

Rocklands Parish Council (RPC)
Minutes of Parish Council Meeting held in Rocklands Village Hall
7.00pm on Monday 3 July 2017

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

Also present: 17 members of the public.
The meeting started at 7:00.

1. To consider accepting apologies for absence

RESOLVED to accept apologies from District Cllr. Bill Smith who was away in Lancashire.

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 8 May 2017

The minutes that had been circulated prior to the meeting were duly signed by the Chair, Cllr. David Howie.

4. To discuss any matters arising from the minutes (8 May 2017) not on the agenda.

There were no matters arising from the minutes.

5. To adjourn the meeting for public participation

Meeting adjourned at 19.04pm and opened to the public.

Hedges on main road are overgrown and people are having to step into the road to pass. Japanese Knotweed has grown to head height. Property with overhanging frontage has now been sold and owners will need to cut it back. **Japanese Knotweed** will spread to other properties if it is not contained. Subject to 5 year control programme. Surrounding properties should be concerned.

Environmental man from Lanpro (?) has visited and found **smooth newts**. Cllr. Howie will speak to Ridgeons.

The meeting re-opened at 19.10pm.

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

Richard Golke (RG) explained there was an overlap between what the RNP Committee was doing and the new Breckland Local Plan. RG had attended a couple of meetings at Breckland specifically on Local Plan. This was an opportunity to ask questions about the Breckland Plan that would directly affect the village and the RNP with conflict between them. Initially told to put a cap on the amount of new development in rural areas. Set at 10% of existing housing. Backdated to 2011 with new local plan taking into account new houses. 10% of 280 houses would be 28. In 2011 - built 10-12 leaving 16-18 new dwellings. Then told there would not be a settlement cap ! Later to be told by the same person the cap was now to be retained ! 5% of housing within settlement boundary, 156 would equate to ~8 maximum new dwellings. Not backdated. Comes into force when the new plan is introduced. Also a proposal that new development to be allowed next to the settlement boundary. Needs to be endorsed by PC and local

Signed

Date

residents by canvassing opinion. Proposal that PC can impose levy or charge on developers (Must have Neighbourhood Plan in place.) Any levies collected would be used towards community projects. NP has to be within the LP framework. Draft LP in July with a view to issuing. No public consultation. Will be inspected by the Planning Inspectorate so may be some changes.

Met with Playing Fields committee on 5/6/2017 to talk about RNP and offer assistance. Series of meetings to do with school. Still ongoing. No negative feedback.

Drafting process is ongoing. Has put pen to paper. Separate team will develop companion document (So 2 documents). Taking a lot of time but had to wait for LP to be firmed up. Can't put a date on but maybe towards the end of August. Then goes to Breckland. Then to Independent Referendum - so still several stages yet. More public consultation events including, Village Hall and Shop committees and the Church.

Cllr. Colenutt thanked RG for all his hard work.

There was concern about particular case officers putting their own interpretation on applications. Article in EDP where George Freeman has identified relationship between Breckland Council and Capita. Not sure if this will lead to anything. Capita providing services to developers. Final planning decisions MUST be made by Breckland Council.

7. To report on finance.

7.1 Financial position

The bank account balances as at Monday 3 July 2017

Barclays Community Account	£	2373.14
Barclays Saver (Reserve) Account	£	2326.24
TOTAL as per bank	£	4699.38

7.2 Money in since last meeting

NO money in since the last meeting on 8 May 2017

TOTAL IN £ **0.00**

7.3 Cheques out (to sign)

CHQ 600 Cllr. David Howie (Chairman) - Ink & Paper	£	130.43
TOTAL OUT	£	130.43

Money in since last meeting.

The Clerk explained, no money had been paid into the account since the last meeting but she had just received a cheque for £149.60 from Norfolk County Council ? Not sure what this amount is for ? Description on remittance advice says PL0118 Refund Parish Partnership ? The Clerk will pay this cheque into RPC account.

Chapel Green Licence.

£1 now received from Mrs P Robinson of Chapel Green Cottage but only after reminder sent - 4 months after initial request for payment.

Insurance. Insurance renewed for a further 3 years for £280 per annum.

Rocklands Neighbourhood Plan (RNP) - Accounts Balance of £302.60. Same as at last meeting.

8. To consider planning applications

Cllr. Southgate ran through the list of planning applications.

8.1 Planning **OUTCOMES** since last meeting

- 3PL/2016/0312/F **Barham**/Plot adjacent 2 The Street/Dwelling (95, 111) – **APPEAL - REFUSED**
- 3PL/2016/1194/F **Annison**/Mill Lane/New dwelling, garage, cart shed (112) - **APPEAL - REFUSED**
- 3PL/2017/0380/HOU **Fowler**/Rectory Road/Demolish extn to rear single storey (114) **PERMISSION**
- 3PL/2017/0156/F **Cornwell**/Elmcroft Bell Road/Stable Block to Office Block (116) **PERMISSION**
- 3PL/2017/0492/HOU **Charville**/Lark House Bell Road/Single storey & barn (117) **PERMISSION**
- 3PL/2017/0455/F **Blake**/Elms Cott, Whitings Lane/Stables, tack & Hay room (118) **PERMISSION**

Signed

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8.2 Applications **PENDING** outcome
3PL/2016/1445/VAR **Kerry Foods**/Little Ellingham/Variations (110)
3PL/2017/0010/AG **Garrod**/Two Oaks Sandy Lane/Ag. Building (119)

8.3 **New** applications since last meeting
3PL/2016/1119/F Baker/Coach House, Low Lane/Ag. Building (104) -**APPEAL** PC - Posted NO objection
Planning enforcement logged: Annison, Mill Lane
Planning enforcement logged: Suggitt, vehicles at speed after permitted hours.

9. To update on Neighbourhood Watch (NW)

Maria - new co-ordinator is doing a brilliant job. Note to remind people to lock their back door when out in the garden and to lock cars when on the drive. Considering 'slow down' bin stickers for Neighbourhood Watch members.

10. To update on Village Shop and Post Office

All good. New air con unit and new coffee machine installed. Fridges and freezers all cleared out.

11. To update on School (DJ)

The school is bursting at the seams with an above official number of pupils. Grateful for PC for taking school business seriously. Doesn't have a long term future in its current location. Issues include parking problems and lack of disability access. County Councillor Cliff Jordan has visited and is in favour of re-siting the school. District Councillor Bill Smith has discussed a potential site where the school would be nearer the playing fields. This would be outside but adjacent to the settlement boundary. Aware of Green lane being overused and of the flooding issues in the area. DJ said thankyou to Cllr. David Howie (DH) and his contacts for moving the proposal rapidly forward and to Richard Golke for tying the school into the RNP. DH has just received small school questionnaire with an emphasis on vulnerable children. Losing the school would alter the nature of the community. Would like to aim for 4 classrooms and a pre-school facility aiming to rise above the number used to classify a 'school as 'small'. Bill Smith has advised that there should be contact with Great and Little Ellingham Parish Councils too. DH said he would rather do what was best for Rocklands. Should be noted that Rocklands and Great Ellingham schools are a Federation. PC input would really be at the final planning stage.

12. To update on Rocklands Community Hub (RCH)

RCH was set up when the village was looking at the possibility of buying the pub. RCH still meeting and will give an update at the September PC meeting. They were delighted with the pub now being in safe hands. Can RCH still help the pub or should they disband ?

13. To update on Local Plan (LP)

Out in July. Big thick document. Cllr. Jones asked if the salient paragraphs could be highlighted ?! All District Councils must have an up to date LP and a 5 year land supply. Every council is in a different situation. Cllr. Howie said the LP meetings had been good and were an opportunity to see other Parishes issues. LP must appear robust and stand up to Planning Inspectorate scrutiny.

14. To update on Trees

No update from Karen. Cyril said there were still 2 trees to come down at Village Hall and the ditch was full of wood and branches. Karen could advise on replacements and contribute towards trees if needed. Cyril asked if the village hall could be allowed to decide. Village Hall Committee should finish what they had started. Any planting would be in November. To be discussed at Village Hall meeting this week. Now getting complaints that the soil used to rebuild the bank at Chapel Green had weeds in it.

15. To update on Playing Fields

No report.

Signed

Date

16. To update on Highways

Low Lane. Al Bainbridge continued the saga of the 'hole' at the side of the road in Low Lane. Al was thanked for his efforts to get this sorted. The cover had been replaced but will happen again unless heavy vehicles are prevented from using this road.

List for highways includes: Low Lane sign. Rectory Road hedge. Thieves Lane and Mill Lane gullies. Slow sign on road outside School.

17. To update on Flooding

Blocked gullies had caused some flooding. Shena Scholes from Mill Lane had had to take the matter into her own hands and proceeded to clear out the culverts herself.

18. To discuss any correspondence

No correspondence.

22. AOB

No other business

23. Date of next Meeting

Monday 4 September 2017, 7pm, Rocklands Village Hall

The meeting closed at 8.20pm.

Signed

Date