

Rocklands Parish Council (RPC)
Minutes of Parish Council Meeting
7.00pm on Monday 6 November 2023

Present: David Howie Chair
Richard Harrison Vice-chair
Amanda-Jayne Buckland
Tim Ford
Bryan Swaddling
Kim Austin Clerk

Also present: 27 members of the public.

The meeting opened at 19:01

1. To consider accepting apologies for absence

Apologies were received from Cllr. Ed Connolly who had other meetings to attend.

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 Parish Council Meeting on Monday 4 September 2023

The minutes had been circulated to all councillors prior to the meeting. All councillors approved the minutes. The minutes were duly signed by the Chair, Cllr. David Howie.

4. To discuss any matters arising from the minutes (4 September 2023) not on the agenda.

There were no matters arising.

5. To adjourn the meeting for public participation

The meeting was adjourned at 19:05. There were no comments from the public present and the meeting resumed.

6. To update on First Time Sewerage (RH).

Cllr. Harrison's report had been circulated to all councillors prior to the meeting.

As I write, we are now more than two weeks after the scheduled handover date from the contractors' group (@one Alliance) to Anglian Water. At the 'Safe to Operate' inspection over two weeks ago, some snags were identified which needed rectification before handover. As I understand it, most of these snags have been addressed. However, they have said that a problem remains with the telemetry system at the new pumping station.

When I last communicated with Anglian Water, I was informed that a site team would be attending the pumping station today (Monday 6 November) to "...investigate the issues..". I made it clear that I considered that a disappointingly slow response.

I once again re-iterated that an increasing number of residents in the St Peter area were very stressed and angered by the delay, as the very high groundwater levels were causing their septic tank systems to stop working properly with the risk of escaping sewage.

I further questioned the confusing letter that had recently been sent to those wishing to connect - stating that the project was 'finished' and asking for feedback on 'how did we do'. This would give residents the impression that all was now OK - when it certainly isn't!

I requested that an update be provided today (Monday 6 November). As I write, I have just again chased-up a response.

Signed

Date

7. To update on SID (flashing speed sign) (RH)

Cllr. Harrison's report had been circulated to all councillors prior to the meeting.

In the last period, the speed sign was deployed as follows:

a) The Street - traffic approaching the B1077 Crossroads from the Village Hall

Deployed: 11:00 hrs 28 August 2023

Finished: 11:00 hrs 02 October 2023

The analysis results show:

13,246 vehicles detected

Average 379 vehicles/day

Morning peak time - 08:00 to 09:00

Afternoon peak time - 15:15 to 16:15

10,297 vehicles (77.7%) within 30 mph speed limit

2,949 vehicles (22.3%) exceeding speed limit

- of which 557 vehicles (4.2%) over 35 mph - and likely open to a fine*

Top speed: 55 mph - 23/09/2023

Since the last deployment facing towards the Village Hall:

- vehicle movements averaged 379 per day - an 11.1% increase in daily traffic volumes.

- vehicles speeding numbered 2,949 (22.3%) - 0.3% less vehicles speeding.

- vehicles open to enforcement action numbered 557 (4.2%) - 0.1% less vehicles open to enforcement.

This is still far too many vehicles speeding on a village street.

The maximum speeds recorded were 2 vehicles at 55mph on 23 September and 28 September.

b) Attleborough Road (B1077 - traffic approaching from Great Ellingham

Deployed: 10:00 hrs 02 October 2023

Finished: 14:00 hrs 03 November 2023

The analysis results show:

48,903 vehicles detected

Average 1,520 vehicles/day

Morning peak time - 07:45 to 08:45

Afternoon peak time - 15:30 to 16:30

38,933 vehicles (79.6%) within 40 mph speed limit

9,970 vehicles (20.4%) exceeding speed limit

- of which 3,032 vehicles (6.2%) over 45 mph - and likely open to a fine*

Top speed: 75 mph - 05/10/23 *

Since the last deployment facing towards Great Ellingham:

- vehicle movements averaged 1,520 per day - a 13.1% increase in daily traffic volumes.

- vehicles speeding numbered 9,970 (20.4%) - a 5.13% increase in vehicles speeding.

- vehicles open to enforcement action numbered 3,032 (6.2%) - a 1.9% increase in vehicles open to enforcement.

More than a fifth of vehicles speeding in a 40 mph zone is completely unacceptable.

As always, I am indebted to Tim for his continued support - and I am grateful to both Tim and Bryan for covering for me whilst I was recovering from major surgery.

Speeding.

Cllr. Harrison said that he always asks that Rocklands is prioritised regards speeding. The police need to attend during the week and not on a Saturday. Attleborough police are now back to 2 officers. Cars speed to collect people from the playing fields. Need lots of slow down signs and staggered pick up signs. Road configuration doesn't help in Rocklands, with long straight stretches and drivers only just see the 40mph sign at the last minute. It was reported that indicating to turn into Mill Lane was dangerous as following cars overtake thinking you are going to the playing fields.

The Parish Council have asked for countdown markers but Highways have refused. Cat's eyes have been refused. Would like a 20mph restriction but also refused. Zig Zags outside the school have been reinstated but people are parking on them. The situation at the school is made worse by Devlin

Signed

Date

contractors parking along the roadside near the school. Need a traffic warden or a lolly pop person. Dangerous with mum's talking and children wandering all over the place. An accident waiting to happen. Accident at Brayes Lane where a car has driven into the field.

Horse riding signs - The residents of Mount Pleasant were concerned about speeding vehicles and horse riders. Also, horses are spooked by electric cars that they cannot hear approaching, that just suddenly appear. Lots of traffic diversions of late that are diverting vehicles onto the country lanes. Cllr. Howie will discuss appropriate signage with Highways and the police.

8. To update on Flooding (RH). To include ditches at Mill Lane/Green Lane.

Cllr. Harrison's report had been circulated to all councillors prior to the meeting.

We still await a response from the Head of the NCC Water Management team, regarding arranging a visit by Karen Paterson of the Environment Agency, and the NCC Water Management Team - to involve key stakeholders/landowners in identifying agreed surface water flooding mitigation measures. I chased this up again in an email to the LLFA on

October Flooding

This is surely uppermost in the thoughts of those directly and indirectly affected.

To put things into perspective, the level of rainfall in October caused serious flooding in a great number of communities around the country - but this will be of little consolation to those in Rocklands!

Trish Colchester hosts the Met Office official rain gauge for the area and has already commented that October saw the highest readings in her memory. Bill Lister at Home Farm has kept his own rainfall records for many years, and he kindly gave me the following statistics this afternoon:

- Until this October, the previous rainfall record was April 2012 with 159mm in that month. April 3 & 4 had the highest daily rainfall of 15 and 23mm respectively.
- October 2023 has broken records, with a total rainfall of 181mm - an increase of 22mm (14%). The highest contributing days were 12 & 13 October with 18mm and 35mm, beating previous records - with a further even higher 28mm and 38mm on 19 & 20 October, whilst the ground was still saturated.

Thank you to Bill for this useful information.

On 20 October, my partner Sue drove me around the village and surrounding areas to take photographs and videos of the flooding (I am recovering from major surgery). I noted, and nearby residents had already reported, the large quantities of water overflowing from the ditches around Kemp Meadow, across Mill Lane and down The Street. The new road gully on the corner of Mill Lane/The Street was taking a fair quantity of the water down to the East culvert (evidenced by a mini whirlpool), but the system was overwhelmed. Also, there was an amount of water laying on the private site road. Seeing the developer on-site, I discussed the situation with him (see below).

Our thanks also to those residents who sent photographs/videos to me directly, and also those who posted similar on Facebook. These are all very useful historical records which will bolster Rocklands' already large evidence files.

On 24 October, I sent a detailed email - with photographic evidence - to the Head of the Lead Local Flood Authority (LLFA) at County Hall and copied our County Councillor and our MP. It mainly focussed on the contribution to the surface water flooding arising from the development at Kemp Meadow (see below). I am currently compiling a more detailed update on flooding in Rocklands - which will go to the same recipients and also to Breckland Council.

After discussing the provision of an additional pallet of sandbags at the Village Hall, the Parish Council agreed to do so. Thank you to Cllr. Tim Ford for negotiating a really good price for the now very expensive sandbags. Huge thanks must go to The Mann Trust, for agreeing to fund this provision!

Residents are politely reminded that we have always requested that, when they are no longer needed in an emergency, sandbags should be returned to the Village Hall. Thanks also to the VH - who are arranging a waterproof cover for the sandbag storage location.

Recent enquiries to the Norfolk Floodline re the provision of sandbags elicited a response that, while they do not supply sandbags, we should contact Breckland Council! The recent severe flooding in Attleborough saw Breckland Council supplying sandbags there. We will be robustly approaching

Signed

Date

Breckland Council to ask why not help a community like Rocklands - which has a very small precept and can do with all the help it can get?!

Rocklands Parish Council has been a member of the Mid-Norfolk Flood Partnership (set-up by George Freeman MP) since its inception. Following the recent flooding, George has set-up another on-line meeting which is being held this Friday (10 November) 16:30-18:00. We will use this opportunity to get Rocklands' flooding issues re-iterated, and hopefully get the LLFA and Environment Agency to help us develop a mitigation plan for the village.

Development at Mill Lane / Green Lane (Kemp Meadow)

On 8 September, I received an email from the Head of the LLFA, confirming that they would contact the developer advising him that access to the watercourse should be kept to allow maintenance by the residents and that information on riparian responsibilities should be provided in the homeowner pack.

On 11 September, I again contacted the Head of the LLFA - reporting that a resident had witnessed workers on the site tipping waste materials into the ditch between the outer hedge and inner fence, by sliding one of the fence panels up between the slotted posts to gain access. Video evidence was provided.

On 12 September, the NCC Water Management Team (LLFA) visited the site. They were unable to see the point where the waste had been tipped, as it was sandwiched between a hedge and new fence.

However, they did see the new culvert which had been installed under the new entrance to the site. This would have required authorised consent from the LLFA - which had not been given - and was therefore in contravention of the Land Drainage Act. They contacted the developer on 5 October but, by 27 October, had not received a response.

The LLFA were continuing to chase the developer on this issue and were also advising the developer that the fences should be removed and new residents made aware of their responsibilities to maintain the ditches.

As mentioned, on 20 October, whilst touring the area to take photographs and videos, I spoke the Kemp Meadow developer. I pointed out that the site surface water management system appeared not to be working, and he told me that both pumps that empty the attenuation tanks kept tripping-out - having to be repeatedly reset manually. He could not tell me why they kept failing and said that he did not properly understand how the system works - just that he had implemented the system recommended by one of his consultants. When I asked what he was going to do about it, he stated that he had called the engineers but they could not attend until the following day (Saturday).

I further pointed out that the ditches on his development should not be overflowing on to the road, as they are supposed to discharge through the existing culvert under the road to the existing culvert (against Parish Council wishes) running down the East side of The Street.

The developer told me that 4 of the 7 homes were now occupied, but I have no idea if the residents have been informed about the surface water drainage system or the impact on the rest of the village. The developer did say that he was about to go and explain what was happening to some of his residents. When I pointed out to the developer that he had made it nigh on impossible to access the ditches on much of the site for maintenance (by enclosing them between the tall hedges on the outside, and the close-boarded fences on the inside), he shrugged his shoulders and couldn't give an answer. I did notice that some of the more recent close-boarded fencing is continuous - and not removable panels between concrete posts - thus making it completely impossible to access the ditches.

In reply to my email of 24 October, our MP (George Freeman), who is familiar with the surface water flooding problems which plague Rocklands, informed the Head of the LLFA that he had driven through the village on the day of the heaviest rain - and stated that he is very keen to support any additional measures and assistance that can be provided for the community.

Today (November), the Parish Council has received an email from the developer - understanding the concerns raised by local residents and wishing to address "...some pooling of water at the entrance to the new development.."

He states: "*The approved surface water drainage scheme was engineered to handle surface water volumes significantly higher than is required for the current number of dwellings. It has been installed in line with all consents & requirements granted by the relevant planning approvals.*"

Signed

Date

Recent extreme weather has delivered volumes of storm water at a level not previously experienced since construction had commenced on site and therefore was effectively a test of the system. The regrettable 'pooling' outcome triggered an immediate investigation by ourselves. This established that the 'strength' of the pump had not, initially, been set at an appropriate level which, naturally, has since been rectified. We will continue to monitor this and review as appropriate."

This does not address the fact that he told me that there were two pumps, and that he did not know why they were tripping out. Also, he told me on the day that the pumps were alarmed - but only locally to the pumps. When I asked how the residents would know that there was a pump failure and, for example, if they would receive an automated text - he appeared not to have thought of that and said he would look into it.

Rocklands Flooding Working Group

Much work has gone on in the background in the last few years, including two multi-agency meetings in Rocklands, liaison with the Lead Local Flood Authority, jetting and partial surveys of the culverts system in The Street. There is now a clearer picture of where issues lie, and indeed, some residents have already worked to address issues with their section of culvert. We secured the services of an NCC Highways contractor to clear and improve the condition of the village hall ditch - paid-for by NCC Highways, even though they have no statutory responsibility for this.

However, we still need a collective local response - residents and landowners, also agencies - to addressing the issues.

I propose that we set-up a working group to address this need - comprising some members of the Parish Council but, more importantly, residents and landowners. We would appreciate it if all residents and landowners who would like to contribute, please let themselves be known to the Parish Clerk please.

Notes on Kemp Meadow. The Parish Council had objected to this application due to potential flooding at this location. The Planning Inspectorate had approved the application. Cllr. Harrison said according to the legal papers, the developer remains responsible for site maintenance for 3 years. This could benefit the Kemp Meadow residents. Residents are responsible for maintaining the ditches which are part of the site and the drainage system. Not Highways. No trash screens on Kemp Meadow. Ditches blocked with rubbish, A contractor was even seen to remove a fence panel to empty his wheelbarrow in the ditch ! One resident said his drive should be of permeable material but it isn't. Checked design documents and have been to planning enforcement but they are not interested. A meeting between the residents and the Parish Council might be beneficial.

9. To receive news from village organisations and churches

All Saints Church (CJ) A report received from Cath Jones was read out by Councillor Buckland.

Harvest Supper in September was a success, with over 60 people enjoying a meal followed by entertainment by the Roskettes. At end of October, we joined with St Peter's and held a service in the Village Hall celebrating 'The Spirit of Rocklands', when all village organisations were encouraged to come along and share their enthusiasm for what is a special place to live. A buffet meal was served after the service and we were treated to some music played by an accordionist, Alan Sissons, which made a lovely change from 'canned' music, as we chatted and ate.

Tickets are now on sale for the Advent Lunch which will be held in VH on 2 December, always a popular event with a full three course hot meal. Tickets (£12) must be booked in advance with Cath Jones, Sharon Brown or Barbara Scase.

Christmas events are already looming. We have services at All Saints on 3 December, (Advent Sunday), the annual Christingle service on 17 December when children make their own Christingles in the old schoolroom at 2.30 then there is a short but magical service by candlelight at 3pm. Finally, we are holding a traditional eucharist at 10pm on Christmas Eve to which all faiths (and those with no faith at all) are very welcome.

Signed

Date

Little Rocky's Toddler Group (SB)

Shena Scholes read out a report from Sharon Brown. Numbers have dropped a little but the fluctuation is easily absorbed by high numbers in subsequent weeks. All volunteers have a current DBS check for Little Rockys. Halloween session was great fun with children/adults as the parents supervised their little ones making 'smores' (toasted marshmallows between biscuits). We had a comprehensive risk assessment and signed consent forms from adults before embarking on this activity.

The children are making collage poppy wreaths for Remembrance Sunday for plaque in the Village Hall. Pudsey cake sale is on 17 November to raise money for Children in Need to which we will contribute our subs for that session. Winter Market in conjunction with RSP on 9 December. Hoping to arrange a visit from a photographer to take portraits of the children before Christmas. Our last session before Christmas will be 15 December.

St. Peter's Church (John Brown).

Had a lovely concert evening and maybe there will be another before Christmas. The thatch is leaking and waiting for a quote from Anglia Thatchers. Have spoken to the diocese and they will help with raising funds. Saturday is Pudsey Lunch for Children in Need with a visit from Pudsey.

Rocklands School (Dave Jones)

The school continues to thrive and the Ofsted report is Good.

Rocklands Playing Field. (Cllr. Buckland)

A MAJOR PROBLEM with owners allowing their dogs to poo on the sports fields and not picking it up. Bins are provided and more notices have been posted to REMIND people to pick up after their dogs. These are being ignored. Cllr. Buckland picked up 5 lots of dog poo before the football games at the weekend. Football officials may even have to call for poo to be removed during a game ! From a health and safety point of view this is just not acceptable. A resident asked if it could be visitors to Rocklands rather than locals. Either way, this is not acceptable.

RUBBISH in the pavilion and elsewhere is a problem with cans being found as well as weed grinders, bags of drugs and other drug paraphernalia. Rubbish is a problem after the football games and a local farmer reported rubbish, cans etc being thrown over the hedges into his fields.

10. To report on financial matters

10.1 Financial position

Bank account balances on Monday 6 November 2023

Barclays Community Account	£	9837.11
Barclays Saver (Reserve) Account	£	339.18
TOTAL as per bank	£	10176.29

Summary

RNP Rocklands Neighbourhood Plan/Village Survey	£	200.60 *
Community Fund (Coronation donations - £800)	£	635.45 **
RPC Rocklands Parish Council	£	9440.74
TOTAL as per bank	£	10276.79

* Original donation from Breckland/Groundworks for £500.

** Community Fund £534.95 now plus £100.50 cash collected at Coronation £635.45

10.2 Money in since last meeting (4 September 2023)

29/9/2023	Breckland Council Precept payment	£	3600.00
7/11/2023	Donations from Coronation - CASH (Shena)	£	100.50
	TOTAL IN	£	3700.50

10.3 Money out since last meeting (4 September 2023)

10.3.1 Standing Orders/Direct Debits

19/9/2023	NPower Electricity (DD)	£	43.16
2/10/2023	Clerk's wages (SO)	£	307.88
18/10/2023	NPower Electricity (DD)	£	64.08
1/11/2023	Clerk's wages (SO)	£	307.88
	TOTAL OUT	£	723.00

Signed

Date

10.3.2 Cheques out (to sign)

CHQ 808	Baileys of Norfolk - Sand bags (Reimb. T Ford)	£	163.80
CHQ 809	Breckland Council Uncontested elections 4/5/23	£	75.00
CHQ 810	K&M Lighting services - 2 months Sept/Oct '23	£	35.28
CHQ 811	Village Hall Hire - PC meetings	£	84.00
	TOTAL OUT	£	358.08

Finance/Clerk's Notes:

Sandbags

Thank you to Cllr. Ford for sourcing more sandbags and negotiating a good price. At first glance they appeared to have doubled in price but Tim was able to negotiate a better price as we had bought some before from Baileys. Final price was just ~£23 more per pallet. Thank you to Shena Scholes for receiving the sandbags at the Village Hall when they were delivered and thank you to John Brown for providing a cover to go over the pallet. Thank you to the Mann Trust for agreeing to reimburse Rocklands PC for the cost of a pallet.

Dog Poo bins.

Tim took photos of where the bin would be sited, to use to gain approval. This ridiculous situation is still ongoing unfortunately. They said the bin was too high up the verge and couldn't grasp that the mounting pole hadn't been dug in the ground. And why would we install it until they had confirmed the location

11. To consider planning applications

11.1 Planning outcomes since last meeting (Monday 4 September 2023)

3PL/2023/0724/F QUINN 1 Mount Pleasant NR17 1XQ, Demolish Existing House and Outbuildings and construct a replacement house and linked annex with detached garages/storage (284) **PERMISSION**

APP/F2605/W/22/3312539 Appeal BECKER Stone Barn Mount Pleasant, Proposed New Holiday Cottage (274) **DISMISSED/REFUSED BY PLANNING INSPECTORATE**

3PL/2023/0702/F TUBBY Land North of Bell Road, Proposed 1no. equestrian dwelling with cart lodge, stables and paddocks (281) (285) **REFUSED BY PLANNING COMMITTEE**

3PL/2023/0913/HOU JACKSON The Cottage, Flymoor Lane, Rocklands St. Peter NR17 1BP. Demolition of existing cart lodge and erection of a 3 bay cart lodge (286) **PERMISSION**

11.2 Applications/appeals pending outcome

3PL/2022/1300/F SOUTHGATE Land to South side of Swangey Lane NR17 1XJ, 8no. poultry houses with associated admin blocks, feed bins and ancillary development (Revised scheme) which is now accompanied by an Environmental Statement and non-technical summary (283)

Post meeting note: REFUSED

11.3 New applications since last meeting (Monday 4 September 2023)

3PN/2023/0030/UC HOWLETT Kirk Hall Farm Kirk Hall Farm Barns NR17 1XN, Prior approval application for a proposed: Change of Use of an Agricultural building to 2no. residential dwellings (Use Class C3), and for building operations reasonably necessary for the conversion The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, **Class Q** (287)

3PL/2023/0954/F HOWLETT Kirk Hall farm Barns NR17 1XN, Proposed conversion of redundant agricultural barns to 5 new dwellings, including new carports for plots 1, 2, 4 and 5) and garden rooms to plots 1 and 2 (288)

Two applications for a total of 7 dwellings. The applicant was present and when invited to speak, stated that all the necessary information and points could be found in the application documentation. The applicant said he bought the barns 27 years ago and had put in the layby at Kirk Hall, drains to help with flooding and maintained the verges. Cllr. Howie agreed the barns were in immaculate order. The applicant said he had lots of enquiries for change of use, for day care facilities, but now wanted to develop the site himself.

Signed

Date

Near neighbours, present at the meeting, had serious concerns and reservations as the development was large and close to their properties. It would be like a mini housing estate in the village in a location with single track roads where there was already a problem with traffic and the roads would not cope with the increased traffic associated with this development, in what is otherwise a quiet rural area. The impact on wildlife was mentioned as too was the residential lighting on what is otherwise a dark skies environment.

The Parish Council discussed the first application alone, 3PN/2023/0030/UC. This is for the conversion of a single large barn into a pair of large semi-detached dwellings, and the application - in isolation - does meet the criteria for a Class Q conversion into domestic dwellings not requiring planning permission, the majority decision of the Parish Council is **NO OBJECTION**.

The Parish Councillors discussed the second application, 3PL/2023/0954/F. They were unanimous in their views. The site is outside the settlement boundary, and therefore contrary to Policy HOU 04 of the current Local Plan. New housing in the parish is now hugely in excess of the housing allocation set out in the current Local Plan, as acknowledged by Breckland. Due to its size, it is wholly inappropriate for a quiet rural location as the activity likely to be generated by five or seven families - including noise, lighting, traffic movements - will be of significant detriment to the current amenity enjoyed by walkers, cyclists and neighbours in the vicinity.

All Parish Councillors voted unanimously to **OBJECT** to this application. The applicant cautioned that Rocklands Parish Council would not like, the 'alternatives'.

3PL/2023/0850/HOU MCCLURE Cottage Farm, The Barn Bell Road NR17 1UL. Conversion of existing barn into an annex, the erection of a single storey extension to be used as a garden room and a lean-to-link between the existing cottage and proposed annex/existing barn, as well as the internal reconfiguration of the existing cottage. (289)

The applicant was present and explained the annex would be for their grandparents. It had been discussed with neighbours who were happy. The Parish Councillors all agreed they had **NO OBJECTION** to this application.

3PL/2023/0985/F KIDD The Donkery (Staffords Farm), Sandy Lane Rockland All Saints NR17 1XF. Conversion of single storey annex accommodation/ building to provide separate self-contained independent dwelling comprising of 2 bedrooms, kitchen, dining and living room and associated parking and amenity space (290)

The applicant was present and explained everything was in the planning statement. It had been part developed and this was a revised layout of amenity space. The Parish Councillors all agreed they had **NO OBJECTION** to this application.

3PL/2023/1016/F TWENTY55 HOMES LTD (DEVLIN) Great Ellingham. Rookery Farm Watton Road NR17 1LB, Demolition of poultry shed and erection of **five** detached dwellings. Construction of new access road to Watton Road. (291)

It's location outside the settlement boundary was discussed and there were concerns that this was a prelude to bridging the gap between Great Ellingham and Rocklands and then even more houses. Erosion of the settlement boundaries. Traffic through Rocklands would certainly increase during any construction works. There were also concerns about the new proposed access road being opposite the road to Anchor Corner which was considered a dangerous location. Maybe an offset, staggered junction would be better.

The Parish Councillors all agreed to **OBJECT** to this application for the reasons discussed.

3PL/2023/1024/F STADDLE DEVELOPMENT (BARHAM) Land adjacent 5 The Street Rocklands All Saints Norfolk NR17 ITT. Residential Development of 2 dwellings. (292)

3PL/2023/1027/F BARHAM Land Adjoining 5 The Street NR17 1TT. Residential development of 4 dwellings with detached garages. (293)

Applications 1024 and 1027 were discussed at the same time. All Parish Councillors agreed to **OBJECT** to both applications due to the following reasons. Outside the settlement boundary. Development is back fill - not linear. Rocklands is already way in excess of its housing allocation.

Very close to other buildings, a step too far and the potential for major problems with flooding. Problems with the land drain and no access to ditches. Trees not maintained.

Post meeting email from the applicant, Dean Barham who was unable to attend the PC meeting. *I would like to reassure you that a new pond or underground tank system would be done to take any surface water so none would be forced onto the lower part of the village. All the roadways and driveways would be permeable.*

I have already dug the ditches out around my property especially the ditch on the northern boundary which takes water from the pond in the north-west corner Wayland Road . This ditch has always been maintained so the pond has never overflowed in 80+years, if planning was granted, I would be happy to work with the parish to clear the pond out. This in turn would help with redirecting the water from the north of the village helping to alleviate with future flooding.

I have either lived in or been involved with the village for 50 years. I have designed the development so that the driveways are to the rear and not on the street. This as well as the planting of trees should minimise the effect on the local landscape. Should you have any questions or comments for me, please do not hesitate to contact me on mob no: 07962223681 Thank you for your consideration.

Post meeting note: The Parish Councillors further discussed the application after the meeting together with the above letter from the applicant and can confirm none of the content changed their opinion and their **OBJECTION** stands.

12. To update on the Rocklands Neighbourhood Plan (RNP) and Breckland Local Plan (BLP)

RNP. Rockland's Neighbourhood plan is currently on hold. No update.

Breckland Local Plan (BLP)(RH)

On 12 October, we were informed that Breckland have appointed Jeremy Benn Associates Ltd to undertake a Strategic Flood Risk Assessment (SFRA) and Water Cycle Study (WCS) for the District. As reported previously, I will meet with the consultants to ensure that Rocklands is properly represented. This will be incorporated into the new Breckland Local Plan, currently under development. This is an opportunity to highlight the surface water flooding problems which we have in certain parts of Rocklands and get them documented as a key reference to inform planning matters going forward.

13. To discuss any correspondence.

An email had been received from the residents of Bell Road regards the outcome of application 3PL/2023/0702/F (Tubby). The Clerk read out the email.

I am writing to you on behalf of the Bell Road Residents' group. We would like to convey to yourself, and to the Parish Council in general, our heartfelt thanks for the support we have received during this challenging period of responding to the planning application on the land north of Bell Road.

We strongly feel that the decision reached yesterday was the correct one, and that the inordinately large scale and incongruous character of the proposed dwelling would have irrevocably damaged the idyllic outlook of this part of Bell Road and have contributed towards the overall erosion of the natural beauty and rustic character of Rocklands more generally.

We are indebted to the support of the Parish Council in achieving this objective. We are grateful for the favourable view towards us of the Parish Council on this matter. We are also mindful of the time and effort given by yourself and the other councillors present at the meeting yesterday to advocate on our behalf, and we wish it to be known that we are most appreciative for all the efforts expended to assist us.

With our warm regards and grateful thanks again,
Joe Kemp (on behalf of Bell Road Residents' Group)

14. AOB - To receive items for the next agenda.

High Viz. Cllr. Swaddling suggested that people be reminded to wear high visibility clothing etc. when out walking, dog walking or riding after dusk with a message, '**Be Seen. Be Safe**'.

Signed

Date

15. Date of next Meeting - Monday 8 January 2024, 7pm.

The meeting closed at 22:00

Rocklands SID - The Street, Vehicles from Village Hall (page 1)

Start				28/08/2023	28/02/2023	02/09/2022
Finish				02/10/2023	21/04/2023	02/10/2022
Total Vehicles				13,246	17,764	10,458
Average Vehicles/day				379	341	350
Morning Peak				08:00-09:00	08:00-09:00	08:00-09:00
Afternoon Peak				15:15-16:15	15:00-16:00	15:15-16:15
Max Speed (date)				55 (23/09/23, 12:25)	60 (17/04/23, 15:45)	55 (12/09/22, 17:45)
0-30 mph				10,297	13,754	8,099
%	#DIV/0!	#DIV/0!	#DIV/0!	77.74	77.43	77.44
30+ mph				2,949	4,010	2,359
%	#DIV/0!	#DIV/0!	#DIV/0!	22.26	22.57	22.56
35+ mph				557	766	457
%	#DIV/0!	#DIV/0!	#DIV/0!	4.21	4.31	4.37
35-40				491	667	404
%	#DIV/0!	#DIV/0!	#DIV/0!	3.71	3.75	3.86
40-45				54	83	47
%	#DIV/0!	#DIV/0!	#DIV/0!	0.41	0.47	0.45
45-50				10	14	5
%	#DIV/0!	#DIV/0!	#DIV/0!	0.08	0.08	0.05
50-55				2	1	1
%	#DIV/0!	#DIV/0!	#DIV/0!	0.02	0.01	0.01
55-60				0	1	0
%	#DIV/0!	#DIV/0!	#DIV/0!	0.00	0.01	0.00
60-65				0	0	0
%	#DIV/0!	#DIV/0!	#DIV/0!	0.00	0.00	0.00
65-70				0	0	0
%	#DIV/0!	#DIV/0!	#DIV/0!	0.00	0.00	0.00

Rocklands SID - The Street, Vehicles from Village Hall (page 2)

Start	03/05/2022	05/01/2022	03/09/2021	06/05/2021	03/01/2021	04/09/2020
Finish	30/05/2022	03/02/2022	04/10/2021	03/06/2021	03/02/2021	04/10/2020
Total Vehicles	10,581	10,281	11,577	10,280	6,557	10,757
Average Vehicles/day	391	355	375	368	212	360
Morning Peak	08:00-09:00	08:00-09:00	08:00-09:00	08:00-09:00	11:15-12:15	08:00-09:00
Afternoon Peak	15:15-16:15	15:15-16:15	15:15-16:15	15:00-16:00	12:00-13:00	15:00-16:00
Max Speed (date)	50 (14/05/22, 19:35)	55 (20/01/22, 12:30)	50 (07/09/21, 19:50)	55 (09/05/21, 18:20)	50 (04/01/21, 18:05)	65 (30/09/20, 14:05)
0-30 mph	8,138	7,956	8,719	7,484	5,060	8,016
%	76.91	77.39	75.31	72.80	77.17	74.52
30+ mph	2,443	2,325	2,858	2,796	1,497	2,741
%	23.09	22.61	24.69	27.20	22.83	25.48
35+ mph	474	493	618	686	340	671
%	4.48	4.80	5.34	6.67	5.19	6.24
35-40	413	429	553	584	302	562
%	3.90	4.17	4.78	5.68	4.61	5.22
40-45	58	56	58	92	30	100
%	0.55	0.54	0.50	0.89	0.46	0.93
45-50	3	7	7	9	8	7
%	0.03	0.07	0.06	0.09	0.12	0.07
50-55	0	1	0	1	0	1
%	0.00	0.01	0.00	0.01	0.00	0.01
55-60	0	0	0	0	0	0
%	0.00	0.00	0.00	0.00	0.00	0.00
60-65	0	0	0	0	0	1
%	0.00	0.00	0.00	0.00	0.00	0.01
65-70	0	0	0	0	0	0
%	0.00	0.00	0.00	0.00	0.00	0.00

Signed

Date

Rocklands SID - Vehicles from Great Ellingham Direction (page 1)

Start						02/10/2023
Finish						03/11/2023
Total Vehicles						48,903
Average Vehicles/day						1,520
Morning Peak						07:45-08:45
Afternoon Peak						15:30-16:30
Max Speed (date)						75 (05/10/23 - 18:55)
0-40 mph						38,933
%						79.61
40+ mph						9,970
%						20.39
45+ mph						3,032
%						6.20
45-50						2,222
%						4.54
50-55						624
%						1.28
55-60						141
%						0.29
60-65						34
%						0.07
65-70						10
%						0.02
70-75						1
%						0.00
75-80						0
%						0.00
80-85						0
%						0.00

Rocklands SID - Vehicles from Great Ellingham Direction (page 2)

Start	09/06/2023	02/10/2022	30/05/2022	03/02/2022	04/10/2021	03/06/2021
Finish	30/06/2023	04/11/2022	01/07/2022	04/03/2022	04/11/2021	03/07/2021
Total Vehicles	28,266	48,149	43,985	42,402	45,575	47,333
Average Vehicles/day	1,344	1,448	1,373	1,580	1,470	1,571
Morning Peak	08:00-09:00	08:15-09:15	08:15-09:15	08:00-09:00	07:30-08:30	08:00-09:00
Afternoon Peak	15:30-16:30	16:45-17:45	15:30-16:30	16:30-17:30	16:30-17:30	15:30-16:30
Max Speed (date)	70 (17/06/23 - 00:20)	75 (09/10/22 - 17:15)	75 (24/06/22 - 19:35)	75 (25/02/22 - 04:40)	75 (20/10/21 - 19:35)	80 (20/06/21 - 14:35)
0-40 mph	23,953	41,077	34,173	32,596	36,127	37,794
%	84.74	85.31	77.69	76.87	79.27	79.85
40+ mph	4,313	7,072	9,812	9,806	9,448	9,539
%	15.26	14.69	22.31	23.13	20.73	20.15
45+ mph	1,212	2,020	3,234	3,323	3,040	3,349
%	4.29	4.20	7.35	7.84	6.67	7.08
45-50	921	1,497	2,350	2,338	2,137	2,291
%	3.26	3.11	5.34	5.51	4.69	4.84
50-55	219	406	646	744	645	760
%	0.77	0.84	1.47	1.75	1.42	1.61
55-60	59	83	175	181	188	224
%	0.21	0.17	0.40	0.43	0.41	0.47
60-65	12	27	50	45	60	60
%	0.04	0.06	0.11	0.11	0.13	0.13
65-70	1	4	12	13	8	9
%	0.00	0.01	0.03	0.03	0.02	0.02
70-75	0	3	1	2	2	4
%	0.00	0.01	0.00	0.00	0.00	0.01
75-80	0	0	0	0	0	1
%	0.00	0.00	0.00	0.00	0.00	0.00
80-85	0	0	0	0	0	0
%	0.00	0.00	0.00	0.00	0.00	0.00

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Date

Rocklands SID - Vehicles from Great Ellingham Direction (page 3)

Start	03/02/2021	04/10/2020	03/07/2020	03/04/2020	06/01/2020	12/09/2019
Finish	04/03/2021	02/11/2020	04/08/2020	04/05/2020	05/02/2020	11/10/2019
Total Vehicles	35,237	44,434	44,605	24,131	49,654	41,427
Average Vehicles/day	1,215	1,532	1,399	773	1,653	1,433
Morning Peak	07:15-08:15	08:00-09:00	07:30-08:30	07:00-08:00	07:15-08:15	08:00-09:00
Afternoon Peak	15:00-16:00	15:15-16:15	16:45-17:45	16:30-17:30	15:30-16:30	17:00-18:00
Max Speed (date)	85 (28/02/21 - 21:10)	75 (10/10/20 - 06:30)	75 (10/07/20 - 19:10)	75 (10/04/20 - 17:45)	80 (17/01/2020 - 21:45)	75 (07/10/2019 - 07:05)
0-40 mph	27,054	34,808	33,509	14,900	38,267	32,681
%	76.78	78.34	75.12	61.75	77.07	78.89
40+ mph	8,183	9,626	11,096	9,231	11,387	8,746
%	23.22	21.66	24.88	38.25	22.93	21.11
45+ mph	3,022	3,487	4,062	4,357	3,932	3,088
%	8.58	7.85	9.11	18.06	7.92	7.45
45-50	2,047	2,385	2,749	2,667	2,802	2,105
%	5.81	5.37	6.16	11.05	5.64	5.08
50-55	720	790	943	1,156	865	705
%	2.04	1.78	2.11	4.79	1.74	1.70
55-60	199	237	281	389	186	210
%	0.56	0.53	0.63	1.61	0.37	0.51
60-65	41	57	70	121	63	59
%	0.12	0.13	0.16	0.50	0.13	0.14
65-70	11	14	16	20	13	8
%	0.03	0.03	0.04	0.08	0.03	0.02
70-75	3	4	3	4	1	1
%	0.01	0.01	0.01	0.02	0.00	0.00
75-80	0	0	0	0	2	0
%	0.00	0.00	0.00	0.00	0.00	0.00
80-85	1	0	0	0	0	0
%	0.00	0.00	0.00	0.00	0.00	0.00

Signed

Date