

Rocklands Parish Council (RPC)  
Minutes of Parish Council Meeting held in Rocklands Village Hall  
7.00pm on Monday 4 Sept 2017

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

Also present: 70 members of the public.  
The meeting started at 7:00.

**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 3 July 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 (3 July 2017) not on the agenda.**

There were no matters arising from the minutes.

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

Meeting adjourned at 19.05pm and opened to the public.

There were no comments from the public and the meeting re-opened at 19.06pm.

**6. & 7. To update on the Rocklands Neighbourhood Plan (RNP) - Richard Golke**

RG reported that the committee met on 2 August for a catch up as they had not met since April. Waiting for publication of draft of Breckland Local Plan. Then the RNP Committee will be in a position to start drafting own neighbourhood plan within the Local Plan framework. There will be more public consultations over the next few months. RG said he would be happy to answer any questions at the end of the meeting.

**8. To discuss Chapel Green issues**

Firstly, there seemed to be some confusion over the ownership of Chapel Green but old Parish paperwork clearly shows that the Parish Council owns Chapel Green. Secondly there are different opinions as to how Chapel Green should be maintained/managed. There had been much debate over this in the past and it had been agreed that the Green should be maintained as a wildflower meadow.

There was a show of hands and despite 51 out of 70 being in favour of the Green being maintained as a meadow it was decided to produce a leaflet/questionnaire asking for residents' views for future years. This year, it would continue as agreed previously until the current yearly cycle is complete. Options were threefold: wildflower meadow, lawn or part meadow and part lawn. It was made clear that the Parish Council wouldn't be able to afford to pay for continued maintenance. Grants would need to be applied for.

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Sonia Cooper (who lives in the Chapel) is not against the Green being kept as a meadow but said it doesn't look good when the grass is long. Would be great, but is a struggle to maintain the area which needs specialist equipment, time and effort and the cut grass needs to be taken away. Chris Sharpe (CS) has managed to borrow the necessary equipment.

John Rider, a resident living behind the Green said a wildflower meadow is a myth and a once a year cut is sufficient. Would like to see it cut end of July and leave the grass on it. Mr. Laflin asked about sheep grazing but this would not be practical. It was mentioned that the pond had increased in size, maybe due to the ducks being encouraged. The top has collapsed, there is ~3 feet of mud and the ditch is also bigger. CS said the pond and the meadow should be kept separate. Mowing near the pond edge causes erosion. Not just the ducks, but they do fertilise the water which causes the reed mace to thrive and spread. CS reminded the group that there are 50 species of wildflower and 2 species of orchid currently growing in the meadow. This area has been managed as a meadow in the past for many years, supported by neighbours and with local residents (Bacons) and volunteers (Neales and other local residents) doing some of the work. CS confirmed he will have access to cutting gear in the future.

Margaret Neale was involved in the early management of Chapel Green Meadow and reported that Countryfile recently said that the country was losing 80% of its wildflower meadows. We should appreciate our flora and fauna and keep the meadow as a wildflower haven. A survey was done many years ago and the meadow since then had been maintained by willing volunteers.

Victoria McArthur (VM) mentioned the aggressive nature of Reedmace and predicted it would eventually spread into the middle of the pond too. The plus side it that it does prevent erosion of the pond edges and if removed would ideally need to be replaced with something else. Vegetation is needed around the pond margins. VM would like to see pictures of the pond, of how it used to be if anybody has any. It was reported the reason the tree came down near the pond was because it was struggling due to a fungal attack and then was struck by lightning causing it to uproot.

Cutting. Maintenance for wildflower meadow as described by CS : Big cut after flowering season is over and seeds have set(July/August usually) followed by few high cuts to keep weeds down until growing season is over. Then meadow is left for wildflowers etc. to bloom following year. Normal maintenance would be to cut to emulate sheep grazing. Cut for hay once a year and grass removed. One major cut end of July.

David Howie suggested the Parish Council may be able to spare a small amount towards maintenance otherwise would have to apply for grants.

## 9. To discuss new benches

David Howie suggested two new benches for the village, one for where the old bus shelter was and one for Chapel Green. £100 had been received from Attleborough Lions in response to a request from the Pub on behalf of the Parish Council. A letter of thanks was sent to the Lions and to the pub. Cllr. Jones suggested the PC used some of the Vat Return money.

## 10. To report on finance.

### 10.1 Financial position

The bank account balances as at Monday 4 Sept 2017		
Barclays Community Account	£	2892.30
Barclays Saver (Reserve) Account	£	2326.24
	<b>TOTAL as per bank</b>	<b>£ 5218.54</b>

### 10.2 Money in since last meeting (3 July 2017)

6/7/2017	HMRC Vat	£	861.68
14/7/2017	Parish Partnership Scheme NCC ?	£	149.06
14/7/2017	Pat Robinson - Chapel green Licence	£	1.00
21/8/2017	Lions Attleborough Donation for benches	£	100.00
	<b>TOTAL IN</b>	<b>£</b>	<b>1111.74</b>

### 10.3 Cheques out (to sign)

CHQ 601	LCPAS Chairman training course (DH & RG)	£	60.00
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CHQ 602	MIBC Services - grass cutting Chapel Green.	£	50.00 (SEE NOTE)
CHQ 603	Richard Golke - Reimburse for paper	£	5.00
CHQ 604	K&M Lighting - streetlight maintenance	£	27.56
CHQ 605	Kim Austin (Clerk) - reimbursements - 4 months	£	77.36
	<b>TOTAL OUT</b>	<b>£</b>	<b>219.92</b>

**Note: re MIBC Services.**

The Clerk would like it minuted that the PC needs to agree any spend before it is spent. Also, any spend and choice of supplier/contractor really should be backed up by three quotes.

**Streetlighting**

The Clerk had queried the lack of a payment plan for street lighting maintenance when the new LED lights were first installed. She was told it was included and that the PC would therefore make a saving of ~ £38 per month that was previously paid to Pearce and Kemp for maintenance of the old lights. It now transpires that we do have to pay and the monthly fee has been agreed at **£13.78** (£11.48 plus vat). The new company K&M Lighting are not keen for us to set up a standing order so monthly payments will be paid on invoice by cheque.

**Rocklands Neighbourhood Plan (RNP) - Accounts**

Balance of £272.60. (Minus £30 since last meeting for Chairman training (RG)).

**Donations to churches etc.** The amounts given for 2016 were agreed again for 2017. Cheques to be signed at the next PC meeting.

All Saints PCC	Churchyard	£ 85.00
St Peters PCC	Churchyard	£ 85.00
Rockland Playing Field	Playground	£120.00
Rocklands Village Hall	Hall Maintenance	£120.00
Central Norfolk Methodist	Churchyard	£ 70.00 ( <b>TOTAL £480.00</b> )

**11. To consider planning applications**

Cllr. Southgate ran through the list of planning applications.

11.1 Planning **OUTCOMES** since last meeting - NONE

11.2 Applications **PENDING** outcome

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

3AG/2017/0010/AG **Garrod**/Two Oaks Sandy Lane/Ag. Building (119) -7/5/2017 NO PRIOR APPROVAL

3PL/2016/1119/F Baker/Coach House, Low Lane/Ag. Building (104/120) -**APPEAL** PC - Posted NO OBJ

11.3 **NEW** applications since last meeting

3PL/2017/0898/F Garrod/2 Oaks Sandy Lane/Ag. Building for straw (121) - Posted NO OBJ (4/8)

3PL/2017/0914/F Shadrack/Whistlers Kennels/New kennel block (123) - Posted NO OBJ (9/8)

3PL/2017/0990/VAR Blanchflower/Holly Cottage/Bay window to normal (125) Posted NO OBJ (30/8)

3PL/2017/2016/1361/F **APPEAL** APP/F2605/W/17/3173933 Hird/Model Farm/3 New Dwellings (108/124)

OBJECTIONS posted and emailed to Planning Inspectorate. Agreed to object at this meeting.

**3PL/2017/0899/F Cotes/Green Lane & Mill Lane/7 New dwellings (122) - deadline 5/9**

Shena Scholes said the biggest issue was flooding and there were a lot of agreements from the public to this statement. The land referred to in this application is 'boggy' as this field absorbs the water and ordinarily stops it going down The Street. If 7 dwellings were built and the road tarmacked then the problem would be exacerbated. Living opposite the site, Schena has experienced flooding issues first hand and had to clear out the culvert herself when there was heavy rain in July.

This application is also outside of the settlement boundary.

Roger Steel said there were major flooding issues when he was on the PC in 2007. A committee was set up to liaise with Norfolk County Council (NCC) regards flooding. It was suggested that

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flood holding areas were set up. One was to be this piece of land as it was already acting as an excellent water retainer in that area. If was thought that if this area is built on then the whole bottom of the Street and beyond will be liable to flooding.

Richard Golke (RG) said NCC have submitted their comments re Cotes report and have recommended application is rejected on the basis of flooding. The applicant has been asked to provide a detailed drainage report. They requested an extension of time rather than withdraw. Case Officer left Breckland !

Paul Rutter confirmed his view that both flooding and the site being outside the boundary were significant issues and therefore reasons to object to this application. In the application, a consultant had said the site had a low risk of flooding when in fact it is high risk. When there is flooding, Low Lane gets diluted sewage. Pumping station and foul water system cannot cope with the infrastructure of the village so certainly will not cope with new buildings. RS confirmed that the consultants that were paid by Rocklands to do the original flooding report back in 2009 were the same consultants producing the report for this application. It should be mentioned that they have gone against what they wrote in the original report.

Karen Roseberry said that as well as the flooding issue, there is the issue of a mini estate being developed which goes against the linear character of the village. The village would lose valuable open space.

There was a show of hands and 68 out of 70 members of the public objected to the application. A relevant letter would be sent to Breckland Planning tomorrow.

Cllr. Howie was collecting flood info/photos. RG was thanked for collating all the information.

**3PL/2017/1076/F Brady/? Attleborough Rd/Self-contained dwelling retrosp./widen access (126)**

There was a vote of NO OBJECTION to this application.

**3PL/2017/1129/HOU Jenkins/1 Rectory Rd, Repl. conservatory with single storey extn. (127)**

There was a vote of NO OBJECTION to this application.

#### 11.4 Planning enforcement issues

Planning enforcement: Annison Mill Lane. NOTICE SERVED from 1/10/217 - 1/7/2018

It had been clarified by Breckland that the compliance period for the enforcement notice expires on 1 July 2018 being a 9 month period which is the norm.

Planning enforcement logged: Suggitt vehicles at speed after permitted hours.

#### 12. To update on Neighbourhood Watch (NW)

Looking to bulk buy 'bin stickers'. 400 for £400 so £1 each. Enough for every house to have 2 stickers should they wish. Mann Trust will pay the £400 to buy them. Residents that want stickers will be asked for a donation and any money collected must be given back to the Mann Trust. Any surplus will be sold from the Village shop. Once available bin sticker will need to be advertised.

#### 13. To update on Village Shop and Post Office

Victoria McArthur thanked everybody for their patience while the stock take was done at the Shop/Post Office. It was a huge undertaking but has is now complete together with the year end.

#### 14. To update on Rocklands Village Hall (SC)

Cllr. Colenutt (SC) gave an excellent report on the Village Hall.

The PC had received a letter about the untidy state at the front of the Village Hall. SC reported on the actions taken as a result. SC paid a huge tribute to Cyril Ruffles, caretaker since 1960 and to Cyril's late wife Hazel who was caretaker before him. SC mentioned volunteers, Shena Scholes and Ian, Sarah and Duncan Good and Joan Woodroffe and thanked them all for their hard work. Richard Day was mentioned for saving the Village Hall thousands of pounds by cutting down the big trees at the Hall. The Hall is

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having to pay out quite a lot of money for work that needs doing and at the same time has lost some of their income streams, making things very difficult. The floor has been sanded and polished, costing £1350. Volunteers have given the inside a makeover. Richard Seaman has tidied the outside grass areas. Neil Thomas, tree arborist has been approached to tidy trees and hedges costing another £1350. Karen Roseberry is willing to donate some trees that she will plant and look after, to do some spring bulb planting, to plant some rose bushes and to organise a working party to keep the area tidy. Joan Woodroffe's nephew or Paul Butcher may be able to remove the wood from the ditches. Long term, they will look for grants to improve the Hall; car park, toilets, kitchen etc. Hire charges have recently been raised by 50p but still cheaper than other halls. The Village Hall is viewed as a great community asset. SC thanked all the volunteers that have worked so hard over the years.

**15. To update on Rocklands School (DJ)**

No update on school.

**16. To update on Rocklands Community Hub (RCH)**

Harold Neale (HN) had been chair for 4 years and 2 months of the hub committee. The Hub has 30-40 members who are mainly local people. An IPS was set up with a view to purchasing the White Hart on behalf of the village. Made an offer, got the funds together and then the offer was withdrawn by the White Hart but the Community Hub kept going. A lot has changed since. The Pub is now a welcoming, lovely place to go now that it is under new private management. There was a round of applause in agreement. Dissolution of the Hub will be discussed at the AGM and HN hopes that this will go ahead in the spring. There was a round of applause for the hub members for all their hard work.

**17. To update on Trees**

Karen Roseberry will liaise with Village Hall committee.

**18. To update on Playing Fields (DH) & Play Area (KR)**

DH reported that a **playing field** meeting had been held recently. The planning application for the pavilion was now on hold. Residents in Green Lane were not happy about the Tarmac which is now on hold. Remedial work has been done to spruce things up such as new fire door. Waiting on outcome of Cotes/Mill Lane application.

Local mums Kirsty Router and Laura Spratt reported that mums are taking their children to other play areas so they want to improve the **play area** in Rocklands. They aim to keep the same footprint but improve the equipment, cater for all ages and provide picnic tables. A previous quote was obtained for £28,000. Shropham spent £48,000 on their new play area! So lots of fundraising required. Kirsty and Laura will give an update at the next Parish Council meeting. They will look into available grants. David Howie said they had the support of the Parish Council.

**19. To update on Highways**

Cllr. Howie was not very happy with Highways. PC contact at Breckland had left. Whole list of jobs requiring attention and nothing being done.

**20. To update on Flooding**

During recent bad weather, the house opposite Cllr. Howie had water in the garage and Cllr. Witt had water in his porch. Cllr. Howie asked if anybody had photographs of flooding to let him have copies for future reference. Flooding has been discussed at length while discussing Cotes/Mill Lane application.

**21. To discuss any correspondence.** No correspondence.

**22. AOB**

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**Cross roads.** It was mentioned that there were too many signs at the cross roads (Pub, Farm, Shop etc.) making it look very untidy. Cllr. Howie agreed.

**23. Date of next Meeting**

Monday 6 November 2017, 7pm, Rocklands Village Hall

**The meeting closed at 8.38pm.**

Signed .....

Date .....