

SALHOUSE PARISH COUNCIL

Minutes of meeting held on February 10th 2014, in Salhouse VC Primary School, Cheyney Avenue, Salhouse at 7.30pm.

Viewing of Planning Applications available from 7.00pm.

PRESENT: Cllr. C.Dady (Chairman), Cllr. McCormick (Vice- Chairman), N. Ball, S. Heard and Lynn Fielder.

Officer: Mrs. D.R.Wyatt

There were also 6 residents attending.

549 APOLOGIES RESIGNATIONS CO-OPTIONS AND ELECTIONS.

549.1. To consider and agree acceptance of apologies for absence.

Written apologies for absence were received from Cllr. Taylor.

Verbal apologies were received from Cllr. Blow.

Council agree to accept these apologies.

549.2 Co-options

There were no co-options.

549.3 Resignations

There were no resignations.

550 DECLARATIONS OF INTEREST (Agenda items only)

Members are invited to declare interests as required by Salhouse Parish Council Code of Conduct adopted on 2nd July 2012.

Note: Councillors now required to declare Disposable Pecuniary Interests (DPI's) rather than prejudicial interests and non-pecuniary interests (NPI's) rather than personal interests.

There were no declarations of interest.

551 MINUTES OF PREVIOUS MEETING.

The minutes of the Parish Council for 13th January 2014, were agreed to be a correct and true report and duly signed.

552 MATTERS ARISING – from previous minutes

552.1. (Minute 533.) Former Garage Site on Mill Road, Salhouse.

Notes on 106 agreement and Open space facilities supplied to councillors.

552.2 Defibrillator

Now fitted at Jubilee Hall , paperwork to be completed and registered.

553 CHAIRMAN'S REPORT (not including items on Agenda)

Sadly I start with the sad news that Roy Bullers passed away, his funeral is tomorrow at All Saints at 3pm. Roy and Sheila were great friends to the village, and we will miss Roy just as much as we have Sheila, who died one year ago. I would imagine we all have very fond memories.

It is also very disappointing that our view from the Church and other parts of the village will be marred by a solar farm following a decision made to approve the scheme by Broadland District Council last week.

We will discuss that as part of this agenda, but I wanted to thank all who expressed their opinion, attended the meeting, Colin for writing the response on behalf of the village and presenting that to the committee and especially Malcolm Prestwood who also spoke to the committee and Radio Norfolk.

On the subject of the District Council Ben McGilvray has stood down and we will have a by-election on Thursday 20th March. Steve - can you convey our thanks and best wishes to Ben.

554 PUBLIC PARTICIPATION (Standing Orders suspended)

Meeting will be adjourned for up to 15mins. Each speaker allowed a maximum of 3 mins:

554.1 - receive a report from County Councillor Tom Garrod

No report received

554.2 -District Councillor S. Buckle reported the resignation of Ben McGilvray.

Expressed his dismay at the decision made at the Broadland Planning Committee meeting on 5th February regarding the Solar Site at Stonehouse Road, Salhouse.

Praised the work that the Environment Agency does and paid a visit to resident at junction with Lower and Upper Streets meets, to discuss the sewerage overflow problems.

It is imperative that we keep the pressure on to have a new pumping station as the system is unable to cope, owing to age.

Alex Cassam was introduced as the Liberal candidate replacement for the vacancy left by Ben McGilvray and Steve explained that whilst they had been canvassing around the Wroxham ward, it had been noticed that there were many properties that were vulnerable to opportunistic burglars.

554.3 -Norfolk Constabulary

Report received from PCSO 8238 Bob Hall, contents read to those present as follows:-

There were two domestics, one burglary and one fear of provocation of violence.

Report covered December and February.

554.4 - Public submission relating to Planning applications.

Application 20140152 – Retention of Standing for 5 No. Touring Caravans etc.

Resident suggested that if caravans had to be there, it would be preferable if they were further back, and invisible from the road.

Also static caravan (painted cream) dumbled down to Broadland Green.

Tents would be better situated on the flat area at the top of the site and not spill over onto the slope facing Salhouse road.

Application Y/5/2013/5012 – Removal of existing modular classroom and erection of a permanent pavilion.

Resident asked for clarification of certain points to lessen the concerns that residents had. Such as position and hours of use. The Design and Planning Statement does not cover several of the concerns adequately

Representative for the Salhouse V.C.Primary (Headteacher(Mrs. Dukes) was at the meeting and stated that it was never the intention to take any business away from Jubilee Hall and that it was a coincidence that the moving of the Play/ Nursery Group had happened at the same time the planning application was presented. The existing building

was ever only temporary with no toilets or facilities and the chance to replace it will never come again.

554.5 -Public submission relating local issues

Resident asked if the monies promised for clearing of the invasive Crassula Helmsli from the pond would be available, should the work have to be carried out in the next financial year.

The Responsible Finance Officer assured resident that the £40 requested would be available when required.

Resume Standing Orders.

555 CORRESPONDENCE

555.1 Norfolk County Council - Parish Partnership Scheme 2014/15

Drawings have been submitted to Highways and are being inspected and assessed for suitability for the Parish Partnership funding, by Simon Briggs (Highways) Norfolk County Council.

Confirmation received that submitted drawings seen by all members for approval.

555.2 G.N.D.P. Joint Core Strategy for Broadland, Norwich and South Norfolk. Broadland part of the Norwich Policy Area Local Plan was adopted on the 10th January 2014.

555.3 Norfolk County Council -Environment, Transport. Forwarded Gritting Route for boards.

555.4 Broadland District Council – Glass Bank Provision – Thieves Lane Recreation Car Park and Salhouse Garden Centre.

Changes and charge for administration have been notified plus request for a short questionnaire to be completed. Council decided at this stage to answer yes to all questions also adding facilities for battery disposal.

555.5 Norfolk County Council – Statement of Common Ground.

Council agreed that many suggestions having been put forward in their response, they would re-submit them as their reply. Actioned by the Clerk.

556 TRAFFIC ORDER REQUEST.

556.1. Requested by Linda Smith re - Grid Reference TG316150 – Upper Street.

Nothing further on Traffic Order but letter suggested by the chairman referring to incorrect use of Upper Street ,has been forwarded to British Sugar at Cantley.

557 FINANCIAL MATTERS.

557.1 To AGREE and RESOLVE the following payments and other matters:-

557.2 Cheque payments as per list.

Proposed by Cllr McCormick and seconded by Cllr. Ball

557.3 Monthly balances as per presented.- None presented this month.

**557.4 Statement balances as declared on cheque list
Statements initialed by Chairman Cllr. Dady.**

557.5 Request from Rospa to book Annual Play Area Inspection.

Permission granted to place order with Rospa, to carry out inspection of the Children's Play Area.

558 PLANNING APPLICATIONS & REPORT

558.1 AGREE and **RESOLVE** upon the following applications and/or matters:-

Planning Applications from Norfolk County Council

App.No: Y/5/2013/5012 – Removal of existing modular ‘mobile’ classroom and erection of a permanent single storey modular pavilion, Salhouse Primary School, Cheyney Avenue, Salhouse NR13 6RJ (Objection by PC).

The applicant re-submitted the Design Statement with more robust justifications, but as there were no material changes to the application, nor had the specific points of objection been addressed, the PC responded by upholding its previous objection.

The closing date for comments has been extended to 13th February.

Planning Applications Received from Broadland District Council

PA 20140152 – Salhouse Lodge, Vicarage Road, retention of standing for 5 no. touring caravans, etc.

Planning Applications Open or Pending

None

Decisions Received

PA 20140008 - 7, Cheyney Avenue, single storey side & rear extension. (Objection by PC)
FULL APPROVAL 03/02/2014

PA 20131408 - 15.3 hectares (37.8 acres) of land to north of Stonehouse Road, 5MWp solar farm (Objection by PC)
FULL APPROVAL BY COMMITTEE 05/02/2014

Correspondence Received

None

Investigation/Enforcement Cases Open

None

Investigation/Enforcement Cases Closed

None

Planning Applications or Decisions Received from THE BROADS AUTHORITY

BA/2014/0003/TCA – Tree work at Salhouse Broad Car Park, within the Conservation Area.

558.2 Planning Application Received from Norfolk County Council - AppNo: Y/5/2013/5012

Removal of existing modular ‘mobile’ classroom and erection of a permanent single storey modular pavilion, **Salhouse Primary School, Cheyney Avenue, Salhouse NR13 6RJ**

Following the re-submission of the Design Statement, together with verbal comments of clarification from the Head Teacher, Mrs Dukes, Salhouse Parish Council has voted to modify its **OBJECTION** to this application, providing that statements in the Design Statement are modified to match the clarifications that have now been advised.

Clarifications have been understood as follows:

- That the proposed use of the new building is for normal school use and uses by children and children's groups closely related to normal school activities, such as playgroup, breakfast club, homework club, after school clubs, etc
- That the proposed use of the new building does not extend beyond normal school use, or normal school hours, and will not extend to third-party lettings, late night activities or adult community activities.
- That the use of the building will be restricted to term time activities.
- That the site previously occupied by a mobile toilet block was built over during the last school extension, so drains previously existing are no longer available.

The revised OBJECTIONS are therefore as follows:

- The proposed development is of such a size and proximity to the boundaries of adjacent properties in Topcliffe Avenue that the residents' amenity and enjoyment of their properties is likely to be diminished.
- The Design Statement refers to the fact that the development will be to replace the existing classroom both physically and in function; this is misleading as it appears the building occupies a completely different location on the site, has a larger footprint and is described as multi-purpose.
- The Design Statement does not make clear the precise range of uses intended for the finished development, nor does it specify the number of hours, days or weeks that the new building will be in use. This lack of detail makes it difficult to evaluate the loss of amenity liable to be suffered by residents.
- We note and endorse the comments made in letters received, particularly from Mr and Mrs Piper and Mr and Mrs Ottaway, referring to the issues of loss of amenity and disturbance, from Broadland District Council referring to the issues of location and site access, and from Mr and Mrs Bendy regarding competition with the existing village facility (subject to the clarifications now received).

Taking into account the recent clarifications, Salhouse Parish Council requests that NCC requires the developers to **RECONSIDER** the following points of their application and modify the Design Statement accordingly:

- That the proposed new building could be accommodated elsewhere on the site, most notably on the approximate location of the existing mobile which will be demolished, with minimal disturbance to residents and with no additional loss of playing field space.
- The Design Statement of the PA should clarify and give more detail of the exact uses that the new development is intended for, or has the capacity to accommodate (as per Mrs Dukes' verbal clarifications).
- The Design Statement of the PA should clarify the number of hours and days throughout the year that the facility will be in use (as per Mrs Dukes' verbal clarifications).

- 558.3 PA 20140152 – Salhouse Lodge, Vicarage Road ,Salhouse-** retention of standing for 5 no. touring caravans, etc.

The Council agreed not to raise an objection to this application, but requests that the approval of this application be subject to certain conditions, as follows:

1. That no camping pitches (of any type, including both electrical and non-electrical hook-up) shall be located forward of the line of the front edge of the existing car park (relative to the B1140 road). The purpose of this shall be to retain landscape value and to minimise distraction to drivers.
2. That the existing static caravan shall be re-painted in a shade of green, in order to blend in with the background scenery, rather than the current off-white colour.
3. That the planning permission, if granted, shall be subject to review after a period of 3 years.

558.4 BA/2014/0003/TCA – Salhouse Broad Car Park – Woodbastwick end.

Application to prune two oaks because of interference on telephone wires and removal of one willow as requested by BDC.

Parish Council had no objection.

559.5 Planning Application 20131408, Solar Site, Salhouse.

It was agreed to contact a number of M.P's to enlist their support against the decision for the Solar site.

Mrs. Dukes, Cllr. Buckle and prospective Liberal candidate for by-election left the meeting at 8.50pm

559 CONSULTATIONS.

- 559.1** Broads Authority – Strategic Priorities for 2014/2015. Comments by February 14th.
Cllrs. Dady & McCormick to formulate reply for ratification at tonight's meeting.
No reply required. Clerk to confirm – no comment.

- 559.2** Broadland District Council – Review of Consultation Practices.
Council decision – no comments.

560 SALHOUSE POST OFFICE - Updated report.

Verbal report given by the Chairman Cllr. Dady.

Following the advertisement by Abbotts of a 1 bedroomed house for sale, Broadland District Council are writing to the owner and Abbotts to remind them of the restriction on this premise.

A local purchaser has come forward to purchase the Old Sorting office and operate it as a Shop and Post Office.

- 560.1** Decision to withdraw the 'Community asset'

Council agreed to request Broadland District Council to relax the conditions on the Old Sorting Office, if a sale was made to a known local resident.

- 560.2** Permission for the Clerk to withdraw from communicating with the P.O, but still request copy of the consultation report.

The Clerk will discontinue communicating with the Post Office as this issue is being covered by others outside the Parish Council.

561 NEIGHBOURHOOD PLAN.

- 561.1** Meeting arranged for February 25th to select Steering Group.

562 COMMITTEE & REPRESENTATIVES REPORTS.

562.1 Footpaths

There was no footpath report

562.2 Risk Assessment – General

There was no report

Clerk asked if the defibrillator was to be added to the general risk assessment as it had to be checked weekly. This will go out to the Parish for a volunteer and we will also change the word “training” to “familiarise” in our publications to advertise the defibrillator.

562.3 Jubilee Hall.

There was no report.

562.4 Recreation Ground.

Cllr. Ball reported that he had checked the Car park and was not satisfied with its finished condition and would the Clerk please ask the Contractor to complete it to the Councils satisfaction.

563. SOCIAL MEDIA & COMMUNICATION PAPER.

563.1. A working party meeting was held at 6.30pm 10th February 2014 and the working party recommended that:-

The Council goes ahead with a Facebook page.

The Council will write up its own policy and as a guidance, members will be forwarded the link to the Networked Councillor publication report of November 2013 by the Clerk.

This was AGREED by all members.

564 CLERKS REPORT

564.1 Information received regarding two birch trees in Redell Close. BDC checking out reported facts. No further information received. Letter forward to adjacent resident as requested.

564.2 (500.3) **Footpath indicator** post down at Station Rd end Howletts Loke.

Acknowledged with apologies, has been passed to the Trail Ranger.

564.3 Standing water on Car Park after scraping repair, being looked at again by R.J.Hastings to rectify.

564.4 **BDC** - Addition of House Name. 9, Ron Fielder Close, Salhouse will be known as Oak End.

564.5 Old Garage Site, Mill Rd, Salhouse. – Residents request to ask for some parking restrictions at front of Site.

To be placed on next agenda.

565 STANDING ORDERS.

Chairman had circulated amended copies to all for agreement.

Subject to Item 6 (d) (10 days altered to 7 days) and Cllr Heards confirmation of the legal statement at 18.(f) it was agreed to accept the Standing Orders. Clerk to amend and forward official copies to all councillors.

566 MEETING DATES & VENUE.

The preferred choice for ordinary parish council meetings was the third Monday in the month where available. To commence with the April meetings.

Annual PARISH meeting date was agreed as Monday 28th April.

567 CLERKS HOLIDAYS 2013/2014.

These had been confirmed in writing by the Chairman Cllr. Dady.

568 PUBLIC PARTICIPATION (Standing Orders suspended)

Meeting will be adjourned for up to 15mins. Each speaker allowed a maximum of 3mins

Resident gave an update on “Unsuitable for HGV” signs on Upper Street and confirmed that the Traffic Order is being progressed.

Resident asked why there was an apparent lack of communication with landowners, eg Henry Cator over Solar Farm, unlike previous parish councillors.

Resident asked for confirmation of what the “training” for the defibrillator entailed, as it was his understanding that they were self-instructing. Would those who attended the course, be called upon to be involved with its use.

The answer was “no”. It was “just to raise the awareness of the defibrillator in the village”.

Mr. Prestwood requested clarification on defibrillator operation to go into the Saga.

Resident Pat Gallanders asked how the Neighbourhood Plan was progressing a no information had, as yet, been released.

Cllr. Taylor being away, Chairman stated that at their next meeting a Chairman for Neighbourhood Plan was being elected and possibly a report would be forthcoming at our March meeting.

Resume Standing Orders.

569 COUNCILLORS INPUT -receive comments from councillors, or items for next Agenda.

It was brought to the attention of those present that there is now another Salhouse Road at Hoveton.

Chairman reported that CPRE will no longer be supporting planning appeals etc. The reason was that a disproportionate amount of time and effort was being expended in contrast to the low level of successes achieved.

Cllr. Heard requested that a discussion commences at the next meeting regarding our Open Area Monies allocated from broadland in relation to the Mill road Development.

Clerk to place on next Agenda.

570 DATE AND TIME OF NEXT MEETING.

570.1 To note that our next P.C. meeting is at 7.30p.m. on Monday March 10th 2014 in Salhouse V.C Primary School.