

Rocklands Parish Council (RPC)
Minutes of EXTRAORDINARY Parish Council Meeting held on
Monday 7 April 2022 at 7.00pm at Rockland Village Hall

Present:	David Howie	Chair
	Nickie Southgate	Vice Chair
	Richard Harrison	
	Tim Ford	
	Bryan Swaddling	
	Paula Bidmead	
	Kim Austin	Clerk
	Ed Connolly	Norfolk County Councillor

Also present: 9 members of the public.
The meeting opened at 19:03.

1. To consider accepting apologies for absence

There were no apologies.

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

There were no declarations of interest.

3. To discuss NEW planning application - 3PL/2022/0246/F (245)

Applicant: MRS ANNE JONES

Location: The Coach House, Low Lane NR17 1TU

Change of use of garden land and the erection of 2 timber glamping holiday pods, paths, parking area and associated groundworks/drainage

Deadline for comments: 15 April 2022

Mrs. Anne Jones was present at the meeting. She was new to the area, having bought the plot and moved to Rocklands in September 2021. The application is for two, two-person, glamping pods, a double bed in each so 4 extra people at any one time. Aimed at couples, not families as don't cater for children. Possibly people wanting to go fishing. Would expect occupancy to be for a maximum 4-5 months of the year. Each pod would have its own small garden area. No existing trees would be removed. Any footpaths built would be semi-permeable, not concrete, so would not affect drainage. Pods would be built off the ground and so would be considered temporary fixtures. Additional stock fencing will be erected.

Cllrs. Howie and Southgate had spoken to the neighbours and there were some concerns with privacy. Mrs Jones said 6ft green netting fence would be installed on the boundary with 'Red Robin' shrubs along.

It was intended that a package treatment plant and a soakaway would be installed for the pods. Cllr. Harrison was concerned as this area, Low Lane etc. is prone to flooding and a package treatment plant would discharge and add to ground water. The preference would be to connect to the existing mains sewer and would therefore not add to ground water levels. Mrs. Jones took this on board. Cllr. Harrison said that Anglian Water would certainly allow this.

Councillors would be happy with 2 pods as per this application but probably not anymore. Mrs Jones, wishing to be honest said she had thought that if the project was successful, then a further 2 pods could be added. This would then be of concern as 4 pods would be an extra 8 people plus 4 extra cars in that area.

It was agreed the Parish Council would support 2 pods but not 4 in the future with a condition of no further development. Would prefer connection to the mains sewer.

Signed

Date

4. To discuss NEW planning application - 3PL/2022/0258/HOU (246)

Applicant: MR & MRS S JONES

Location: Ford Farm, Swangey Lane NR17 1XJ

Demolition of existing lounge, porch and conservatory. Erection of new lounge, porch, dining and utility extensions and new bedroom wing including associated internal alterations for ancillary accommodation.

Deadline for comments: 15 April 2022

This application is to rebuild/remodel and extend the existing Ford Farm on Swangey Lane from a modest dwelling to a substantial family house. A lot of the existing building would be demolished and the new building would be approximately twice the size of the old building. Councillors agreed it would be more attractive than what is already there. As it already had a plant room it would be easier to build here than the other house (already approved - same applicant) at Swangey that would need services laid on.

There are no near neighbours to consider and the Parish Council agreed they do not have any serious objections to the application.

5. To discuss NEW planning application - 3PL/2022/0285/F (247)

Applicant: MR P DUNNING

Location: Agricultural Buildings Rectory Road NR17 1XA

Demolition of existing agricultural building and erection of two new barn style dwellings and garages with additional residential garden land (following grant of part Q conversion approval 3PN/2021/0005/UC).

Deadline for comments: 15 April 2022

Class Q had been permitted to convert build two semi detached properties on the footprint of the existing barn. Now applying for two very substantial 5-bedroom houses. An example of an applicant using the Class Q route as means to eventually demolish and construct new, via a second application, once Class Q has been allowed.

Residents from the neighbouring properties present at the meeting all had strong objections to this new application. They didn't have a problem with the Class Q application but not happy with two huge imposing dwellings now proposed as part of the landscape. The road is single track and already grass verges are disappearing due to passing traffic and contractors vehicles. Two 5-bed houses would potentially cause a lot of extra cars, vehicle movements and where would they all park. Visibility splays are not sufficient.

Concerns about building works being done properly considering the barn has an asbestos roof.

It was reported that the site notice was posted on the Sunday and was taken down on the Monday. Fortunately, this has been captured on CCTV and has now been reported to Breckland Council. We understand this to be a criminal offence and action should be taken.

It was also noted that the fire hydrant point at the front corner of the drive is being continually run over by contractor vehicles.

It was reported that there are barn owls living/breeding in the barn.

There is a problem with flooding and rainwater run off the fields in this area and a package treatment plant would make matters worse discharging to ground water.

It was noted that although the applicant owns the barn and the land, he does not own the access road. The applicant has not been given permission by the landowner to work on the access road or use it as a right of way to the barn. No right of easement.

It was thought there was a covenant in place that prevented the barn from being built on.

The Parish Council unanimously agreed to **STRONGLY OBJECT** to this application for the following many reasons: Should not be allowed under Class Q. Not within the footprint of the barn. Not in keeping with the environment and not an appropriate size - huge imposing 5 bed dwellings. Highway not safe being single track. Access/egress, visibility splays insufficient. Outside the settlement boundary.

Signed

Date

6. To discuss any other NEW applications received since this agenda was issued.

Norfolk County Council application.

Application Ref: 3CM/2022/0008/CM

Applicant: Anglian Water

Location: Rocklands, Land off Chapel Street, NR17 1UQ

FUL/2022/0014 - Land off Chapel Street, Rockland St Peter, Norfolk NR17 1UQ: New sewage pumping station, telemetry aerial, upgrade of the existing farm access, fencing, and associated apparatus (County Matter).

Neighbours had been consulted by Anglian Water. The Parish Council had NO OBJECTION to this application and the siting of the pumping station to facilitate first time sewerage system in Rocklands St. Peter.

Note: Cllr. Howie reported that Breckland Planning had received a letter dated 16 March 2022 from Natural England concerning nutrient pollution in protective habitats. As a result, they had suspended all planning decisions, so no Breckland planning applications will be granted or refused. They are consulting a QC as to what they do next. The letter contained a map of England and the areas of concern, one of these areas is part of Breckland (Not Rocklands) but Breckland have decided to include all of Breckland in their actions. All this information is on the Breckland Council web site.

Responses to all planning applications will be made by the deadline of 15 April 2022.

7. To discuss making a donation to the Rocklander village magazine.

Maureen Bound was present at the meeting and explained that the production of the Rocklander was taken over by a new team of 2 just over a year ago now. It is a 40-page magazine with 350 copies printed every month. They are lucky to have two very talented local artists - Chris Riddell and Roger Gamble - willing to contribute. The aim was always to support local businesses in their endeavours and there are currently 25 advertisers. 16 volunteers are delivering to all households in Rocklands. With rising costs, the team are asking for a donation from the Parish Council towards production of the magazine of £350.

Everybody agreed the magazine was much improved and was now a lovely glossy magazine and everybody wanted to see it continue as means of communication to all villagers. Many villagers/councillors said they would be happy to pay for the Rocklander but Maureen reported that collection of subs was an onerous task. Great Ellingham PC are in the same situation and ask for donations from those receiving their magazine and next month they were going to put a donation envelope in with the mag to be dropped in at the PO/Shop. The PC thought that long term the Rocklander should be able to fund itself through advertising fees and subscriptions. The Parish Council explained that the precept was set and they did not have a great surplus of money.

It was agreed the Parish Council would make a one-off donation to the Rocklander of £200.

The Clerk would arrange for a cheque to be prepared and signed.

The meeting finished at 20:22.

Signed

Date