

Rocklands Parish Council (RPC)
Minutes of Parish Council Meeting held in Rocklands Village Hall
7.00pm on Monday 6th July 2015

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

Also present: 55 members of the public.

1. To consider accepting apologies for absence

There were no apologies for absence.

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 11th May 2015

RESOLVED to approve the minutes that had been circulated prior to the meeting as a true and accurate record of the meeting. The minutes were duly signed by the Chair, Cllr. David Howie.

Cllr. Howie introduced and welcomed new councillors David Roberts and Ian Scholes.

4. To discuss any matters arising from the minutes (11/5/15), not on the agenda

There were no matters arising.

5. To adjourn the meeting for public participation

Meeting adjourned at 19.07 and opened to the public.

Cllr. Howie explained that all pending planning applications would be discussed later under item 7 on the agenda. There were no comments from the public. The meeting re-opened at 19.12pm.

6. To report on Finance

The Clerk delivered the financial report.

6.1 Financial position

The bank account balances as at Monday 11th May 2015

Barclays Community Account	£	3313.18
Barclays Saver (Reserve) Account	£	702.36

TOTAL as per bank £ 3835.54

Signed

Date

6.2 Money in since last meeting			
Consolidated Stock - dividend		£	0.28
Consolidated Stock - repayment		£	57.22
Business Saver A/C		£	0.09
	TOTAL IN	£	57.59
6.3 Cheques out (to sign)			
NO Cheques to sign.			
	TOTAL OUT	£	0.00
6.4 Standing Orders			
Kim Austin	Clerk's wages		
Pearce and Kemp	Street lighting		
e.On	Electricity		

Notes from the Clerk:

Playing Fields/Sport England grant - Reimbursements

The Clerk still has to prepare a statement for what is owed to the PC from Playing Fields.

7 To consider planning applications.

7.1 Planning outcomes since last meeting

- 3PL/2015/0476/F **Nixon**/Laurel Bungalow/Garden Room (65) PERMISSION
- 3PL/2015/0442/F **Cornwell**/Elmcroft/Front & Rear extensions (63) PERMISSION
- 3PL/2015/0565/F **Beckett** Eden Meadows - New meeting room (67) PERMISSION

7.2 Applications pending outcome

- 3AG/2014/0019/AG **Bidmead**/Tuppins Farm/ Extension to existing agri building - (53)
- 3PL/2014/1016/F **Leslie**/Glebe Cottage - New dwelling (58) REVISED AS (66)
- 3PL/2015/0384/F **Paske**/Land Chapel Street - **17 new dwellings** (62)
- 3PL/2015/0518/F **Annison**/White Hart/7 **Bungalows** (64)
- 3PL/2014/1016/F **Leslie**/ REVISED/Glebe Cottage/New dwelling (58/66)

Cllr. Howie read out some comments from Nick Hoys - Principal Planning Officer at Breckland Council. The position of the relevant applications was as follows:
 (62) **17 dwellings**, Chapel Street. The applicant had been asked to re-consider the proposal with a view to significantly reducing the number of dwellings from 17. Planning would wait for a formal response and would then re-consult in the usual way. No date for Committee yet.

Chris Sharpe asked, why, when the objection had been unanimous against any building on this site, would Breckland allow the applicant to re-submit further plans for fewer dwellings when the original objections in principal still stood ? Chris reiterated how **IMPORTANT** it was to **RE-OBJECT**.

(64) **7 dwellings**, The White Hart, Rocklands. The applicant had been asked to re-consider the proposal with a view to significantly reducing the number of dwellings from 7. Any

Signed

Date

amended plans received would be subject to further local consultation. No date for Committee yet.

Cllr. Howie stressed that any objections to the original applications were not carried forward to the amended applications and ALL OBJECTIONS should be re-registered if still stand.

7.3 New applications since last meeting

3PL/2015/0601/F **BARHAM** Land 17 The Street - 1 Det/1 Pair Semis (68) Deadline 7/7

Dean Barham, the applicant said there had been some confusion over what was to happen to this land and he was present at this meeting to make sure the development was understood. He confirmed that he was to replace his father's cottage and move into the village himself. The development would be linear, therefore in keeping with Breckland policies. In consideration of flooding there would be plenty of room for soak aways, porous tarmac and gulleys, in fact there would be less water with the development in place. Dean was working with planning and highways. He assured the meeting there was no underhand plan and there would be no backfilling. The meadowland would remain as meadowland. Cllr. Howie asked for comments from the councillors.

Cllr. Jones asked if there were any plans for the land behind the houses ? The 'old' buildings would be removed giving more frontage and less at the back. A good tidy up and return to meadowland, maybe with a pond to act as a reservoir - the old-fashioned way of dealing with excess water. Cllr. Jones and the other councillors did not object to this application.

Karen Roseberry asked if the Parish Council objected to two houses ? PC did not object to this as such but concerned about being outside the boundary.

Kevin Alderton asked if there would be any impact on his property across the street and it was considered there would be no impact.

Paul Retter gave out a leaflet showing several applications already outside the boundary and suspected there would be more to come. Flooding area marked in blue. Surface water builds up. Pumps become vulnerable. Low Lane already has surface water problems and sewerage/smells.

Mr. Leslie lives in bungalow across the field. Would have a preference for bungalows over houses as houses would impinge on his privacy. Stressed the importance of keeping ditches clear and hedges cut.

Cllr. Southgate said that historically there were ditches all along The Street but people have filled them in.

Elaine had a problem with the development being outside the envelope. LDF not currently adopted, actually defunct. PC could/should have proposed a 'new' settlement boundary/ Need to move the boundary to allow more space otherwise all proposed developments will be outside the boundary. Otherwise get infilling and cramming.

District Cllr. Bill Smith explained to do this would mean a long consultation. Too many plans mean they can get in the way of other plans. Best policy would be to influence the LOCAL PLAN as the Local Plan overrides the Central Plan.

County Cllr. Cliff Jordan said would need a lot of information to feed into the plan to do it properly. Need to progress and move boundaries gradually. A village has to have youngsters/housing and must keep shops/pubs/schools viable. There was a round of applause.

Cllr. Howie commented that people appeared to agree on their views. Always mindful of flooding and to remember that no applications are just waived through.

Signed

Date

Chris Sharpe agreed with Cllr. Howie and added that he also agreed the village had to grow. He had concerns over projects outside the boundary and projects that were allowed to start and then extended.

It was suggested that interested parties should form a group to help the Parish Council with planning issues/decisions as the PC didn't have time or money to expend on a new Local Development Plan. District Cllr. Smith said the PCs could work together a bit more on common areas and boundaries. Cllr. Howie was prepared to sit down with Great and Little Ellingham PCs. May help the situation where communities were feeling under siege. Can't say NO to all applications otherwise will lose credibility.

Cllr. Howie asked for a show of hands. 8 were against the Barham application. 3 were for and the rest abstained.

IN SUMMARY: After much discussion by the Parish Councillors and over 55 parishioners that attended this meeting, it was decided that there would be a record here of **NO OBJECTION** for this application although it should be noted, there is a major concern that the building is outside the development boundary and may set a precedent for other building works and also there was a serious concern over flooding implications as a result of this work, with Rocklands having had severe flooding issues in the past. It should be noted that a handful of attendees did object to the application but the majority abstained. Mr. Barham, at this meeting confirmed that he would be mindful of flooding issues at all times and would do whatever he could to allay fears and curtail any issues of this nature. These comments would be posted on the Breckland Council Planning website.

3PL/2015/0638/F **SHARPE** April Cottage - Replace garden building (69)
Rebuild on same footprint. The Parish Council had **NO OBJECTION** to this application.

3PL/2015/0621-2/F **BATCH** Holly Cottage - **Addnl beds/dormer** - SEE 2014/1017/F (70)(71)
This is a 'creeping' application, getting bigger and looking more out of place. The PC objected to the original application and would continue to object to these alterations (that were not minor) on the same grounds as before. The Parish Council agreed to **OBJECT** to this application.

3PL/2015/0653/F **HOWLETT** Rodwells Road - Agri Barn and dwelling (72)
Disused barn (semi-derelect) in a field outside the village. Development wouldn't affect anybody. The Parish Council had **NO OBJECTION** to this application.

3PL/2015/0640/F **BAINBRIDGE** Land South of Spinney - Dwelling and Garage (73)
Al Bainbridge had said a year ago about the community right to build and now a year later the floodgates had opened. Should have been attacking and not on the defensive. Happy to join. Round of applause. Saying the school is full and using this as a defence is a disservice to the school. The Parish Council had **NO OBJECTION** to this application.

3PL/2015/0678/F **IRWIN/DAVIDSON** Bell Lane - Free range chicken unit (74)
The Parish Council had **NO OBJECTION** to this application.

7.4 New applications since agenda issued NONE

8 To update on phone boxes

Rocklands have 2 phone boxes that they bought for £1 each. Wayland Road phone box is used as a lending library. It is used but a bit scruffy. Needs a good tidy up. Mount Pleasant box is derelict.

Signed

Date

Cllr. Southgate will look into selling it, maybe on eBay. Noted that it is believed it is still connected to the electricity.

9 To update on Village Shop and Post Office

Needs more volunteers. There is a new Parish Council notice board outside the shop, very kindly donated by Elaine and Alan. Thank you to Elaine and Alan.

10 To receive update on Trees.

New tree warden is still needed (pending).

11 To receive update on Playing Fields and Deed of Dedication

Money still owed.

12 To receive update on Highways

Streetlighting

Streetlight near school (9009) reported out. Cyril Ruffles reported that 9003 was also out. Streetlights are old and spares are not readily available. Cllr. Witt has approached several companies for quotes for replacement lighting. J. Jones Electricals. £6,763 for 20 lights. Pearce and Kemp (current streetlighting contractors) £4,400.

13 To update on flooding

No issues with flooding since the last meeting.

14 To discuss any correspondence

There was no correspondence to be discussed.

15 AOB - To receive items for next agenda

Community Home Watch

Highways Rangers visit

16 Date of next Meeting

Monday 7th September 2015, 7pm, Rockland's Village Hall.

The meeting closed at 8.30pm.

Signed

Date