

Rocklands Parish Council (RPC)
Minutes of Parish Council Meeting held in Rocklands Village Hall
7.00pm on Monday 5th September 2016

Present: David Howie Chair
 Shirley Colenutt
 David Roberts
 Nicola Southgate
 David Witt
 Ian Scholes
 Kim Austin Clerk

Also present: 31 members of the public.

The meeting started at 7:03 and Cllr. Howie thanked everybody for coming.

1. To consider accepting apologies for absence

RESOLVED to accept apologies from Cllr. Cath Jones who was attending a funeral.

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 4th July 2016

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

4. To discuss any matters arising from the minutes (4th July 2016) not on the agenda

There were no matters arising.

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.

The meeting re-opened at 19.06pm.

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

This committee meets monthly. The 11 page questionnaire was delivered to every household in the Parish with a deadline of 31st August for replies. However quite a few came in after that date and were accepted. A healthy 140 were returned out of 270 ! The audience applauded this return of over 50% which was far in excess of the 25-30% expected. All the responses would be taken and analysed over a couple of weeks to determine what the people in Rocklands Parish want. The results would be published so everybody was aware. Actual policies would need to be drafted and the Neighbourhood Plan document. There would be a further consultation period to look at how the plan was coming along. Realistically will take a year to complete. Breckland Council have been shown the plan and there may be some changes based on their comments. A referendum organised by Breckland Council will be held and everybody residing in the Parish will be eligible to vote using a Y/N ballot system. There is lots more work to do but the Committee are well pleased and encouraged that so many people took the time to comment. RG thanked everybody that had. Cllr. Howie said that if people still wanted to send a late comment that would be OK.

The Terms of Reference for the RNP committee were agreed by the Parish Council.

Cllr. Howie said that all the money received to date for RNP had already been spent on banners/printing etc. More money had been applied for. Money for this project was not coming out of PC funds.

Signed

Date

7. To update on Village Pub - COMMUNITY ASSET for sale

No one was present to speak on behalf of the White Hart. Stephen James (SJ) of Breckland Council had been informed of the intended sale of the White Hart by the owners. This triggered the 6 week initial moratorium starting on the day he was informed (4th August) and ending therefore on 15th September. SJ emailed District Cllr. Bill Smith (BS) who forwarded the message on 12th August to the Clerk who had no prior knowledge of this. 8 days of the 6 week period had already passed at this point. SJ was contacted and asked why the PC had not been informed. Apparently, a letter had been sent to Peter Smith on the 10th August but as Peter had resigned as Chair of the PC ~3 years before and moved away from the area, the letter was not received. The sale was not evident on any websites so the Clerk emailed the owners. Cllr. Howie read out the reply that said the White Hart was up for sale with T Mullenger Estate Agents in Watton for £350,000 without the land at the rear of the pub.

Harold Neale reported that the Rockland Community Hub (RCH) after a long meeting came to the conclusion that IF there were genuine commercial buyers that would keep the pub open as a pub, then they should be allowed/encouraged to do so. For the village to consider bidding, the property would have to be ~100K less. The fact that the land at the rear was now not included was a concern as the Community Asset is the whole lot and not just the property. If the RCH were to register a bid, this would trigger a 6 month moratorium. It was suggested that after the 6 months, there could be a period of a year where the pub was not protected by community asset status. The pub was registered as a community asset for 5 years until 2018. The RCH was already set up as a legal company that could put in a bid now. It was suggested that the owners would not consider selling to the Community.

Comments from the floor. There was suspicion of the now higher price. Last time the asset was for sale with the land at £230,000 and now it was for sale without the land at £350,000 (?). Would be interesting to know the commercial view of the property. The owners had already applied for change of use and this had been turned down. The question of compulsory purchase was raised.

There was a question mark over who owned the land. Theoretically no part of the community asset can be sold without triggering the initial moratorium. It was reported that the accounts show that the White Hart has made no money and building and land has been valued as zero. Mullengers had been contacted and they confirmed they had not yet been instructed to advertise the property which was why it wasn't on any of the websites. It was noted there was a caravan parked on the bowling green site.

The PC would support RCH in whatever they decided to do.

8. To report on Finance

The Clerk delivered the financial report.

8.1 Financial position

The bank account balances as at Monday 5th Sept 2016

Barclays Community Account	£	2543.27
Barclays Saver (Reserve) Account	£	3325.83
TOTAL as per bank	£	5869.10

8.2 Money in since last meeting

5/9/16	Bank Interest - Saver Account	£	0.41
	TOTAL IN	£	0.41

8.3 Cheques out (to sign)

CHQ 571	AID Signs & Graphics Ltd. (RNP)	£	460.80
CHQ 572	Richard Golke - Reimburse postage x2 (RNP)	£	162.80
CHQ 573	Barkers Print & Design - Questionnaires (RNP)	£	441.60

Signed

Date

CHQ 574 Clerk's reimbursements - postage, ink etc. £ 40.93
 (NOTE: £1065.2 is out of RNP funds) **TOTAL OUT** £ **1106.13**

Rocklands Neighbourhood Plan (RNP) - FUNDS

The Clerk was keeping a separate account/running total of RNP Funds.

GROUNDWORK GRANT FOR RNP 2016					
For expenses 1/7/16 - 31/12/16					
Date	To/From	Details	Income	Ex	Balance
	Grant received	Initial GRANT	£976.00		£976.00
25/07/2016	Aid signs and graphics	Printed banners and wooden posts		£460.80	£515.20
05/08/2016	Richard Golke	Reimburse postage stamps (200)		£110.00	£405.20
09/08/2016	Barkers Print & Design	Questionnaires (350) and envelopes (300)		£441.60	-£36.40
12/08/2016	Richard Golke	Reimburse postage stamps (96)		£52.80	-£89.20

Need to apply for more funds from Breckland Council/Groundwork and NCF (Norfolk Community Foundation - who decided after Rocklands had applied that their grants don't cover streetlighting ! They have however still put the application forward after David Howie wrote a letter saying how disappointed we were. Fingers crossed.

Audit of accounts 2015 - 2016

Mazars external audit is now complete. There are no actions to take. Mazars state: 'In our opinion the information in the annual return is in accordance with proper practices and no matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met'.

Mazars fee note not yet received but should be zero.

9. To consider planning applications

9.1 Update on Chapel Street (3PL/2015/0384/F)(87)

Nothing to report.

Cllr. Southgate went through all the planning applications, outcomes, pending and new.

9.2 Planning outcomes since last meeting

- 3PL/2015/0518/F **Annison/ Bungalows/White Hart (64) Appeal REFUSED**
- 3PL/2016/0497/F **Baker/Coach House Low Lane/New dwelling & Garage (97) WITHDRAWN**
- 3PL/2016/0312/F **Barham/Adjacent 2 The Street/House & Double garage (95) REFUSED**
- 3PL/2015/0384/F **Paske/Chapel Street Rear of Fredena 11 Dwellings (Was 10) (62/75) (87) REFUSED**

9.3 Applications pending outcome

- 3AG/2014/0019/AG **Bidmead/Tuppins Farm/ Extsn to exist agri build - (53) PRIOR APP REQ ?**
- 3PL/2016/0748/F **Garrod/Peel Farm/5 Extra Pig units (98)**

9.4 New applications since last meeting

- 3PL/2016/0851/Garry **Jackson/Shepley House/Change of use - holiday let (98)**
 RPC has already commented about the **noise nuisance and suggested a curfew**. Cllr Howie called at the house and left a letter for the Jacksons. Sometimes there are 10 cars parked on their drive. Not fair on the neighbours.
- 3PL/2016/1029/VAR **Howlett/Rodwells Barn/Agri Barn to Dwelling (99) 16/9/2016**

Signed

Date

Previously OKd by RPC but application was withdrawn. Amendment with a flat roof becoming a pitched roof. RPC still have NO OBJECTIONS.
3PL/2016/1039/F **Warnes**/Land adj Magpie Lane/Agri Building-storage (100) 23/9/2016
RPC have NO OBJECTIONS.

10. To update on Streetlight replacement

Had been advised to apply to NCF for a grant and then they changed the criteria to not include streetlights. May still be a chance that grant will be awarded.

11. To update on telephone boxes

Phone Box sold to Paul Rutter is still there at the moment.
Cllr. Howie still to replace glass in the Library Phone Box.

12. To update on Neighbourhood Watch.

Cllr. Howie and others were going to a meeting on Thursday 8th September. Hopefully all matters will be resolved. New systems, stickers, approach and information. A recent spate of break ins to village halls was mentioned and agreed all should be vigilant. Two were local at East Harling and Great Ellingham and were carried out by 4 people in a black car with masks/balaclavas and an axe.

13. To update on Village Shop and Post Office

Takings are going up but may lose some lottery trade now that the Euromillions is going up 50p to £2.50 per ticket. Cafe doing well.

14. To update on Local Plan (LP)

RG went to meeting at Attleborough Town Hall to discuss changes to LP. The Parish Council had sent comments re the original proposal. The settlement boundary review was undertaken. Small villages may lose their settlement boundaries but Rocklands have managed to retain theirs. It remains in place and unchanged! Seen as a positive. Breckland Council felt that Rocklands had their eye on the ball and were watching everything that was going on. Rocklands Parish Council and Rockland Committees were praised. Cllr. Howie thanked everyone involved for their hard work.

15. To update on Trees

A branch across The Street has now been removed.

16. To update on Playing Fields

They thought they had had a break in - but they hadn't!

17. To update on Highways

Speeding vehicles in the village are always a problem. The cost of a flashing sign is ~£3000. Community speed watch equipment had now gone back as eventually ran out of volunteers.

Would cars slow down if we had some white gates/flowers showing that they were just entering a village?
Cllr. Howie would talk to Highways.

Parish Sign looks fragile. Appears the wood is rotting around the plinth.

Bus Shelter is a bit of a mess and the seating is even worse.

Ponds. The pond in The Street is overgrown. Area around the pond in Chapel Street has not been cut. Both owned by the Parish Council.

Pond in Thieves Lane, when overgrown interferes with the bungalows' drainage. Contact owner to clear or have to get permission from the owner if PC wanted to get any work done themselves.

Village Hall. Notice board needs replacing and would be better if more visible from the road.

Ditch is overgrown. Grounds man doesn't do the ditch. Cllr. Colenutt will raise at next Village Hall meeting.

Signed

Date

Low Lane. Bushes and hedges are overgrown. Agreed may have to pay to get the work done.
Cllr. Howie could get a quote from Paul Howe (Breckland Contracting) or Richard ?

18. To update on Flooding

No problems. Has been very dry.

19. To discuss any correspondence

Dogs. Parish Council has written to the landlord to ask him to deal with the dog problem at his property.

20. AOB - To receive items for next agenda

No items were received.

20. Date of next Meeting

Monday 7th November 2016, 7pm, Rocklands Village Hall

The meeting closed at 8.50pm.

Signed

Date