Harrison circulated his report prior to the meeting. Since my last report, the project has moved forward - with the open trench section on Attleborough

Road now complete, and lateral connections to those properties now installed. Exceptions to this are those properties at either end of Attleborough Road - who will be connected by a different method, awaiting the completion of directional drilling and further works near the Chapel Street junction.

Work on the Bell Road section is approaching completion and the road will be reinstated next Wednesday. The full width will be reinstated due to the thickness of the old road. Once this has been completed, the team will start work on the open cut trench from the pumping station down Chapel Street.

Work on the new pumping station continues. The wet well is down to depth, and the benching unit has been installed. A separate run of pipework is being installed to the pumping station from the properties at the rear of Chapel Green pond - this avoids issues navigating around the pond and the wildflower meadow.

Signed

Date

In the process of sinking a connection shaft on the corner of Thieves Lane and Attleborough Road, contaminated soil and groundwater has been found, and work has had to stop pending analytical results from samples taken. It is suspected that this contamination may have arisen from either the stores/filling station which was on the builders' merchants site many years ago, or from a nearby heating oil tank which leaked significantly more recently. Once results are back, and appropriate steps are defined, excavation of the shaft will be completed and directional drilling will commence.

7. SID (flashing speed sign) (RH)

Cllr. Harrison circulated his report prior to the meeting. Following completion of sewer project works on The Street, just before Christmas, we re-instated our speed sign to the monitoring position near the village hall on 17 January.

a) The Street - traffic from B1077 Crossroads

Deployed: 10:00 hrs 17 January 2023

Finished: 11:00 hrs 28 February 2023

The analysis results show:

14,309 vehicles detected

Average 340 vehicles/day

Morning peak time - 08:00 to 09:00

Afternoon peak time - 15:00 to 16:00

11,260 vehicles (78.7%) within 30 mph speed limit

3,049 vehicles (21.3%) exceeding speed limit

- of which 593 vehicles (4.1%) over 35 mph - and likely open to a fine*

Top speed: 55 mph - 11/02/2023 at 13:45

Since the last deployment facing towards the B1077 crossroads:

- vehicle movements averaged 340 per day - a 1.5% increase in daily traffic volumes.

- vehicles speeding numbered 3,049 (21.3%) - an 8.7% decrease in the number of vehicles speeding.

- vehicles open to enforcement action numbered 593 (4.1%) - 2.9% less vehicles open to enforcement.

Similar daily traffic volumes, with a (cautiously) lower number of vehicles speeding and open to enforcement action. However, over one fifth of vehicles speeding towards the village hall is still wholly unacceptable for a village street. Thanks once again to Cllr Tim Ford for his valuable assistance and support.

At the SNAP (Safer Neighbourhood Action Panel) meeting held with the Police on 31st January, it was once again agreed that speeding in Rocklands, and some other locations would remain on the priority list for monitoring by officers and the Safety Camera Partnership (camera van).

We await a response from NCC Highways on our request for the provision of speed 'countdown' markers on the straight section of road from Great Ellingham, before the bend into our 40 mph zone.

8. Flooding (RH)

Cllr. Harrison circulated his report prior to the meeting. We await a response from the Head of the NCC Water Management team, regarding arranging a visit by Karen Paterson of the Environment Agency, and the NCC Water Management Team - to involve key stakeholders/landowners in identifying agreed surface water flooding mitigation measures.

As a result of the letters sent via the joint Flood Action Group meeting in November 2022, we have had further positive responses from the NCC Director of Highways, and from the CEO of Anglian Water (AW).

From the former, we have an agreement that we inform our area Highways Engineer of any particular problematic road drains that would benefit from being cleaned more often - so these can be incorporated into a more frequent schedule (subject to budget). Also, clarification on when material removed from drainage ditches should be treated as hazardous waste.

From the latter, the AW CEO has confirmed that they fully agree with and support the findings resulting from the review of Schedule 3 of the Flood and Water Management Act 2010. This would remove the automatic right of developers to connect new surface water drains to public sewers -

Signed

Date

therefore preventing surcharging of the sewer system where this would cause problems. Also, we now have direct contact information for the managers responsible for Pre-Development Planning, and for Local Plans and Neighbourhood Plans.

Following residents highlighting problems with how a new road drain had been installed (by subcontractors) near to the junction of Mill Lane/The Street, I communicated with our area Highways Engineer - and the drain in question has now been reconfigured appropriately. This should help with high surface water flows in the event of heavy rainfall.

Climate change meeting. Members of all political parties were present. George Freeman MP said it was a ridiculous situation in planning, where water companies were not statutory consultees. Important for situation where water drains into sewerage systems that can't cope as a result of development. Some large developments only have one access point. This was mentioned in the destruction of houses due to fire in Ashill.

9. To discuss the Coronation of King Charles III celebrations

Cllr. Howie reported, the Playing Fields wanted to form a committee to arrange an event. James vice chair of PFA and the chair of the Village Hall Committee would meet to discuss. A street party had been mentioned and a service at St. Peters on the Sunday meeting. Cllr. Howie mentioned a £400 donation from Anglian Water.

10. To receive village reports

White Hart Public House (Dave Thomas, Jayne and the Team)

Cllr. Howie read out the report received from Dave Thomas. Since reopening after our January shutdown, the Team and I have been most proactive, gaining traction with the local press, which has harmonised our push upon Social Media platforms; thus increasing the footfall by widening the envelope of our customer base. We intend to continue our efforts with local charities as we have always done. Only this past month we raised £300 for St James Church in Gt. Ellingham who approached us to look to pay for a footpath within the church grounds.

Our themed meal evenings, carvery and monthly renewed menu have also been a great hit too.

As there appears to be a consistent downward trend in this industry with two pubs recently closing their doors in Wymondham and Hethersett, we remain very vigilant to our surroundings.

As we look positively towards the King's Coronation in the next few months, which as I believe falls upon an extended Bank Holiday weekend, Jayne and I look forward to receiving detail of what the PC and or their proxy has planned for this weekend. We are aware that there are grants available to charitable groups to support their respective plans. The White Hart will of course look to dovetail into the Parishes collective plans this time.

Rocklands Playing Fields (David Howie)

The Playing Field committee had recently held their AGM. Very few people had attended. Charity Commission documents were updated. The serious issue of people continuing to let their dogs foul the playing fields was discussed. Poo had to be picked before games on the fields could commence. This was not acceptable and a danger to health. A vote was taken and it was agreed that, going forward, **dogs must be kept on leads**. Posters would be made and posted. There is a dog poo bin on the Playing Fields. The dog warden would be informed if this initiative did not work.

The PFA funds were low and they were continually losing money. Increasing rents for Football and Cricket won't cover the losses. The bar, however, is making money. Cllr. Buckland is looking at holding an event to raise funds. There was a covid grant for building updates and insurance.

Green Lane has been better since the last scraping which had been done with care. Everybody agreed. A water (sewerage) leak had been addressed. Old pipework will eventually be replaced.

Lighting. LED lights have been installed in the rest of the pavilion. Now considering more modern lights for the floodlights where light is concentrated in a particular area, so less glow. A parent, Wayne Ball looking into Football Association grants. Getting quotes for electrical work in the pavilion which is substandard.

Signed

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Little Rocky's Parent and Toddler Group (Sharon Brown).

Sharon and others had worked very hard on their application to Breckland for the new Mud Kitchen including extra safeguarding training. Sharon was very disappointed with Breckland, when at the last minute without communication, Breckland had brought the closing date forward and Little Rocky's had now missed it. Sharon was very upset. Complaints would be made to Cllr. Suggitt and George Freeman MP. Cllr Howie said he would deal with.

Rockland St. Peter Church (John Brown)

John mentioned the Cheese and Wine event at the Village Hall on 18/3/23. £10 including glass and wine and food.

11.0 To report on financial matters

11.1 Financial position

Bank account balances on Monday 6 March 2023

Barclays Community Account	£	6588.76
Barclays Saver (Reserve) Account	£	337.57
TOTAL as per bank	£	6926.33

Summary

RPC Rocklands Parish Council	£	6725.73
RNP Rocklands Neighbourhood Plan	£	200.60
TOTAL as per bank	£	6926.33

11.2 Money in since last meeting (9 January 2022)

6/3/2023	Barclays Interest on Saver Account	£	0.42
	TOTAL IN	£	0.42

11.3 Money out since last meeting (9 January 2022)

11.3.1 Standing Orders/Direct Debits

19/1/2023	NPower (was Eon) Electricity (DD)	£	41.15
1/2/2023	Clerk's wages (SO)	£	286.22
17/2/2022	NPower (was Eon) Electricity (DD)	£	39.82
1/3/2023	Clerk's wages (SO)	£	307.88
	TOTAL OUT	£	675.07

11.3.2 Cheques out (to sign)

CHQ 780	K&M Lighting services - 2 months Feb/Mar 2023	£	30.60
CHQ 781	Glasdon UK Ltd. 2 x Dog poo bins	£	292.63
CHQ 782	Rocklands Playing Field - Hall Hire/Anglian Water	£	13.00
CHQ 783	Cllr. Howie - INK/Paper (5 weeks)	£	61.05
CHQ 784	NPTS - Annual subscription	£	72.00
CHQ 785	Clerk's wages underpayment 1/2/2023	£	21.66
	TOTAL OUT	£	490.94

Finance Notes:

Clerk's pay increase was agreed at the last meeting. Signed letter to Barclays was sent in good time, but Barclays did not update the Standing Order in time for the 1/2/23 payment. Clerk therefore underpaid by £21.66 (See Cheque 100785). The Clerk has now updated the Standing Order online and the 1/3/23 pay is correct, going forward.

Elections May 2023

All councillors wishing to stand as a Parish Councillor in May need to complete the nomination form handed out at this meeting. The Clerk will provide further information and notes on how to complete after this meeting. The completed forms need to be hand delivered to the Breckland Council offices in Dereham by 4pm on 4 April 2023. There will be desk dedicated to checking forms at point of receipt by Breckland when delivered to their office. The Clerk will receive an email from Breckland on April 5, the day after the deadline, listing all nominations received for Rocklands Parish Council. More than 7

Signed

Date

nominations will trigger an election. If 7 or less nominations, all those nominated will be automatically elected.

12.0 To consider planning applications

12.1 Planning outcomes since last meeting (Monday 9 January 2023)

3PL/2022/1344/F QUINN/1 Mount Pleasant, Rocklands All Saints NR17 1XQ/Demolish existing house & outbuildings & construct replacement house with detached garage/storage & annexe (266) **WITHDRAWN**

3PL/2022/0396/F WARNES/Land At 598140 296820 Magpie Lane NR17 1UU/ Change of use from agricultural storage building to dog grooming salon. Erection of horse walker and manege. Use of existing stables for commercial use, in association with commercial use of the horse walker and manege (267) **APPROVED**

12.2 Applications pending outcome

3PL/2022/1300/F SOUTHGATE/Land to South side of Swangey Lane NR17 1XJ/ 8no. poultry houses with associated admin blocks, feed bins and ancillary development (Revised scheme) which is accompanied by an Environmental Statement and non-technical summary (268)

12.3 New applications since last meeting (Monday 9 January 2023)

12.3.1 3PN/2023/0005/UC BURROUGHES Rocklands Mano, Scoulton Road/Change of use, agricultural - commercial, second-hand clothes (269) This application was discussed. Previously 2nd Hand Rose. Same building and same business. The Church was allowed to use this office FOC as the benefice office. He Parish Council had **NO OBJECTION** to this application.

Post meeting note: Application **WITHDRAWN**

12.3.2 3PL/2021/0932/VAR WAYLAND FARMS Cherry Tree Farm Cherry Tree Lane Stow Bedon NR171BY, Variation of Condition No2 on 3PL/2017/0878/F : Variation to reflect the as-built appearance and layout of the pig sheds, feed silos and manure store cover and proposed amendments including revised external materials and the addition of chimneys. (270) (From Stow Bedon Chair - Jonathan White). Stow Bedon PC wanted the help of RPC. Better to have done something when this application was first approved. This variation includes raising the height of 70 chimneys by an extra 6'7". Cllrs. Reports that having recently visited the area, it will look like an industrial chemical plant. The applicant has not built what was approved. Parish Councils do have more strength if they act together.

Cllr. Harrison had prepared a draft response and read this out at the meeting.

Rocklands Parish Council (RPC) objects to this application for a variation to the extant permission for this development.

We are aware that the applicant is in significant breach of Condition 2 to the original permission (3PL/2017/0878/F), as the current as-built development is significantly different to being "...in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice." This new application for a variation seeks to retrospectively regularise the current non-conforming development.

From RPC's point of view, the most significant aspect of this variation for us would be the effective increase in height of the 70 exhaust stacks by 2,010 mm - or 6ft 7 in.

Travelling from Lower Stow Bedon, up Gravelpit Hill to the top, and then down past St Botolph's Church towards Stow Bedon, one can see the new pig unit to the left as one drops down the hill - currently lying at a low point, with short ventilation stacks (ca. 990 mm) above the roof. From this viewpoint it is not particularly visually intrusive. It is then visible to the left as you travel West along Mere Road/Sandy Lane towards the A1075 - but not much more intrusively so. We strongly believe that the proposed significant increase in stack heights will make this pig unit stand out like a sore thumb from all directions and look more like an industrial chemical plant in the otherwise attractive surrounding countryside. This will certainly have a significant negative impact on the visual amenity currently enjoyed by our residents and others as they walk/cycle/drive that route - and on adjacent public rights of way. This would be contrary to Para. 174 of the NPPF - particularly "...protecting and enhancing valued landscapes..". Also, contrary to Policy ENV 05 of the current Local Plan, 'Protection and Enhancement of the

Signed

Date

Landscape' - particularly Para. 5.58 "...The integration of new development into the existing landscape will be expected to be achieved in all development proposals without causing harm to the features that define them..."

Stow Bedon/Breckles Parish Council, and residents, have described problems with odour and other aerial releases from the current facility causing significant problems for residents. We understand that enforcement action has been sought from the Environment Agency. Whether the proposed significantly taller stacks will cause issues for Rocklands residents at the South Western corner of Rocklands parish (Sandy Lane, Whitings Lane, Fen Street) we have no way of knowing. However, there are more effective measures, technical and operational - rather than taller stacks - which can be applied to more effectively control odours and other discharges into the atmosphere.

For the reasons set out above, Rocklands Parish Council urges that the application for this variation be refused.

Any changes will be made and submitted on the Breckland Planning website by 6/4/23 deadline.

and any new applications since the agenda was published.

3PL/2023/0241/VAR DEVLIN/Allisons Farm 82 The Street NR17 1UX/Variation of Conditions 2, 3, 5, 9, 14 & 15 on 3PL/2021/0697/F (Proposed residential development). (271)

6 Variations to the application. Councillors are concerned the build is getting larger. Would like to discuss at next PC meeting. Would ask for an extension to the deadline for comments (27/3)

3PL/2023/0214/HOU THOMPSON/Appleton, 62 The Street NR17 1TP/Conversion of Outbuilding with single storey extension to form annex. (272). It was thought the annexe was for a family member of the applicant. To be situated at the end of a long garden away from neighbours. Not to be used for holiday let. 1 bedroom, shower, kitchen. Applicant to put covenant on re letting. The councillors agreed they had NO OBJECTION.

13. To update on the Rocklands Neighbourhood Plan (RNP) and Breckland Local Plan (LP)

Rocklands Neighbourhood Plan. Currently on hold.

Local Plan. As part of the review, Breckland had to produce a Design Guide, a reference document for developers etc. to refer to. They had not had one before. To express the nature of future development and to comply with overall aspiration. Consultants on board to engage with communities to get them involved. Cllrs. Harrison and Ford attended a presentation in Dereham on 24 February 2023. Not sure how useful, could be a box-ticking exercise. Thoughts on post it notes. Not sure how much notice they will take. Simon Wood, Director of Planning, said LP, RP and design guide will give weight when looking at planning applications. The secretary of state will carry out an independent review of the partial review. Inspector is Janet Wilson. Invited to attend hearing session on 18 April 2023.

The new builds on the Hingham Road in Great Ellingham were mentioned. Awful design, not in keeping with a village location. How on earth these monstrosities were approved, we will never understand. Would a design have helped in this situation?

14. To update on Highways.

Countdown markers were mentioned.

New Drain. Despite installation problems with the new drain, the problems have now been addressed.

15. To discuss any correspondence.

Footpaths. Cllr. Howie read out an email Stephen and Julia Howlett at Kirk Hall Farms had sent to the Rocklander. *We farm and own Kirk Hall Farms, which includes the footpath from the Mount Pleasant corner up to the Church. There are an increasing number of dog walkers, which is fine, but please would you put a complaint in the Rocklander that people are not clearing up their dog's mess. It is becoming a big problem. Also, could you ask people not to ride or take horses down the footpath as it is a footpath and keep their dogs on leads as birds are now going to be nesting. I am sorry to ask you to do this but people would not like other peoples' dogs fouling in their gardens.*

Signed

Date

Dog fouling footpaths had been mentioned in the Chair's report in the Rocklander. The Rocklander had asked the Parish Council for their help in this matter.

Great British Spring Clean. It was agreed not to take part in this national event.

16. AOB - To receive items for the next agenda.

Bell Road. Bell Road is always muddy - does it ever get swept ?. Apparently, it does and they do sweep the whole width.

Defibrillator training. A resident has offered to run a course in the use of defibrillators. It was agreed to run a defibrillator training course when the weather improved, if there was interest. Would advertise again in the Rocklander.

17. Date of next Meeting - Monday 15 May 2023 at 7pm, Annual Parish Meeting followed by the Annual Parish Council (AGM).

The meeting closed at 20:48

Signed

Date

Rocklands SID - The Street, Vehicles from Crossroads (page 1)

Start					17/01/2023	29/07/2022
Finish					28/02/2023	02/09/2022
Total Vehicles					14,309	11,735
Average Vehicles/day					340	335
Morning Peak					08:00-09:00	09:15-10:15
Afternoon Peak					15:00-16:00	17:00-18:00
Max Speed (date)					55 (11/02/2023, 13:45)	70 (29/08/2022, 15:25)
0-30 mph					11,260	8,209
%					78.69	69.95
30+ mph					3,049	3,526
%					21.31	30.05
35+ mph					593	818
%					4.14	6.97
35-40					512	670
%					3.58	5.71
40-45					70	126
%					0.49	1.07
45-50					10	20
%					0.07	0.17
50-55					1	1
%					0.01	0.01
55-60					0	0
%					0.00	0.00
60-65					0	0
%					0.00	0.00
65-70					0	1
%					0.00	0.01

Rocklands SID - The Street, Vehicles from Crossroads (page 2)

Start	02/04/2022	05/12/2021	04/08/2021	06/04/2021	03/12/2020	04/08/2020
Finish	03/05/2022	05/01/2022	03/09/2021	06/05/2021	03/01/2021	04/09/2020
Total Vehicles	10,590	9,139	10,300	11,092	9,337	10,341
Average Vehicles/day	342	295	344	369	300	332
Morning Peak	08:00-09:00	10:30-11:30	09:45-10:45	08:30-09:30	11:15-12:15	09:30-10:30
Afternoon Peak	17:30-18:30	14:45-15:45	16:45-17:45	17:30-18:30	14:45-15:45	17:00-18:00
Max Speed (date)	50 (06/04/22, 18:05)	60 (15/12/21, 13:40)	55 (18/08/21, 23:30)	50 (07/04/21, 06:30)	50 (04/12/20, 13:10)	60 (31/08/20, 02:55)
0-30 mph	7,403	6,902	7,050	7,592	7,134	7,180
%	69.91	75.52	68.45	68.45	76.41	69.43
30+ mph	3,187	2,237	3,250	3,500	2,203	3,161
%	30.09	24.48	31.55	31.55	23.59	30.57
35+ mph	669	463	845	788	495	760
%	6.32	5.07	8.20	7.10	5.30	7.35
35-40	561	393	691	661	419	623
%	5.30	4.30	6.71	5.96	4.49	6.02
40-45	98	58	130	113	68	110
%	0.93	0.63	1.26	1.02	0.73	1.06
45-50	10	11	20	14	8	24
%	0.09	0.12	0.19	0.13	0.09	0.23
50-55	0	0	4	0	0	24
%	0.00	0.00	0.04	0.00	0.00	0.23
55-60	0	1	0	0	0	1
%	0.00	0.01	0.00	0.00	0.00	0.01
60-65	0	0	0	0	0	0
%	0.00	0.00	0.00	0.00	0.00	0.00
65-70	0	0	0	0	0	0
%	0.00	0.00	0.00	0.00	0.00	0.00

Signed

Date