

Rocklands Parish Council (RPC)  
Minutes of Parish Council Meeting held in Rocklands Village Hall  
7.00pm on Monday 9 July 2018

Present: David Howie                      Chair  
          Nicola Southgate                Vice-chair  
          Shirley Colenutt  
          Richard Harrison  
          Cath Jones  
          Ian Scholes  
          David Witt  
          Kim Austin                      Clerk  
          William Smith                 District Councillor

Also present: 23 members of the public.

The meeting started at 19:01. Cllr, Howie said he would like to pay tribute to our County Councillor Cliff Jordan who had died after a short illness, saying that he had the greatest respect for Cliff who represented Rocklands with enthusiasm. He obviously loved Norfolk and attended our Parish Council meeting whenever he could. He was always there to give help and advice. He was a true 'friend' of Rocklands and will be greatly missed by all. He would be a hard act to follow. A minute silence was held in respect for Cllr. Cliff Jordan.

The election for a new councillor is to be held on Thursday. The candidates are: Harry Clarke (Labour), Edward Connolly (Conservatives) and Andrew Thorpe (Liberal Democrats). The incumbent, Edward Connolly has visited Rocklands twice recently. Cllr. Howie will contact whoever becomes the new leader to make an appointment with them to discuss Rocklands village.

**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 approve the minutes of the last council meeting on Monday 14 May 2018**

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 (14 May 2018) not on the agenda.**

The new recycled bench and replacement plastic dog poo bins have been delivered to Cllr. Howie. Now need a volunteer to install and fix them. The new bench is to go where the old bus shelter was.

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

Meeting adjourned at 19.07 and opened to the public. There were no comments from the public. The meeting re-opened at 19.08pm.

**6. To report on finance.**

**6.1 Financial position**

**The bank account balances as at Monday 9 July 2018**

Barclays Community Account	£ 14814.38
Barclays Saver (Reserve) Account	£ 2328.97
<b>TOTAL as per bank</b>	<b>£ 17143.35</b>

Signed .....

Date .....

## Summary

RPC Rocklands Parish Council	£	5143.09
RNP Rocklands Neighbourhood Plan (RG)	£	200.60 (-£72)
Rocklands Play Park (KR)	£	11799.66 (+£ 4000.00) (-£8333.34 ex vat)
<b>TOTAL as per bank</b>	<b>£</b>	<b>17143.35</b>

### 6.2 Money in since last meeting (14 May 2018)

4/6/2018	Barclays - Saver A/C Interest	£	1.16
14/5/2018	UEA - Students' visit to Rocklands	£	90.00
11/6/2018	Bill Smith - Refund from £60 donation CJ	£	41.00
3/7/2018	EON - Electricity overpayment repaid	£	412.76
9/7/2018	NCF grant - Play Park	£	4000.00
	<b>TOTAL IN</b>	<b>£</b>	<b>4544.92</b>

### 6.3 Cheques out (already signed)

CHQ 629	The Information Commissioner (GDPR requirement)	£	35.00 (Signed)
CHQ 630	Came & Co. Insurance (Replace chq 627 £285.60)	£	280.00 (Signed)
CHQ 631	Action Play & Leisure (Play Park) (£8333.34/1666.67)	£	10,000.01 (Signed)
CHQ 632	Cash Donation Cliff Jordan (c/o Bill Smith)	£	60.00 (Signed)

#### Cheques out (to sign)

CHQ 633	K&M Lighting 2 months maint. (June & July 2018)	£	27.56
CHQ 634	Breckland Council. Key planning issues course RH/DH	£	80.00
CHQ 635	RNP - Cicero Comms. Ltd. Course - RH/RG/DH	£	72.00
CHQ 636	Glasdon UK Ltd. Bench and Dog Bins (x3)	3	958.12
CHQ 637	K. Austin - Clerk reimbursements	£	27.19

**TOTAL OUT £ 11539.88**

## VAT.

The Clerk will prepare a vat return now that invoices for the Rocklands playpark and new bench and dog poo bins have been paid.

## Breckland Parish Partnership Scheme 2019-2020

The Clerk described the scheme whereby Parish Councils can apply for half the cost (so on a 50:50 basis) of projects that make life in the village, safer, better or cleaner. The deadline for applications is 7 December 2018. The letter from Breckland included a list of the sort of projects that would be eligible for a grant. Rocklands would like a SAM2 flashing sign that indicates a motorist's speed. These flashing signs are on the list. Rocklands will get quotes and complete an application form.

## 7. To consider planning applications

### 7.1 Planning outcomes since last meeting

**3PL/2017/0899/F Cotes/Green Lane & Mill Lane/7 New dwellings (122) - REFUSED**

Cllr. Southgate read out the reasons for the refusal.

1. The proposed dwellings would be remote from a wide range of local services and facilities, and in the absence of convenient and safe walking and cycling routes or bus service to larger settlements, future occupants would be largely dependent on transport by car for access to work, secondary and higher education, leisure and health. Consequently, the proposal would result in unsustainable development. It would also conflict with the principle that new development should make the fullest possible use of public transport, walking and cycling. For these reasons, the Local Planning Authority is of the view that the proposal would not represent a sustainable form of development.

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2. The proposed development of 7 detached 3 and 4-bedroom bungalows would result in intrusion into the open countryside, beyond the existing settlement limit defined by Mill Lane and Green Lane. As a result, the proposed development would cause significant harm to the character and appearance of the village at the main village junction of The Street /Mill Lane/ Green Lane, the setting of the village, and the surrounding landscape which is rural, flat and tranquil in nature. The intrusion is intensified by the amount of hard standing proposed including the long internal road together with large dwelling sizes with detached double garages and extent of fencing necessary to subdivide the plots. The harm is considered so significant that this would demonstrably outweigh the benefits of the proposed development and therefore would not form sustainable development.

Planning had recommended approval and tried to push it through. The committee's final vote was 7 against and 4 for.

Cllr. Howie thanked District Cllr. Bill Smith for speaking against the application at the planning committee meeting. Also, thanks must go to Cllr. Harrison and Richard Golke for their help and involvement. Without everybody's help and a letter from George Freeman the outcome may have been very different with permission being granted. It was thought the applicant may appeal.

## **7.2 Applications pending outcome**

**3PL/2018/0203/O** Ridgeon/Thieves Lane/6 self/custom builds (139)

Recommendation is for refusal. Agent has asked for deferral until 1 August 2018. Application may have further comments/amendments.

## **7.3 New applications since last meeting**

**3PL/2018/0486/HOU** Randall/Apple tree Lodge, Brays Lane/Extn. Bed, Dining, Garden room, Cart lodge (142)/ Councillors agreed they had NO OBJECTION to this application.

**3PL/2018/0645/HOU** Charville/Lark House, Bell Road/Single storey near extn. (143)

Councillors agreed they had NO OBJECTION to this application.

**3PL/2018/0740/F** Dunning/Model Farm, Chapel Street/1 new dwelling & upgrade access (144)

Comments by 25/7/2108. Two previous applications to build on this land at Model Farm had been rejected and those rejections had been upheld by the Planning Inspectorate after appeal. This new application was for 1 house instead of the original 3 houses. The chair asked for comments. ML said the barns were not being removed. Councillors agreed the reasons for objecting to the previous applications still stood, being outside the settlement boundary, not a linear development but backfill and also impacts on the neighbours on both sides. ML referred to St. Peters Close, a dreadful application, but one that had however been passed. Historically, councillors could never understand how this one was ever passed and agreed it shouldn't have been.

## **7.4 Planning enforcement issues:**

Planning enforcement: Annison Mill Lane. Enforcement notice had been issued from 1/10/217 - 1/7/2018. Ian Williamson, officer at Breckland is putting process in place to deal with the breach of this enforcement.

## **8 To update on the Rocklands Neighbourhood Plan (RNP) and Local Plan (LP)**

**Local Plan (LP).** Cllr. Smith reported that consultations were complete, and the inspector had gone away to make his recommendations and raise any questions for discussion late 2018/early 2019.

**Rocklands Neighbourhood Plan (RNP).** RG said the RNP was waiting on the outcome of the Local Plan which, as Cllr. Smith explained had been delayed again, until possibly spring next year. RG emphasised that Rocklands should complete RNP as soon as possible, but until the Local Plans are finalised, we can't actually finalise our own. Need to see where the RNP best fits within the LP framework. Questionnaires had gone to all households. However, a resident of Fen Street, Daniel Sayer said he hadn't received one. Cllr. Howie said he would make sure Daniel received one as soon as possible.

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**9 To update on Rocklands New Play Park**

Cllr. Howie gave an update in Kirsty's absence. Kirsty and Laura had done a fantastic job in reaching their target and in a very short time. Equipment would start to be installed this month. Additional items, a bench, a shade and a sign are still to be funded. Kirsty would let everybody know when the play park was officially opened.

**10 To update on Neighbourhood Watch (Including speeding)**

Nobody had been available to attend the SNAP meeting but hopefully someone will attend next time. Cllr. Howie had contacted the police regards speeding in the village, in particular, with regard to a motorcycle/motorcycles speeding through the village on numerous occasions.

**11 To update on Highways**

Cllr. Howie said it was a waste of time contacting highways as they never did the work, or at least not in a timely fashion. Sarah had heard nothing about the problem with the drains she had reported. Cllr. Harrison had done some research regards footpaths and the definitive map. FP4 says County Council are responsible for maintaining footpaths but only once a year. Problem in that no width of footpath is specified. Suggested 2m width for a bridleway across a field, 1m width for a footpath across a field and crops to be 1.5m from footpaths. Cllr. Jones reported that the length of the grass was OK on FP4 but there a problem with dog poo. Any rubbish that had been reported on the footpath had been cleared.

**12 Flooding**

Last flooding was on 2 June 2018. There had been no rain recently so no problems. However, the ground is now exceptionally hard due to the prolonged heat and any rain now would simply run off and may therefore cause flooding.

Cllr. Harrison would be happy to reform and lead a small **flood committee**. He asked for volunteers. People should let Cllr. Harrison know if they are interested. Drainage and flooding issues are the joint responsibility between land owners (ditches), Highways (roadside culverts and drains) and other water bodies.

There was a collapsed drain in Mill Lane. Cllr. Howie will use job references to check on any progress for all outstanding jobs. Cllr. Scholes reported a 'wet patch' in Mill Lane. It had been inspected so may expect the road to be dug up at some point.

**Storm drains.** These are owned by Highways whether they are on the road or on a property's land. Their purpose is to stop flooding, but the drains do not work if they are not kept clear. 750mm pipe is recommended for storm drains. In some instances, the pipe diameter is too small. Problems may also occur if they collapse or become blocked. Blockages can be caused by debris such as tree and hedge cuttings. Some drains are open, these need a silt pit to sit behind them. One at Mill Lane has had the grate removed because it blocks up with debris itself. Highways need to maintain. Really need an upgrade to 750mm pipework.

**13 To discuss any correspondence.**

**Caravan site.** Cllr. Howie had received a letter from Sally Cornwell of Elm Croft, Bell Road. Back in May 2015 an application was made to the Caravan Club (CL) to site a maximum of five visitors caravans on their site. Apparently, this was refused because the hedges were considered too low, making the site visible. A strange reason since there is a field of solar panels in an almost adjacent field. Due to illness and the slow growth of the hedge no further applications had been made. Cllr. Howie has been to visit the site and found that a great deal of work had now been done. The site would be run under strict 'Caravan Club' rules to enable residents and visitors a peaceful environment. Maximum 5 vans per night. No travellers and all visitors must be CL members. They intend to promote local amenities and attractions to help other local businesses. A new application has been submitted. It was agreed by all

Signed .....

Date .....

councillors that they had no objection to this application and would wait for notification from the Caravan Club.

**Broadband.** The Better Broadband for Norfolk (BBfN) Project is facilitating the provision of Superfast Broadband in areas of Norfolk where installation is not commercially viable.

A new communications cabinet is to be installed on the grass verge, opposite Beacon Farm, Fen Street, Rockland All Saints to serve residents & businesses in the immediate surrounding area. No date for installation is currently available, however the BBfN Programme is due to complete by the end of March 2020.

#### 14 AOB

**Rocklands School.** A member of the public was annoyed that he had heard about the possibility of Rocklands having a new school, which was obviously important to him as he has 3 children himself and he was surprised as he viewed the current school as fit for purpose. He was surprised that people hadn't been told and/or consulted. Cllrs. Howie and Smith both explained that there had not been any communication purely because there was actually nothing concrete to report. A new school is a 'wish' rather than anything factual. Cllr. Howie said there was no hidden agenda and that he would not agree to anything unless a proper process had been adopted for such a venture.

Cllr. Smith said there is a need. The current school is not suitable. The old building is expensive to maintain and with Great Ellingham becoming a service centre and 452 new houses being built, where are all the children going to go to school. There is a link between the two villages as Rocklands and Great Ellingham schools are a federation. Breckland Council owns land in Rocklands and may be willing to give for a new school site. Mention of a new school will be incorporated into the Rocklands Neighbourhood Plan. Have to consider a new school site when planning for the future. This is at the formulation stage only and definitely no certainties. Cllr. Smith would discuss further outside of the meeting if needed.

**Chapel Green.** The grass would be cut as soon as possible.

Cllr. Smith announced that he would be retiring as District Councillor as of next May 2019.

#### 15. Date of next Meeting

Monday 3 September 2018, 7pm, Rocklands Village Hall - Parish Council Meeting

**The meeting closed at 8.18pm.**

Signed .....

Date .....