

Rocklands Parish Council (RPC)  
Minutes of Parish Council Meeting held in Rocklands Village Hall  
7.00pm on Monday 7th November 2016

Present: David Howie                      Chair  
David Roberts  
Cath Jones  
Nicola Southgate  
Ian Scholes  
Kim Austin                              Clerk

Also present: 27 members of the public.

The meeting started at 6:59 and Cllr. Howie thanked everybody for coming.

**1. To consider accepting apologies for absence**

RESOLVED to accept apologies from Cllr. David Witt who was on holiday, County Cllr. Cliff Jordan who was attending a conference in Surrey and Cllr. Shirley Colenutt who was unwell.

**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 5<sup>th</sup> September 2016**

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

**4. To discuss any matters arising from the minutes (5th September 2016) not on the agenda**

There were no matters arising.

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

Meeting adjourned at 19.01pm and opened to the public.

There were no comments from the public.

The meeting re-opened at 19.02pm.

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

A detailed questionnaire was circulated in August 2016. There was a very good response with 142 being returned (50%). RG thanked everybody that had completed and returned them. A summary of the parishioners comments would be circulated in the form of a newsletter, currently draft, but to be completed by the weekend (12/13 November 2016). A newsletter would be delivered to every household. RG gave a flavour of the comments received so far. 96% agreed Rocklands was a friendly place and considered it to be rural and isolated. It was thought the village was residential, not business orientated. **Issues** were: Broadband, drainage and sewerage, excess speeding, poor public transport. Would like more regular pub opening hours.

The sports field was considered a good village asset, although there were some concerns raised over noise and light. Footpaths and bridleways give good access to the countryside, although maintenance of these footpaths is an issue. The village School was seen as an asset but there were concerns about children and the road. It was thought there should be some investment in the Children's' playground. Varied opinion re quantity of development over next 15 years. There was to be a follow up meeting between 10-3pm on Saturday 19 November 2016 in the Village Hall. This was set up to be a Question & Answer session with the RNP Committee.

RG confirmed that the RNP committee has to work within the general framework of the new Breckland local plan. RG mentioned the items of interest to Rocklands in the current Local Plan. The

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settlement boundary had been retained except for two minor adjustments. Still classed as a rural settlement. Development should be appropriate, no more than 5 units and the design must support the historic nature of the village. The quantity should be no more than 10% of existing 280 dwellings, so 28 new dwellings may be allowed over time. The Breckland Local Plan still needs to be passed and adopted, but at the moment there are no conflicts and no contraindications. Overall RNP Committee are happy with it.

Cllr. Jones raised a vote of thanks to RG and the RNP Committee for all their work.

#### 7. To update on Village Pub

The sale particulars of the pub had still not been found on any websites. It was rumoured that someone was interested in purchasing the pub and everybody agreed they would be delighted if this happened and the pub opened with normal opening hours again. Those present were not exactly sure when the pub was open for business but thought possibly Wed, Thur and Friday.

#### 8. To discuss the Bus Shelter

Whilst looking at the pond, it was noticed that the Bus Shelter needed some attention. Cllr. Howie thought the structure was dangerous. Certainly the roof would need replacing. Cyril didn't think the shelter dangerous saying it wouldn't fall down but agreed it needed some work on the corners. Cllr. Howie had received two quotes for repair from Breckland Roofing and Rocklands Building Solutions and both had been around £1500 plus Vat. Cllr. Jones asked if the village actually needed the bus shelter as there were no buses and the children waiting for the school were too many to fit into the shelter anyway. It had been vandalised in the past and Cllr. Jones proposed that it should be taken down rather than repaired if it wasn't serving a purpose. Proposal seconded by Ian Scholes. Cllr. Howie would find out how much to demolish and clear the site and would let the councillors know. He thought £50-£100 to do the job. He would ask Richard Seaman who had cut the hedges in the village recently.

**Action:** DH to get prices for demolishing bus shelter and clearing area.

#### 9. To discuss first time Sewerage for Rockland St. Peter

There needed to be some discussion with Anglian Water regards the work going on in Little Ellingham. Sewerage work is delivered in 5 year programmes determined by OFWAT. Next block starts in 2020. A plan would be submitted in 2019 for the Chapel Street/Thieves Lane/Attleborough Road work.

There were mixed views re connection in Rocklands. May need a Questionnaire. Cllr. Howie asked if there could be a question on this in the RNP Newsletter that would be going out at the weekend.

Cllr. Howie has all the paperwork. £150 inspection fee would be payable if PC applied.

Look at responses to question re sewerage in RNP Newsletter.

**Action:** RG to put question in questionnaire.

In Little Ellingham lots of people said no to connecting to the Mains Sewer and then joined.

#### 10. To report on Finance

The Clerk delivered the financial report.

##### 10.1 Financial position

The bank account balances as at Monday 7<sup>th</sup> Nov 2016

Barclays Community Account	£	3532.06
Barclays Saver (Reserve) Account	£	3325.83
<b>TOTAL as per bank</b>	<b>£</b>	<b>6857.89</b>

##### 10.2 Money in since last meeting

12/9/16\* CASH in to buy Neighbourhood Watch posters (x 20) £ 88.00

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29/9/16 Breckland Council - Precept (1/2 year) £ 2622.50  
**TOTAL IN £ 2710.50**

**10.3 Cheques out (to sign)**

CHQ 575 Richard Golke - Reimburse coffee shop exp (RNP) £ 11.70 (DONE)  
 CHQ 576\* Norfolk Neighbourhood Watch - Posters (x 20) £ 88.00 (DONE)  
 CHQ 577 Pearce & Kemp - Underpayment on DD (8 months) £ 10.96  
 CHQ 578 K & M Lighting - New LED Streetlights £ 1680.00  
 CHQ 579 Mazars LLP - Audit Fee £ 30.00  
**(NOTE: £11.70 is out of RNP funds) TOTAL OUT £ 1820.66**

\*CONTRA Cash in & CHQ 576 out.

**Notes from the Clerk:**

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

The Clerk is keeping a separate account for RNP as shown below. Costs are currently just over £100 more than the grant money allocated to RNP. A further **£488** is due in from Breckland Council. The Clerk has raised an invoice for the amount and the money should follow shortly.

**GROUNDWORK GRANT FOR RNP 2016**

**For expenses 1/7/16 - 31/12/16**

Date	To/From	Details	Ref	CHQ	Income	Expense	Balance
	Grant from:	Groundworks: Initial GRANT			£976.00		£976.00
25/07/2016	Aid signs and graphics	Printed banners and wooden posts	1	100571		£460.80	£515.20
05/08/2016	Richard Golke	Reimburse postage stamps (200)	2	100572		£110.00	£405.20
09/08/2016	Barkers Print & Design	Questionnaires (350) and envelopes	3	100573		£441.60	-£36.40
12/08/2016	Richard Golke	Reimburse postage stamps (96)	2	100572		£52.80	-£89.20
06/09/2016	Richard Golke	Reimburse 2 x coffee mornings	4	100575		£11.70	-£100.90

**Audit of accounts 2015 - 2016**

External Auditors - Mazars' fee note had been received. Should have been zero except for the Clerk forgot to include an item (poster notification of audit) in the return resulting in a £30 admin fee !! The Clerk apologised for her omission.

**Precept.**

Precept Forms for 2017/2018 have been received and need to be returned by 27<sup>th</sup> Jan 2017. The precept will be on the agenda for the January Parish Council Meeting.

**11. To consider planning applications**

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

**11.1 Planning OUTCOMES since last meeting**

- 3PL/2016/1029/VAR **Howlett**/Rodwells Barn/Agri Barn to Dwelling (100) 16/9/2016 **PERMISSION**
- 3PL/2016/1039/F **Warnes**/Land adj Magpie Lane/Agri Building-storage (101) **PERMISSION**
- 3PL/2016/1049/VAR **Bainbridge**/Spinney, Low Road/Minor amend **3PL/2015/640F(102) PERMISSION**

**11.2 Applications PENDING outcome**

- 3AG/2014/0019/AG **Bidmead**/Tuppins Farm/ Extsn to exist agri build - (53) **PRIOR APP REQ ?**
- 3PL/2015/0384/F **Paske**/Chapel Street Rear of Fredena **11 Dwellings (Was 10) (62/75) (87)**

This application had been REFUSED and then APPEALED. Cllr. Southgate thanked Richard Golke for his work in putting together a response to the appeal. As a result a very comprehensive

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report had been sent to the Secretary of State with ~200 signatures. It was thought the inspector may have already visited the site. Parish Councils are not now informed of date/time of visits. Waiting for outcome.

3PL/2016/0748/F **Garrod**/Peel Farm/5 Extra Pig units (98) to **PLANNING COMMITTEE 14/11/16**  
3PL/2016/0851/Garry **Jackson**/Shepley House/Change of use - holiday let (99)

### 11.3 NEW applications since last meeting

3PL/2016/1039/F **Warnes**/Land adj Magpie Farm/Agri. Storage (101)

Commented NO OBJECTION already as deadline was 23/9/2016. **PERMISSION AS ABOVE**

3PL/2016/1049/VAR **Bainbridge**/Spinney, Low Road/Minor amend 3PL/2015/640F(102)

Was a variation only. **PERMISSION** already granted.

3PL/2016/1165/F **Walker**/Cavendish House/Single storey annexe (103)

RG didn't have a problem with this application. Extension would affect Model Farm as roof height was being raised and there may be some restriction of light. Concerns over sewerage arrangements. Commented 24<sup>th</sup> October with letter composed by Cllr. Southgate.

3PL/2016/1119/O **Baker**/Coach House, Low Lane/New dwelling, garage, access (104) Was 3PL/2016/0497/O

Had asked for deadline of 27<sup>th</sup> November to be extended but wasn't confirmed.

Noted that this was on the settlement boundary.

3PL/2016/1194/F **Annison**/Land at Mill Lane/Single storey dwelling, garage, cart shed, workshop (105)

Deadline extended from 3<sup>rd</sup> to 11<sup>th</sup> November for discussion at this meeting.

There was a show of hands with 8 against and 2 for, the rest abstaining. Previous objections were summarised. Outside the settlement boundary. Infill not linear. Out of character. Not a service centre. Not going to be their home. Sewer connections. Bridle path. Agricultural/amenity land.

Concerns about change of use for workshop to another dwelling in the future. Could there be a covenant to stop further building? Could the size of the workshop be restricted?

There were concerns about the continued use of Mill Lane and its maintenance. Track is in a bad way and needs continuous attention. Concerns about additional traffic if the workshop was used for a commercial business. Construction traffic would cause problems on the track. If application passed by Breckland - perhaps they should tarmac and put streetlights in.

Concerned about increased risk of flooding with extra concrete footprints.

Need to comment by 11<sup>th</sup> November 2016.

3PL/2016/1162/VAR **Becker**/Stone Barn/Retrospective variation (106).

NO OBJECTION to this application.

3PL/2016/1311/F **Barnard**/Norrols Farm/Livestock Building (107)

New livestock building. Was agreed would not affect anyone directly so NO OBJECTION.

### 12. To update on Streetlight replacement

The grant from Norfolk Community Foundation (NCF) had eventually been awarded for £700. Money to be received. The Clerk and Cllr. Howie signed the completed the form of acceptance.

This would be added to the £625 received from Paul Rutter for the telephone box to pay for the replacement LED lights supplied by K & M Lighting. Maintenance of the old lights had cost ~£47 per month (~£564 per annum) so in just over two years the lights will have been paid for.

A sample light had been installed and was liked by the residents.

Thank you to Kim, Cllr. Howie and Cllr. Witt for organising new lights and applying for the grant.

### 13. To update on telephone boxes

Phone Box sold to Paul Rutter has now moved to his house. May be partly sited on the highway?

The hole left by the box has been filled and seeded.

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**14. To update on Neighbourhood Watch.**

Improvements were reported as now getting bulletins from the police. 3 or 4 new people have joined. The team is being co-ordinated by Al Bainbridge and John.

**15. To update on Village Shop and Post Office**

New fresh vegetables are going down well. Always need more volunteers.

**16. To update on Local Plan (LP)**

The Parish Council was invited to respond to the Local Plan by 3<sup>rd</sup> October 2016 which they did.

**17. To update on Trees**

Trees and pond sorted. Although the pond is now empty. Water may have been rerouted. Thieves Lane hedges will be cut.

**18. To update on Playing Fields**

Cllr. Scholes reported that the football floodlights needed repositioning which would involve getting a cherry picker.

**19. To update on Highways**

**Speeding vehicles** in the village are always a problem. Richard confirmed that the Speedwatch team hadn't run out of volunteers as reported in previous minutes, but instead had become extremely disillusioned because the data collected over a year was not used and Highways flatly refused to do anything about it. Some of the team members had also received verbal threats from motorists. Some drove at 10mph over the imposed 40mph limit.

**Low Lane.** Al Bainbridge reported that the ditch in Low Lane was silted and needed clearing.

**20. To update on Flooding**

Cllr. Howie to chat with Ridgeons re extra concrete in their yard. It had been noted that water levels in the Attleborough Road had risen.

**21. To discuss any correspondence**

No correspondence had been received.

**22. AOB**

Dave Jones (DJ) asked to report on the **School**. DJ said the School was stronger than ever both financially and in numbers. There is increasing pressure to keep schools economically viable. Norfolk has always subsidised village schools but the subsidies are drying up and government funding is going to the larger schools. Losing a village school can have a profound effect on the community. Rocklands School is not able to expand on its current site. All schools with less than 105 pupils have to complete a very detailed 'return'. Cllr. Howie reiterated that the PC would support the school in any way that it could.

It was asked if devolution would affect schools? All schools would eventually become academies.

Building developments in Great Ellingham will put pressure on the schools. Great Ellingham School will need to expand. People say they do have a preference for smaller schools. Future plans include a 6<sup>th</sup> form college as part of the academy and 2 more primary schools.

**23. Date of next Meeting**

Monday 9th January 2016, 7pm, Rocklands Village Hall

**The meeting closed at 8.31pm.**

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