

Rocklands Parish Council (RPC)
Minutes of Parish Council Meeting held in Rocklands Village Hall
7.00pm on Monday 11th May 2015

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

Also present: **72** members of the public.

Note: 4 days after the election date (7th May) all councillors stand down and are re-elected. As new councillors they must sign the appropriate forms.

Declarations of Acceptance of Office were duly signed by all members of the Parish Council.

Declarations of Pecuniary Interest (DPI) forms were given out to all PC members for competing outside of the meeting, to be returned to the Clerk.

The Clerk took the chair.

1. To elect Chairperson 2015 - 2016

David Howie agreed to stand again as Chair. Cllr. Southgate proposed and Cllr. Jones seconded the proposal. David Howie was duly elected as chair for another year. Declaration of Acceptance of Office was signed by Cllr. Howie and witnessed and signed by the Clerk.

2. To elect Vice Chairperson 2015 - 2016

Nicola Southgate agreed to stand again as Vice Chair. Cllr. Jones proposed and Cllr. Colenutt seconded the proposal. Nicola Southgate was duly elected as chair for another year. Declaration of Acceptance of Office was signed by Cllr. Southgate and witnessed and signed by the Clerk.

3. To consider accepting apologies for absence

There were no apologies for absence.

4. To record declarations of interest from members in any items on the agenda

There were no declarations of interest.

5. To approve the minutes of the last council meeting on Monday 13th April 2015

RESOLVED to approve the minutes that had been circulated prior to the meeting as a true and accurate record of the meeting. It was noted that 6.3 total should have read £138.29 (not £75.07). The minutes were duly signed by the Chair, Cllr. David Howie. Cllr. Witt commented that the Clerk had managed a good précis of the issues raised at that meeting.

6. To discuss any matters arising from the minutes (13/4/15), not on the agenda

Streetlighting. Lights getting old and need replacing. Cllr. Witt would get a quote for LED and apply for grants where possible.

Signed

Date

Broadband. Site had been surveyed for new 'box' soon. A way forward.

Community Home Watch. Cllr. Howie's meeting with the area co-ordinators went very well. They are finalising a new leaflet and the police will be sending out an online summary. Cllr. Howie hoped that the whole village would be behind the initiative.

7. To adjourn the meeting for public participation

Meeting adjourned at 19.11pm and opened to the public.

There were no comments from the public.

The meeting re-opened at 19.12pm.

8. To report on Finance

The Clerk delivered the financial report.

8.1 Adoption of accounts 2014 - 2015 & Financial Regulations

The Clerk had prepared the end of year accounts to the 31st March 2015 and circulated them prior to the meeting. Marars External Audit return also completed.

The Annual Accounts and the financial regulations as set out in the Annual Return document were agreed. The Annual Return was therefore approved and duly signed by the Chairman and the Responsible Finance Officer (Clerk).

8.2 Annual Return explained The Clerk explained that any variances this year, compared to last year's accounts, were again due to receiving money from Sport England on behalf of the playing fields/Cricket Club. Balance of monies carried forward was ~£507 more than last year. This was explained by saving another £100 on insurance by taking out a 3 year long term agreement, £100 had been earmarked for the cost of elections and grass cutting was now done by a volunteer and not paid. Total receipts for the year 2014/2015 was £8371.37 (including the final payment from Sport England) which puts the Parish Council into the £0-£10,000 bracket. Therefore the audit fee for 14/15 is £ZERO !! Finally back to normal !

8.3 Financial position

The bank account balances as at Monday 11th May 2015

Barclays Community Account	£	4213.97
Barclays Saver (Reserve) Account	£	702.27

TOTAL as per bank £ 4916.24

8.4 Money in since last meeting

No money in since last meeting

TOTAL IN £ 0.00

8.5 Cheques out (to sign)

CHQ 545	Broker Network - Came & Co. Insurance (LTA)	£	265.00
CHQ 546	NALC Annual Subscription	£	142.79
CHQ 547	Michaela Canham - Internal Accounts Audit	£	30.00

TOTAL OUT £ 437.79

CHQ 544 Clerks's expenses, postage etc. - 5 months - Wasn't signed at the last meeting)

8.6 Standing Orders

Kim Austin	Clerk's wages
Pearce and Kemp	Street lighting

Signed

Date

Playing Fields/Sport England grant - Reimbursements

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

Clerk's wage annual increase - new pay scales.

From Scale SCP21 to SCP22 £10.30 per hour (£144.20 per month). However new pay scales just issued show £10.527 per hour (£147.38 per month). The Chairman checked the pay scales and signed the letter to Barclays to authorise change in SO starting a month late from 1/5/15.

Pearce and Kemp (Streetlighting).

They invoiced us twice in August but only collected the money once. And they did the same in the previous year. The Clerk has contacted them and they are looking into it.

Consolidated Stock.

The Clerk had received a letter confirming that any consolidated stock held by the Parish Council would be repaid by the government. The Clerk to find original certificate and complete forms.

End of Year Accounts.

Cllr. Cath Jones thanked the Clerk for all her hard work on preparing the accounts.

9 To consider planning applications.**9.1 Planning outcomes since last meeting**

3PL/2012/0654/CU **Breckland Storage**/Swangey/Retail caravans (15) PERMISSION
 3PL/2014/0058/UC **Mayes**/Poplar Lane Nursery- Agri to dwelling (57) COULDN'T FIND
 3PL/2015/0287/F **Riddell**/Manor Cottage/Conservatory (61) PERMISSION

9.2 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 dwelling (62)
 There were no further comments regarding this application.

9.3 New applications since last meeting

3PL/2015/0442/F **Cornwell**/Elmcroft/Front & Rear extensions (63) Comments by 11/5
 Cllr. Howie had visited the premises. There was no objection from the neighbours and there was a unanimous NO OBJECTION at this meeting. The Clerk would post a comment of NO OBJECTION on the planning website.

3PL/2015/0518/F **Annison**/White Hart/7 Bungalows (64) Comments by 26/5

The Chairman asked for comments from the floor and asked that people stated their name and where they lived in the village before speaking.

John Skase asked what the council's understanding was of Breckland Council's planned development for the village. The Local Development Framework (LDF) had been produced a few years ago. All council were allowed to make recommendations. Rockland's do not want the village to stagnate, they want to keep the schools and community facilities supported. Do not want lots of infill. Areas were put forward at that time for the LDF. Exacerbation of flooding has always to be an important consideration. The Parish Council has always worked along the above lines. Rocklands has never been nominated as an area for major development.

Signed

Date

Robert East. 35 The Street. Reiterated that this proposed development was not one of those designated areas.

Richard Harrison. Referred to the OP14 Breckland Core strategy. Development only permitted in defined areas, for affordable housing, gypsies and traveller sites, dwellings required for rural enterprises and redevelopment of existing. Richard would argue that this development doesn't fit with any of these. Richard would let the Clerk have copies for inclusion on the Parish Council website.

Jenny Graham. 45 The Street. Rainwater capture system suggested is a glorified underground tank. Slowly discharges so takes the peak of rainwater surge. Discharges back into the soil so areas of heavy development there would be no area for adequate soakaways. Nowhere for the water to go.

Johnson. 44 The Street. Change of use. Agricultural to Amenity Land as land is described as Amenity Land. As far as council is aware, change of use has never been applied for. Victoria McCarthur said still classified as a field.

Chris Sharpe. Regardless of classification, the pub has been retained and the Parish Council will do all they could to help the pub in the future. There is support for the community pub but not for backfill. This would set a very dangerous precedent and may cause back filling of other areas of the Street too. There was a round of applause from the audience.

Richard Harrison. Referred to a document 'Rural Settlement Boundaries' which can be found on the website with these minutes.

Jeff Dixon. Mill Lane. Public bridleway will be compromised. Three quarters of it would disappear. Bridleway needs to be 2 meters wide. Depriving the village of another amenity. Statement of intention that any movement of building materials would be via the pub. No differentiation of people/cars/horses and they do not mix. Access would be a major issue for this site.

49 The Street. Change of access not clear. Concerns that 5 out of the 7 houses would have a change of access.

Richard Harrison. Referred to the Regional Spatial Strategy (attached to minutes on the PC website). This was originally incorporated into RPG6 - 'Regional Planning Guidance for East Anglia' (Also on website). Referred to sustainable locations and to minimise commuting. Order of preference, jobs/services/housing does not apply.

Victoria McCarthur. Traffic increase would be huge. The School are currently allowed to use the pub car park. AT school pick up and drop off times the traffic is already crazy. Infrastructure is not in place and what about refuse collection ?

Chris Sharpe asked if there were any 'fors' or any 'benefits' from this proposal and there were no comments from the floor.

Cllr Howie asked for comments from the Parish Councillors.

Cllr. Colenutt said she was against the proposal because the former meadow is outside the settlement boundary. More concrete - exacerbating flooding and worries about access and traffic.

Signed

Date

Cllr. Jones had the same concerns as Cllr. Colenutt. Access, horses, cars, 1.5 metre roads instead of 2m/ Not sure rainwater tanks would work. Nice to have some affordable housing somewhere in the village.

Cllr. Scholes. Concerns about access.

Cllr. Roberts. Agreed with all points previously raised. Would like to protect the character of the village.

Cllr. Witt a chartered building services engineer had the following report:

In my professional opinion this application is flawed for the following technical reasons:

1. A Basic Geological survey has not been provided to determine if it is worth installing ground source heat pumps.
2. A full survey to determine the depth of each borehole is required. As a rule of thumb a 100metre deep borehole will provide about 5kW of heating.
3. The drawings do not indicate the plant room required to house the heat pumps nor space for 3 - wheeled bins per dwelling.
4. The application does not include a rain water drainage design. A set of surface water drainage calculations has been prepared by Bingham Hall Associates and submitted to Dave Howie two days ago but they have not been included for public consumption. The calculations conclude that providing all roads and parking areas are constructed with a permeable paving, and water butts are provided, each dwelling requires an underground Private Cellular Soakaway to act as a temporary rain water store.
5. The general road width of 5 metres is the minimum width recommended for refuse vehicles. The 4.2 metre width on the south east corner of the pub could be rejected by the planners.
6. The hammer head for turning the waste collection vehicles is drawn at 15.5metres but needs to be 17.2metres.
7. It is doubtful that the specified shingle access road surface will be adequate for waste collection (26 tonnes gross weight), fire engines or skip vehicles (18 tonne gross weight).
8. The entrance to bungalows 1 to 6 will not permit the delivery of refuse skips which are 15metres long when delivering skips.

Cllr. Southgate would object to the application for all the points already raised. No to back fill, no to crowding, concerns for flooding, access, danger to animals and people. Would appear proper surveys not done.

Dave Jones reminded us that the White Hart had been registered as a community asset and that it should be checked any consequence of this

Cllr. Howie. Concur with the rest of the councillors. The whole Parish is concerned with flooding, backfill developments, building outside of the boundaries and vehicle movements.

Cllr. Howie asked for a show of hands 'for' the development and there were 2. Cllr. Howie that this concluded the discussion regards this application and the Parish Council would post their comments on the Breckland Planning Website. Cllr. Howie confirmed that the number of objections received by Breckland Council does count. The deadline for comments was confirmed as 26th May

It was asked that this application is "called in". In Bill Smith's absence, Bills comments were read out from the last meeting re developments in general.

Signed

Date

3PL/2015/0476/F **Nixon**/Laurel Bungalow/Garden Room (65) Comments by 27/5
A vote of NO OBJECTION was recorded and would be posted on the planning website.

3PL/2014/1016/F **Leslie**/ REVISED/Glebe Cottage/New dwelling (58/66) by 20/5
The Parish Council hadn't objected to this application when it was first applied for and they didn't now object to this revision. A vote of NO OBJECTION was recorded and would be posted on the planning website.

Caravan Club in the village

Application for a 5 caravan plot to the Caravan Club. The Parish Council had NO OBJECTION to this application.

9.4 New applications since agenda issued

NONE

10 To update on Village Shop and Post Office

Both were doing well.

11 To receive update on Trees.

A new tree warden is still needed. Cllr. Howie hasn't yet spoken to Jim at Walnut Tree Nursery.

ACTION Cllr. Howie to approach Jim at Walnut Tree Nursery - re role as tree warden

12 To receive update on Playing Fields and Deed of Dedication

There is a plan to extend the pavilion which will need to be run past the Parish Council as they are trustees. They have to provide: disabled access, changing rooms, separate officials changing room and a female changing room. The plans will be circulated round the committee. IT was asked if having more parking would decrease the size of the children's' play area ? Cllr. Howie confirmed that the Play Area was on the list for improvements and that he would like to see improvements to both the sports facilities and the sports area.

The problem of dust from the road was mentioned as there were, it was believed 110 teams using the sports facilities. It was queried as to whether planning permission was needed for temporary structures such as the bandstand and he stores. Cllr. Colenutt mentioned the cost to the Parish Council of them dealing with applications and grants for the Playing Fields.

ACTION Clerk to write to Playing Fields summarising costs incurred.

ACTION Clerk to include future grant payments not going through PC unless prepared to pay fees/costs/additional expenses.

13 To receive update on Highways

Community Speed Watch

Have had a few incidents and have been threatened by a motorist. There will be even more vehicles with all the proposed developments - an accident waiting to happen. There will be discussions between, Community Speed Watch, Highways, the Police, Rigeons and the Council.

Ideally, 30mph signs needed urgently. Solar signs are ~£8000 !

14 To update on flooding

No issues with flooding since the last meeting.

15 To discuss any correspondence

There was no correspondence to be discussed.

16 AOB - To receive items for next agenda

Signed

Date

Telephone Kiosks

Cllr. Howie asked that the telephone kiosks be tidied up as they were looking scruffy. Would need to get paint and find volunteers to help. Cllr. Howie would speak to Sue Bunnywell as she had expressed an interest in the past.

Cllr. Howie brought the meeting to a close saying that he hoped everybody had had a chance to have their say.

16 Date of next Meeting - Monday 6th July 2015, 7pm, Rockland's Village Hall.

The meeting closed at 8.18pm.

Signed

Date