

Rocklands Parish Council (RPC)
Minutes of Parish Council Meeting held in Rocklands Village Hall
7.00pm on Monday 6 Nov 2017

Present:	David Howie	Chair
	Nicola Southgate	Vice-chair
	David Roberts	
	Cath Jones	
	Kim Austin	Clerk
	Bill Smith	District Councillor
	Cliff Jordan	Norfolk County Councillor

Also present: 56 members of the public.

The meeting started at 7:05.

Cllr. Howie thanked both District Councillor Bill Smith and NCC Cliff Jordan for coming.

1. To consider accepting apologies for absence

RESOLVED to accept apologies from Cllrs. Colenutt, Scholes and Witt who were on holiday.

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 (4 Sept 2017) not on the agenda.

There were no matters arising from the minutes.

5. To adjourn the meeting for public participation

Meeting adjourned at 19.09pm and opened to the public.

There were no comments from the public and the meeting re-opened at 19.10pm.

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

Since the last meeting, the consultation process has continued with local organisations within the Parish. RG gave a 15 minute talk at the village hall committee meeting, explaining how RNP could help them. Cllr. Colenutt had given a comprehensive report at the September PC meeting with village hall wished for the future. They had informal discussions with John Brown (Churches) to make him aware how RNP can assist with future projects. Richard Harrison and Cllr. Howie attended rural housing summit at Gressenhall to discuss problems that rural villages are facing. Problem with developers coming in and building big housing estates in inappropriate places.

It was put to the councillors that the PC should request a visit by a Housing Association (HA) to present at the next PC meeting, as part of the Neighbourhood Plan. The HA would be invited to attend and show what they could do with the village in the future. They would look at the Parish as a whole, to determine what its needs are for the future and what services they could bring. PC and local residents would be fully consulted. They would look at affordable homes for local people. Some homes being built at the moment are high end. Cllr. Howie thanked RG for the update. He added that both he and RG were impressed with our MP and Lord Grainger. By allowing the HA to speak it shows that RPC are open-minded, and they may get a survey they can use. It was worth pursuing to see what it may bring. Cllr. Howie confirmed that there would be no cost to the PC and wouldn't tie us in to anything. RG confirmed there were no commitments. All councillors present voted for inviting a HA to visit.

Signed

Date

7. To update on Local Plan

There was no update to the Local Plan.

8. To discuss Chapel Green issues

Issues at Chapel Green had been discussed at the previous PC meeting held on 4 September 2017. There had been a show of hands and despite 51 out of 70 people present being in favour of the Green being maintained as a meadow it was decided to produce a leaflet/questionnaire asking for residents' views in order to reach a wider audience. Cllr. Southgate explained the leaflet had been produced and distributed as there seemed to be a lot of people that were passionate about the Green. Most completed forms were returned to Cllr. Jones by the deadline and had been counted. A few late ones had been given to Cllr. Howie and as these were only given to Cllr. Jones at this meeting, she had to incorporate them into her previous totals.

There were 2 options on the form with tick boxes. Option 1 was to continue traditional management of the Green as a wildflower meadow. Option 2 was to convert the Green to short grass. Each option was accompanied by a brief description of what this would entail. There was also a box to tick in order to offer help with maintenance once any decision had been made.

One resident said the form was invalid and another said it was biased. Cllr. Southgate said the form was in no way biased and any detail was factual and not based on any personal views.

76 completed forms were returned.

51 were in favour of option 1 (Wildflower Meadow) - of these 31 were willing to help.

25 were in favour of option 2 (Short Lawn) - of these only 4 were willing to help.

In summary: **The preferred option is to maintain the Green as a wildflower meadow.** All councillors unanimously agreed and asked that Chris Sharpe should be allowed to get on with his work in this respect without further incident. Chris Sharpe was at the meeting so will have heard first-hand the results of the Questionnaire that supports Chapel Green being maintained as a flower meadow. Cllr. Howie thanked both Cllrs. Southgate and Jones for their help with the survey.

9. To discuss NEW Rocklands Play Park (Kirsty Router and Laura Spratt)

Kirsty confirmed questionnaires had been distributed to residents (although not to all houses) and also via school children's book bags to find out what people wanted from a new play area, so they can make sure there is something for everyone to enjoy. A plan was displayed at the back of the hall showing suggested changes and with leaflets advertising an open meeting to be held at the White Hart at 7.30pm on 15 November 2017. Three quotes have been received from play equipment companies. The cheapest quote is £33,500 from an Attleborough based company who has offered massive discounts to Rocklands. The price includes equipment, safety flooring and installation. The money will need to be raised from grants. 4 grants will be applied for initially. All grants have strict eligibility rules so need to determine which ones are the best ones to apply for. Kirsty wants to get the first application (£6000 maxm.) in by Friday 10 November. Kirsty and Laura will need help to take this project forward. Help with advertising, social media and fundraising etc. All volunteers will be very welcome. The PC thanked Kirsty for the update.

10. To discuss new benches

At the previous PC meeting Cllr. Howie had suggested two new benches for the village, one for where the old bus shelter was and maybe one for Chapel Green. These will be progressed after the winter and purchased with the help of the £100 received from Attleborough Lions. Benches will need to be as strong as possible, so they will last.

11. To discuss dog poo problems

Complaints had been received about dog poo on the playing fields, footpaths, The Street and the top of Chapel Street. Notices were posted to remind people that people should clear up after their dogs. ML said he was appalled by the notices as it was like the secret police. The PC confirmed the notices were

Signed

Date

standard issue from the area Dog Warden. Cllr. Howie said Flymoor Lane was horrendous with dog poo left on the ground and plastic bags with poo in left in the hedges.
An astounding statistic: there are 1000 metric tonnes of dog poo produced by 8 million dogs every day in the UK !! An ode to dog owners as read by Cllr. Jones.

If your dog should do a plop
Take a while and make a stop;
Just find a stick and flick it wide,
Into the undergrowth on the side.

If your dog should do a 'do'
You don't want it on your shoe;
Find a stick, pick a spot
Flick into the bushes so it can rot !

12. To report on finance.

12.1 Financial position

The bank account balances as at Monday 6 Nov 2017

Barclays Community Account	£	4799.23
Barclays Saver (Reserve) Account	£	2326.24
TOTAL as per bank	£	7125.47

12.2 Money in since last meeting (4 Sept 2017)

28/9/2017	Breckland Council - Precept	£	2584.00
	TOTAL IN	£	2584.00

12.3 Cheques out (to sign)

CHQ 606	All Saints PCC	Churchyard	£ 85.00
CHQ 607	St Peters PCC	Churchyard	£ 85.00
CHQ 608	Rocklands Playing Field	Playground	£120.00
CHQ 609	Rocklands Village Hall	Hall Maintenance	£120.00
CHQ 610	Central Norfolk Methodist	Churchyard	£ 70.00 (Total £480)
CHQ 611	Richard Seaman Hedge cutting - Village Pond		£ 20.00
CHQ 612	K&M Lighting 3 months (Sept-Nov 2017)		£ 41.34
CHQ 613	KA Clerk's reimbursements - 2 months		£ 35.88
	TOTAL OUT	£	577.22

Precept setting for 2018/2019

Precept Forms have been received and need to be returned by Friday 26 January 2018. The Clerk will distribute summary accounts and projections to all councillors prior to the January PC meeting as the level of precept will need to be decided at this meeting.

Rocklands Neighbourhood Plan (RNP) - Accounts

Balance remains the same at £272.60.

13. To consider planning applications

Great Ellingham (GE). Cllr. Howie asked Cllr. Bill Smith to give an update on the Great Ellingham residential development. Permission for 49 new houses to be built on top of the 39 already agreed, giving a total of 88 new dwellings on the corner opposite Great Ellingham School. Last month was able to stop a further 66 houses ! This doesn't include the 75 planned for the Mellor Metal site. This is the highest increase in housing (84% and should be 50% by 2019-2020) when the highest should be in Thetford. The reason for this increase is that GE has been classed as a Local Service and also has a community right to build. It's these landowners that are now coming forward under these rules. Cllr. Smith said he would be having words with MP George Freeman. Great Ellingham has been exploited and cannot be justified. May take concerns to the secretary of state. Local Development

Signed

Date

Framework (LDF) has now become the Local Plan (LP) and need a 5 year rolling land supply. Therefore, settlement boundaries do not apply (but there is a 20% penalty for building outside.) Not a 5 year, but a 6 year land supply.

Cllr. Howie thought the MPs would sympathise but needed to get up and do something. Additional housing had been allowed over and above the original number planned. The services however would prove inadequate and there was a serious shortfall. It was suggested that the whole planning system was seriously broken. Cllr. Bill Smith said it was broken by the coalition in 2010. Cannot apply sustainability clauses. Confusion between local and national plans.

Need to consider services, transport, medical etc. Development in Watton used a formula to work out what was needed. What was in the LP was sensible but not when taking into account the 'unplanned' additional building. GE would probably need a school 3 times the size.

Cllr. Southgate ran through the list of planning applications.

13.1 Planning **OUTCOMES** since last meeting

3PL/2017/0898/F Garrod/2 Oaks Sandy Lane/Ag. Building for straw (121) - PERMISSION

3PL/2017/0914/F Shadrack/Whistlers Kennels/New kennel block (123) - PERMISSION

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

3PL/2017/0990/VAR Blanchflower/Holly Cottage/Bay window to normal (125) PERMISSION

3PL/2017/1076/F Brady/ Attleborough Rd/Self-contained dwelling retrospect. (126) REFUSED

3PL/2017/1129/HOU Jenkins/1 Rectory Rd, Repl conserv./single storey extn. (127) PERMISSION

13.2 Applications **PENDING** outcome

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

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

13.3 **NEW** applications since last meeting

3PL/2017/1225/F Annison/Mill Lane/Single Storey Dwelling - Reply by 10/11 (Extended deadline)

Cllr. Southgate explained there had been several applications and refusals by the same applicant.

This most recent application seemed to be the same as the previous one with the outbuildings stripped away, which based on past history of serial applications may be put back in over time.

The original reasons for objection were re-stated as still current by members of the public present and included, back fill of agricultural land, outside settlement boundary and detracts from rural character. RG said all the reasons for objecting were as listed for the October 2017 application and still stood. It would set a dangerous precedent to allow this application outside the settlement boundary.

Mr. Annison said he had a supporting petition of 97 signatures who were all members of the parish although it was noted that there were 5 signatures from one household and 1 signature from abroad. He said he owned the bridleway and any development wouldn't result in flooding as the land was capable of taking any water away. ML said he couldn't see any problem with the development. He said the PC were always negative and objected to all applications for development. RG responded to this saying that in the last 5 years there were 25 applications for new or replacement dwellings and the PC had supported 75% of all new applications. The survey carried out for the RNP showed residents were in favour of additional housing in appropriate areas. Not against all new housing.

Cllr. Howie asked for a vote. Of the 56 members of the public present, 6 abstained. Of the 50 voting, 5 were for and 45 were against the application.

Cllr. Smith confirmed that the application had been called in and would go before the planning committee on 20 November 2017.

3PL/2017/1278/F Warnes/Land adj. Magpie Lane /Change of use to new stables NO OBJECTION

3PL/2017/1338/EU Brady (See 126) Application refused. To reply by 24/11

13.4 Planning **enforcement** issues

Planning enforcement: Annison Mill Lane. NOTICE ISSUED FROM 1/10/217 - 1/7/2018

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

Signed

Date

14 To update on Neighbourhood Watch

Everyone should have had their bin stickers by now. Some households are still without. The surplus has gone to the Village shop. All donations would be most welcome. John will actually go round and stick them on for residents. Noted that 'Silver Birch' needs bin stickers.

There have been oil thefts in Caston so everybody should take care. Complaints regards speeding continue, especially in The Street. Cllr. Southgate had seen some 2" high speed bumps that simply affix to the tarmac. Cllr. Jordan said to note that these would still need to go through Highways.

GE now has flashing signs (SAM2) that seem to be effective. SAM2 costs ~£3000 for 6 poles and 2 heads. Would need to apply for grants to fund.

15 To update on Village Shop and Post Office

Nothing to report.

16 To update on Rocklands Village Hall (SC)

Neil Thomas had cut down the rest of the trees and the hedge. Cyril still concerned about the trees left in the ditches. Lots of work has been done and is much better. Three people have donated three trees.

17 To update on Rocklands School (DJ)

Thriving and bursting at the seams.

18 To update on Rocklands Community Hub (RCH)

No update as waiting to hear if the Hub will be dissolved in the spring. Will be discussed at the Hub AGM.

19 To update on Trees

There was mention of a dangerous silver birch in the village ?

20 To update on Playing Fields (DH)

Planning application is on hold. Quote for car park was expensive at £40K (Shropham was £20K). Now looking at smaller jobs.

21 To update on Highways

There had been an altercation between a lorry and a cyclist in Low Lane. New man, Ben Raynor at Highways was going to put 'unsuitable for lorries' so both ends of road are covered. Ben coming to visit on 14 November to look at hedges etc.

22 To update on Flooding

No flooding.

23 To discuss any correspondence.

No correspondence.

22. AOB

Broadband. Cllr. Howie brought up the topic of broadband because he was often asked about broadband and speeds by people thinking of moving into the village. Apparently, there is a superfast broadband box in the village but not all residents have it. Cllr. Jordan said he is doing all he can. A new group had now been established for 4 months. A telephone mast was going up on Hingham Church. Looking to put new masts up in lots of new places. Cllr. Jordan said a £1 million had been allocated to improving broadband but had not yet been touched.

23. Date of next Meeting

Monday 8 January 2018, 7pm, Rocklands Village Hall

The meeting closed at 8.34pm.

Signed

Date