

Pre-Meeting Business: The Chairman stated that Mrs. White was present as a representative of the local press and was not a member of the Parish Council.

Public Participation: Mrs. Payne thanked members for arranging the placing of the agenda and associated papers on the website and said she was pleased that a sub-group had been formed for future planning matters. With regard to item 9 on the agenda, (proposals for the land off Back Lane, North Elmham), Highways had objected to the original application to develop this site due to the substandard visibility at Eastgate Street's junction with both Back Lane and Holt Road. There are no continuous pedestrian links to local services, transport connections and the local primary school. For this reason, the site is not considered to be a preferred option for residential development. The proposal is for 25 properties – the village already have 74 (13 undecided) but if this site is approved then it will take the total to 99. Breckland Council have allocated 91 for North Elmham for the period 2011 to 2036 with another 18 years to go. The Parish questionnaire identified 74% of respondents wanting less than 50 new builds for the 25-year period.

If the Parish Council are going to consider the removal of a number of trees in Prince William Wood to facilitate this building, Mrs. Payne felt that, to avoid criticism from the public, public consultation should be undertaken.

Mr. Howell queried the renting out of 2.5 acres of allotment land. It was explained that the charity constitution placed an obligation on the Parish Council to obtain the best price for this land for the benefit of the village. He then attempted to raise questions regarding the finances of the church but was informed that this was not a matter involving the Parish Council.

Mr. Garrod requested a deed of easement on the village green to connect the sewer to the new properties. He will pay the legal fees.

North Elmham Parish Council

**Minutes of the
MEETING OF THE PARISH COUNCIL
held at 7.30 p.m. at the Sports Pavilion on
Wednesday 3rd January, 2018**

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276 Those Councillors Present Were:

Mrs. J. Borgnis (Chairman), Mr. M. Phillips, Mr. J. Brown, Mr. T. Fitzalan Howard, Mr. M. Gower, Mr. P. Grainger, Mrs. A. Keeble, Mr. J. Labouchere, Mr. C. Smith, Dr. P. Wade-Martins and Mrs. D. Warner.

Also in Attendance: Mr. K. Webb (Clerk), Mr. G. Bambridge (District Council), Mrs. M. White (Elmham News + Dereham and Fakenham Times) and 12 parishioners

277 To Consider Apologies for Absence:

None

278 To Receive Declarations of Interest:

The Chairman reminded the meeting that, should the occasion arise, interests should be declared by Councillors as soon as this was realised, and the interest should be minuted. Mr. Labouchere said that he has knowledge of Mr. Seaman's background and has a business relationship with him (item 9 on the agenda)

279 Minutes of Meeting held on Wednesday, 6th December 2017:

Resolved to approve the minutes as a true and accurate record. Proposed by Mr. Phillips and seconded by Mrs. Keeble. Agreed by all.

UPDATED INFORMATION AND MATTERS ARISING

280 Land Management Matters (item 241)

- (a) Village Green Dr. Wade-Martins is taking over responsibility for the notice board in the play area.
- (b) Cathedral Ruins Mrs. Keeble said that there is a meeting with English Heritage on 25th January. Terms and conditions of the management agreement will need to be renegotiated, where appropriate.
- (c) Cathedral Meadows Nothing to report
- (d) Broom Green Nothing to report
- (e) Millennium Wood Mr. Labouchere is to talk to Anton Crisp about cutting the hedge in the spring. It is too wet to do any work at the moment.
- (f) Bridleway on disused railway line Nothing to report
- (g) Prince William Wood Nothing to report.

281 Street Lights (item 242)

Mr. Fitzalan Howard said that for a development of more than nine dwellings, street lights are required. For a smaller number of houses, it is the developer's decision. If they are provided, the developer pays for the installation and the Parish Council maintains them.

282 Highway Matters (item 243)

Nothing to report.

283 Eastgate Centre (item 244)

Nothing to report.

- 284 Pavilion and Playing Field – Play Area (item 245)**
Nothing to report
- 285 Dog Fouling (item 246)**
Nothing to report
- 286 Allotments (item 247)**
Nothing to report
- 287 Community defibrillator (item 248)**
Nothing to report
- 288 Play equipment and car park proposals (item 249)**
Nothing to report
- 289 Detailed information map for village/Notice and Information Boards (item 251)**
Dr. Wade-Martins is to liaise with Mrs. Warner
- 290 Volunteers (item 252)**
Nothing to report
- 291 Village Maintenance (item 253)**
Nothing to report
- 292 Village Institute Hall (item 254)**
Nothing to report
- 293 Village Resilience Plan (item 255)**
Nothing to report
- 294 Bus routes (item 256)**
Nothing to report
- 295 Discussions with the Mid-Norfolk Railway Company (item 257)**
Nothing to report
- 296 Website (item 258)**
Nothing to report
- 297 Shared Access – telecommunications mast (item 259)**
There is to be a final snagging visit on 11th January. It has been confirmed that Shared Access are responsible for any people attempting to climb the mast. They have insurance indemnity of £1m and the Parish Council is, therefore, protected.
- 298 Neighbourhood Plan (item 260)**
Nothing to report

299 State of the village (item 261)

Nothing to report

300 Planning (previous meeting) (item 264)

(i) Land at Station Yard, Station Road (3PL/2017/0863/D) – the Chairman attended the Reserved Matters planning meeting with strong support given by Mr. Bambridge. The railway company did not ask for a car park and an adopted road was not originally requested in 2013/14. It is felt that we need to decide at the start exactly what we want. Mr. Labouchere commented that there has been a regime change at Breckland. In the past, we have been able to feed in our requests but it has been made difficult to make our opinions known. The committee did not have full knowledge of the views of the Parish Council and other consultees (please also see item 301 below for further comments and action)

301 Report from District Councillor

Mr. Bambridge emphasised that if another application is submitted in respect of the proposed development at Back Lane, all previous objections, if still applicable, will need to be stated again. Decisions are being made with reference to the current lack of five year land supply but it is hoped that this will change in the near future. Mr. Bambridge said that he could arrange a meeting with Mr. Chrusciak, Director of Planning and Building Control, or alternatively he would be prepared to come to the next meeting of the Parish Council to discuss the Station Yard application. Mr. Bambridge was very disappointed that this application went through. It was agreed to invite Mr. Chrusciak to our next meeting and also to send him a document, in advance, detailing the views of the Parish Council. This action was proposed by Mr. Grainger and seconded by Mr. Smith. The document to be forwarded in advance of the meeting is to be prepared by Dr. Wade-Martins, Mr. Grainger, Mr. Smith and Mr. Labouchere. All in favour.

302 Individual duties/responsibilities of members (item 268)

The new responsibilities are to be stated in the February edition of Elmham News

303 The new Data Protection regulations (item 269)

A cheque for £35 is to be sent to the Information Commissioner's Office in respect of the annual registration for data protection.

304 Mast screening possibilities

Mr. Grainger said that any residents who felt inconvenienced by the mast should come up with ideas in respect of screening. Nothing could be planted that would potentially interfere with the mast. It was mentioned that some people who previously expressed concern have said that they like the mast.

305 Clubs and societies in the village

Mr. Phillips expressed concern that a number of clubs are either disappearing or struggling for members. He wondered if there was any action that could be taken to generate interest within the village. All members are to give this matter some thought. The Chairman and Vice Chairman are to be the links between the various clubs/associations and the website.

306 Invitation to reactivate membership of Norfolk Playing Fields Association

It was agreed by all to become members again of this association. Proposed by Mr. Labouchere and seconded by Mr. Phillips.

307 Proposals for the land off Back Lane, North Elmham

Jamie Seaman, Senior Associate of Brown and Co, had forwarded a communication with a proposal for the development of land off Back Lane, North Elmham. The field of approximately four acres was submitted to Breckland in their call for sites in 2015 but it was not allocated. An outline application for between 25 and 30 dwellings is being considered. Access to the site is from Back Lane but is subject to achieving an adequate vision splay looking directly west. It is anticipated that not more than 8 to 10 trees would need to be removed to provide the appropriate splay.

Mr. Fitzalan Howard said that any decision taken would have to be for the benefit of the village and estimated that between 65 and 70 trees would need to be cut down. He felt that the developers would have to buy the land on which the splay is to be sited and they would also have to provide necessary hedges and fencing. Mrs. Keeble asked if there was a need in the village for this number of “high quality houses”. Mr. Grainger felt that, in the application, it should be set out what the advantages for the village would be and how this particular site would integrate into the parish. Dr. Wade-Martins said that there was nothing in the application which made it an attractive proposition for the village with the only access being via a busy main road. This is a community wood and a community asset. Parishioners would need to be consulted. Mr. Labouchere emphasised that we would need to give a view to Mr. Seaman as to whether we would be prepared to make the land available. Mrs. Warner stated a number of applications have been approved and we should wait to see the effect of these before yet another one is approved. The most important thing to consider is the need of the parish. Mr. Grainger proposed that Mr. Seaman should be asked to provide greater details on what the benefits of the proposed development would be to the village and to address the issues raised. This was seconded by Mr. Phillips. All in favour except Mrs. Warner who abstained and Mr. Labouchere who had declared an interest (see item 278).

308 Accounts for Payment and Schedule of Income

a) Resolved to approve the following Accounts for payment:-

11/12/17 E-on (street lights – November)	£139.41
3/1/18 J. Borgnis (Chairman’s half yearly expenses)	£50.00
3/1/18 M. Phillips (Vice Chairman’s half yearly expenses)	£50.00
3/1/18 E-on pavilion electricity (from 12/9/17 to 13/12/17)	£203.28
3/1/18 SLCC (annual membership)	£115.00
3/1/18 ALCC (annual membership)	£30.00
3/1/18 K. Webb (Clerk’s pay for December)	£618.96
3/1/18 HMRC (tax on Clerk’s pay)	£99.60
3/1/18 HMRC (National Insurance on Clerk’s pay)	£11.35

3/1/18	Thinking Rural (payroll for December)	£12.00
3/1/18	D. Tyson (pavilion cleaning for December)	£112.50
3/1/18	NPFA (annual membership)	£25.00
3/1/18	ICO (data protection annual registration fee)	£35.00

(Expenditure approved by all members)

b) Schedule of Income:

8/12/17	Pavilion lettings	£110.00
13/12/17	North Elmham F.C. (four matches)	£100.00
22/12/17	Allotment rents	£45.00

Balances (as at 2/1/18):- Current a/c - £95,573.43, Business Premium a/c £23,853.19

Mr. Phillips presented the financial report covering the first nine months of the financial year. This had been forwarded to members prior to the meeting and was broadly in line with expectations.

309 To Consider Planning Applications and Determinations:-

a) Applications

- (i) A. Pearson, land adjacent Millers Old Cottage, High Street (3PL/2017/0759/F) – erection of two, four bedroom dwellings including new vehicular access and garages (approved 20/12/17)
- (ii) Heritage Developments Ltd, land at Station Yard, Station Road (3PL/2017/0863/D) – application for reserved matters of the appearance, landscaping, layout and scale of 19 residential dwellings and the access routes within the site (see items 300 and 301)
- (iii) Mr. G. Redwood, Granary Buildings, Eastgate Street (3PL/2017/0361/F) – demolition of existing storage buildings and construction of four, three bedroom and two, two bedroom terraced dwellings and five, three – four bedroom three storey houses with integral garages.(The design has been amended. There are to be eight new properties and two refurbishments. There were no objections. Proposed by Dr. Wade-Martins and seconded by Mr. Labouchere. All in favour).
- (iv) Mr. Heaton, Mulberry Barn, Heath Road (3PL/2017/1543/HOU) – conservatory to front (no objections)

b) Determinations

- (i) K. and L. Baker, 9 Brookside (3PL/2017/1445/HOU) extensions (approved)

310 CORRESPONDENCE –3/1/18

- 1) Norfolk County Council Budget Consultation 2018/2019
- 2) Norfolk Minerals Site Specific Allocations Development Plan – notice of adoption
- 3) Rationalising the Main River Network – project update
- 4) Norse – advising increase of 3% in grounds maintenance contract (in accordance with the existing agreement).
- 5) Highway Rangers visiting w/c 12/2/18 (Dr. Wade-Martins is to arrange for the Rangers to be met and made aware of all that is required in respect of the work to be carried out).

311 Announcements

None

312 Agenda items for next meeting:

- a) Sewage flooding in Wensum Drive
- b) Visit from Alex Chrusciak (Breckland Council)
- c) Views on utilisation of monies from Shared Access

313 Next Meeting:

Wednesday, 7th February, 2018 at 7.30 p.m.

There being no further business, the meeting closed at 9.15 p.m.

Chairman

Date

