

Rocklands Parish Council (RPC)  
Minutes of Parish Council Meeting held in Rocklands Village Hall  
7.00pm on Monday 10 April 2017

Present:	David Howie	Chair
	Nicola Southgate	Vice-chair
	David Roberts	
	David Witt	
	Cath Jones	
	Ian Scholes	
	Shirley Colenutt	
	Kim Austin	Clerk
	Cliff Jordan	County Councillor

Also present: 20 members of the public.

The meeting started at 7:14 after the Annual Parish Meeting.

**1. To consider accepting apologies for absence**

RESOLVED to accept apologies from District Councillor Bill Smith.

**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 20 February 2017**

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

**4. To discuss any matters arising from the minutes (20 February 2017) not on the agenda.**

There were no matters arising.

**5. To adjourn the meeting for public participation**

Meeting adjourned at 19.16pm and opened to the public.

There were no comments from the public.

The meeting re-opened at 19.17pm.

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

The next committee meeting will be held at the newly opened White Hart PH. Starting to draft policies. Need to delegate some of the work around the committee. The future of the village school is being revisited, particularly the idea of relocating/expanding. There has been a number of constructive meetings with the school governors. This will form a major part of the RNP. Cllr. Jordan visited the school. Looking at the possibilities. Important to keep the school running.

**7. To update on First Time Sewerage Scheme for St. Peters**

On 10 April 2017 Cllr. Howie and Neil Cartwright visited all residents that may be interested in connecting to the mains sewerage. Neil would write a report. This would be sent to OFWAT and the committee would decide whether St. Peters would be incorporated in the 2020-2025 plan.

**8. To update on Village Pub**

The White Hart has been acquired by the Thomas family who hosted an open evening on 1<sup>st</sup> April. The PC received a letter from the Thomas Family thanking them for the welcome

Signed .....

Date .....

support for their big venture. They were delighted at the number of people who turned up for the opening and with the many welcoming cards and letters which mean so much. Their aim is for the long term survival of the pub by creating a traditional village pub atmosphere where everybody is welcome. These thanks came from Dave, Jayne, Joe and Ian. There was a round of applause. Joe confirmed that Mr. Annison was now not using the pub's electricity or water and was not burning rubbish.

## 9. To report on Finance

The Clerk delivered the financial report.

### 9.1 Financial position

The bank account balances as at Monday 10 April 2017

Barclays Community Account	£	3921.35
Barclays Saver (Reserve) Account	£	2326.24
<b>TOTAL as per bank</b>	<b>£</b>	<b>6247.59</b>

### 9.2 Money in since last meeting

7/4/2017	Breckland Council - 1/2 Precept payment 2017/2018	£	2584.00
	<b>TOTAL IN</b>	<b>£</b>	<b>2584.00</b>

### 9.3 Cheques out (to sign)

CHQ 594	Rocklands Village Hall	£	88.00
CHQ 595	NALC - Annual subscription	£	157.95
	<b>TOTAL OUT</b>	<b>£</b>	<b>245.95</b>

### Notes from the Clerk:

#### Chapel Green Licence.

The Clerk sent a letter to Mrs P Robinson of Chapel Green Cottage requesting £1 for the annual licence for Chapel Green on 22 February. This allows Mrs Robinson to erect her house sign on Chapel Green. As yet this amount is overdue and unpaid.

### End of year accounts 2016 - 2017

Mazars External Audit pack has been received. The Clerk will be preparing the end of year accounts to the 31 March 2017 to circulate before the next meeting in May where the Annual Accounts and the financial regulations as set out in the Annual Return document will be agreed.

The Clerk asked if the council would agree for Michaela Canham to be internal auditor for the accounts again this year. The PC agreed.

### Rocklands Neighbourhood Plan (RNP) - Accounts

Balance of £302.60. Same as at last meeting.

## 10. To consider planning applications

Cllr. Southgate ran through the list of planning applications.

### 10.1 Planning outcomes since last meeting - NONE

### 10.2 Applications pending outcome

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

3PL/2016/0312/F **Barham**/Plot adjacent 2 The Street/Dwelling (95, 111) - **APPEAL** (29/2/17)

### 10.3 New applications since last meeting

3PL/2016/1194/F **Annison**/Mill Lane/New dwelling, garage, cartshed (112) - **APPEAL 17/4/17**

1 week to respond to the appeal - deadline 17/4/17. Not just a repeat of what's already been said as Planning Inspectorate will already have those points to consider. Need to raise anything new.

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The Clerk had received a letter from Mr. Annison's Planning Consultancy company. The letter was discussed with Breckland Planning Dept. who agreed the letter was unprofessional, intimidating and threatening. The content of the letter was read as follows:

*'You will be aware that my client has submitted an appeal against Breckland Councils decision to refuse planning permission for a Single Storey Dwelling, Garage & Cartshed and Workshop" on land at Mill Lane, Rockland All Saints, Attleborough, NR17 1XR (LPA Ref: 3PL/2016/1194/F). As part of the appeal procedure, the LPA has submitted its questionnaire and supporting documentation to the Planning Inspectorate, including the Parish Council's objections made during the planning application consultation process. You may recall that during the planning application process, the Applicant wrote to Breckland Council and Rocklands Parish Council highlighting some key errors in the objection and respectfully inviting the Parish Council to withdraw their objection. Please accept this email as a further invite seeking the Parish Council's withdrawal. We are happy to simply receive confirmation by return email, of which a copy will be sent onto the Planning Inspectorate and Breckland Council. Please note that if you do not respond within 14 days from the date of this email, it will be assumed that the Parish Council agrees to withdraw their original objection. You should also note that since the sale of the adjacent public house, many local residents have approached the Applicant to personally advise that they intend to write to the Planning Inspectorate directly to support the appeal'.*

The Parish Council agreed that their comments would not be withdrawn, their original objections still stand and this letter from NKF Planning Consultancy would form part of the PC letter to the Planning Inspectorate. NKF were informed of this but did not acknowledge receipt of the email.

Mr. Annison's grounds for appeal could not be found on the Breckland Planning website. There were concerns that Mr. Annison had now been living in a caravan on the land for several months and this may constitute illegal habitation. The site looked like a tip. The PC were not being vindictive, but just making observations. All access to the site was now via Mill Lane and not through the pub. The reasons for the refusal of Dean Barham's appeal could equally apply to this appeal. The siting of the house doesn't meet with current planning policy.

3PL/2017/0021/CU **Norton-Upstone**/Foxhill, Sandy Lane/Agri to dwelling (113) - 7/4/17

The PC had already recorded a comment of NO OBJECTION.

3PL/2017/0380/HOU **Fowler**/Rectory Road/Demolish extn to rear single storey (114) - 20/4/17

The PC looked at the plans at the meeting and confirmed they had NO OBJECTION.

3PL/2017/0396/VAR **Shadrack**/Peels Fm Whitings Ln/Single storey extension (115) - 20/4/17

Well out of the village and no infringement on anybody else. The PC confirmed they had NO OBJECTION.

3PL/2017/0156/F **Cornwell**/Elmcroft Bell Road/Stable Block to Office Block (116) - 26/4/17

All agreed it was an improvement. No impact on anybody else. The PC had NO OBJECTION.

Nothing further had been heard from Lanpro and the proposed development in Thieves Lane.

#### **11 To update on Neighbourhood Watch - John Brown (JB)**

No real update except well worth joining for the monthly updates. The more people in, the more effective the scheme. Shropham have a good Facebook page. Sighting of an all-white tanker with no markings may be linked to theft of heating oil. Sighting of a white transit may be linked to theft of tools.

#### **12 To update on Village Shop and Post Office**

Upturn in weekly takings. Much improved fresh fruit and vegetable supplies. Hope it continues.

#### **13 To update on Local Plan (LP)**

RG had heard nothing more but on target to be adopted this year.

Signed .....

Date .....

#### 14 To update on Trees

Storm 'Doris' and high winds had caused a good healthy tree (not a dead one) to collapse on Chapel Green Cottage. Fortunately nobody was hurt and there was only superficial damage to the house but the tree took the power line down. UK power networks were excellent in putting the pole back up and restoring the power as well as dealing with Pat Robinson, the occupant. Pat went to stay with a neighbour until power and telephone were restored. Erosion of the bank and exposure of the tree roots had caused the tree to collapse. Cllr. Howie has organised for the bank to be built up after Easter by Richard Seaman for ~£250 who had recently done other work in the village, including demolition of the bus shelter.

The same storm also caused a tree to come down behind the Village Hall. The Village Hall Committee were frightened that other trees could be damaged. Richard Day, qualified tree surgeon has started some work to make other trees in the Village Hall area safe. An enormous thank you to Richard who has saved the Village Hall a lot of money in doing this important work free of charge.

#### 15 To update on Playing Fields

Alan Fisher (AF) attended the meeting and gave the following report.

**Rocklands Playing Field.** Report relating to proposed pavilion extension for the Parish Council. This report is prepared for Rocklands Parish Council with a request that the council, who are the Playing Field Trustees, consents to the extension and agrees that a planning application can be made in their name to commence the project. The current pavilion, a flagship project in its day, has become unfit for purpose in the current day and the proposed extension is not so much about increasing users but more about providing sufficient facilities to meet the needs of our current user groups.

##### **Users of Rocklands Playing Fields Include:**

- Rocklands Primary School. Weekly sport and recreation during summer and autumn terms as well as sports day, recreation days and fundraising events. A larger function hall would benefit the school during inclement weather. Fundraising stalls could be moved inside during bad weather allowing functions to go ahead.
- Cricket Club. Two Saturday teams, Sunday team, Veterans IX, softball and Under 9s, 11s 13s, and 15s coaching and competitive league cricket.
- Senior Football Club. Two Saturday League teams and an Under 19s Sunday league team.
- Youth Football Club. Coaching and competitive football for Under 8s, U9s, U11s, U12s, U13s, U15s, U16s teams.
- Rocklands Community Shop. Regular committee meetings.

##### **What is Needed:**

A Larger Function Hall. Allowing the cricket club and youth football clubs to have presentation days inside instead of outside. Also fete and fundraising stalls could be held inside during inclement weather conditions. Increase seating capacity for fundraising and social events.

Two New Changing Rooms to help with changing arrangements:

- To provide facilities for multiple teams when more than one match being held.
- To prevent teenage children having to change alongside adults.
- To provide facilities for both males and females.
- To provide facilities for match officials.

New Kitchen. Separate from the bar.

Storage Room. For archive material and tables and chairs when not in use.

Cleaners Storage Cupboard. Independent of other storage facilities.

Disabled Access and Toilets. A must in this day and age.

**The Project.** At the Playing Field AGM 2 March 2017 the committee made a number of proposals.

Signed .....

Date .....

- Project Manager. Mr Oliver Jones from Plandescil Consulting Engineers of Attleborough to manage the project, including making planning application, tendering, making grant applications, appointing builder and overseeing building works.
- Lane Condition. It was suggested that the Lane should be tarmacked to provide a permanent solution with speed humps to keep speed down. The cost would be part of the overall project and part of the grant application. This would of course be dependent upon consent from the residents in Green Lane and some agreement being reached concerning future upkeep costs.
- Car Parking. The car park to be further enlarged, either by using current unused land adjacent to the play area or by using current play area, if the entrance was moved further back down Green Lane. The costs involved to form part of the grant application.

**Liaison Committee.** A playing field decision making subcommittee has been formed to oversee the project and to liaise with Mr Jones from Plandescil.

**Costs.** The costs of the project to be part of the grant application. This must include admin, planning, legal fees and project manager fees etc. There should be no direct cost to the Parish Council and hopefully no upfront fees, as Plandescil will not charge until the end of the project.

**Timing.** Not sure how long the whole process will take but estimate, lane three days if prepared, car park five days, actual building work approx. 14 weeks. It is hoped that this report has answered a number of concerns and that the Parish Council can now give their consent to the project and for a planning application to be made.

Comments from the floor.

It was thought Green Lane was a bridleway and therefore couldn't be tarmacked. Tarmac would solve the dust problem. AF confirmed they wouldn't tarmac unless agreed by the PC and the residents.

It is a historic anomaly that the lane has no ownership. Not registered with anybody at the Land Registry but is a registered bridleway.

It was thought a restriction when the last plans were passed, was that there would be no increase in usage of the lane. Usage/traffic had been hugely increased. Need to reconsider the residents.

It was agreed it was an excellent facility and good that it was well used but not good for the residents. The possibility of using another access, rather than using Green Lane was discussed.

AF had prepared the report for Rocklands Parish Council to obtain their agreement to the extension and the planning application to be made in their name to commence the project as detailed.

Cllr. Howie confirmed that the PC would support the Playing Field extension and give the go ahead for the project but asked that the PC and residents are liaised with. AF confirmed that admin fees etc. would be built into the grant applications. The PC should not incur any costs.

## 16 To update on Highways

**Low Lane.** Al Bainbridge had been dealing with the problem of the hole at the side of the road in Low Lane. Anglian Water had visited the site. Cllr. Howie said it hadn't been raining much but he was surprised at the amount of water flowing. Needs to be sorted.

**Thieves Lane/Attleborough Road.** Road was flooded as Highways hadn't pumped the gulleys out. Southside and corner of Thieves Lane now done. Emptied gulleys but pipes still blocked. Pond now full. Highways investigating.

**Outside Old Rectory.** Hedges need cutting back. Cllr, Howie will mention.

## 17 To update on Flooding

Nothing to report on flooding.

## 18 To discuss any correspondence

Letter from East Anglian Air Ambulance/Salvation Army. Was decided would conflict with other activities/charities in the village.

Signed .....

Date .....

Eon. Electricity supplier had written saying their rates will be increased. RPC needs to look at their rates and contracts.

## 19. AOB

Cllr. Howie had a few topics to raise.

**Traffic calming.** White Gateways (Village threshold markers) OR speed signs.

**White gateways.** Wooden or plastic. Cllr. Howie had received a quote for these in wood, £480 plus vat or plastic (less maintenance but would need cleaning.) £576 plus vat. May be able to get half paid for from Funding partnership or may be sponsored by Ridgeons ? Suggested site would be at both the 40mph signs (both ways). Possibly with planted up flower boxes. There were mixed views. Would they actually work in slowing the traffic down ? Are they dangerous ? Would they have to be made to collapse if a car were to hit them ? Would it be dangerous for someone to tend the flowers at these locations ? Some considered them unnecessary and cosmetic only as there was no proof they actually slowed the traffic down. RH said there was some evidence for people slowing down. Some councillors thought they were too expensive and the money could be better spent elsewhere. If did go ahead would need to consult re siting them.

**Flashing speed signs.** Lots of evidence that they do slow the traffic. Moveable ones are better as drivers can get used to them in one position. Best way to slow traffic is to put a **chicane** in !

**Benches.** Cllr. Howie suggested a bench was purchased to replace the bus shelter that had been demolished. And another placed at Chapel Green. It was considered a good idea. There was a possibility that they could be funded by a local Charitable group.

**Unightly sites initiative.** Need to identify the sites and apply to the council for help.

**The Great Get Together.** In memory of Jo Cox, MP. A chance to get together and be part of a national celebration, weekend 17-18 June 2017. Suggested the pub, playing fields and the shop could host. A hog roast at the pub. A cocktail evening on Saturday evening at the Playing Fields pavilion etc.

**School.** David Jones (DJ). Rocklands is a superb school but has outgrown its site. It has up to date amenities, disabled access etc. but it is getting more and more difficult to conform to all the rules and regulations. Would like to increase number of pupils to above 105 so not classed as a 'small' school. Perhaps the school could be re-sited along the playing fields. DJ thanked Cllr. Howie for taking an interest in the School and thanked Cllr. Jordan for visiting the school premises. CJ said Rocklands was a very successful village/community but do need to update systems and by collective efforts need to take things forward. CJ said he doesn't believe in brick buildings but prefers system builds, so at the end of the day, can pick it up and move it. The governors have drafted a letter to the Education Authority but have not sent it yet. Cllr. Howie had now had a reply from Peter Cotes (Ex. Chair of Rockland PC) saying that he would not be selling the piece of land he owned that could have been useful for school/playing fields. Cllr. Howie thanked DJ for his report.

Cllr. Jones asked that Al Bainbridge was thanked for all his hard work trying to get the problems resolved in Low Lane.

## 19. Date of next Meeting

Monday 8 May 2017, 7pm, Rocklands Village Hall  
Annual Parish Council Meeting. AGM.

**The meeting closed at 8.30pm.**

Signed .....

Date .....