

**Minutes of the Salhouse Extraordinary Parish Council meeting
held at 7.30pm on Monday 26th June 2017
At Jubilee Hall, Lower Street, Salhouse**

Present: Martin Murrell (Chairman), Colin McCormick (Vice Chair), Julie Redburn, Martin Nudd, Robert Cooper, Colin Thomas, Nick Ball and Steve Jarvis.

In Attendance: Sarah Martin, Parish Clerk

Members of Public: 33

1. Apologies for absence

Apologies had been received by Reg Reeve

2. Declarations of Interest in items on the agenda

Martin Nudd declared an interest in the Assets of Community Value - Item 5.

3. Public Participation and District Councillor and Police reports

- Steve Piper asked for clarification of the 5 year land supply – what is a definitive number and how is it calculated?

Vince Tapp (District Councillor) replied that there are a lot of factors, and he too had asked the question of the Head of Planning at BDC. It is what BDC decides is a fair share, however BDC is finding it had to meet the 5 year land supply. It is measured in the number of dwellings. Vince Tapp will try to get an answer to how many dwellings it actually is.

- **Re:20170764**

Residents raised objections to the proposed planning application behind the Jubilee Hall raising various points:

- 16 houses are proposed in the heart of a conservation area
- All traffic will have to travel through the village, raising concerns about this increased amount of traffic and the junction to Mill Lane or the single track along Thieves Lane.
- The member of the public asked for a show of hands who was for or against the application, the majority were against.

MM stated objections raised must be against the Nation Policy Framework.

- **Other questions/points raised:**

Q. There is a significant Oak tree within the conservation site – A. MM replied in the arbitrary notes the oak tree is not being felled. Q. Is this information checked to be correct? A. Reply that the tree would not have a TPO against it as it is within the conservation area.

Q. How will the school cope? Parking is already bad up Cheyney Avenue. The infrastructure can't cope.

Q. What about Doctors services?

The traffic survey was carried out in October; this doesn't truly represent the facts including the speeding.

- Steve Piper commented that at the last survey in Lower Street there were approx. 1000 cars per day. Also mentioned there is a need for more speed watchers if any residents are interested in joining?

MM read out the tree report.

Sarah Oldfield asked if our tree warden could check the tree?

Q. What about the access road at the side of the Jubilee Hall? A. Colin M^cM replied that Mr. Cator has the right to access his land over the driveway. This is a legal matter and the Chairman of the Jubilee Hall is looking into this. A deed was signed to lease some land off Mr. Cator, with a mutual right of access. This is a legal matter not a

planning matter. However, there is a painted pathway and it needs to be argued the fact that we need this pathway for the safety of all the users of the hall.

Colin T suggested safety is a planning issue and can be focused on.

It is important for all users of the hall, including children attending clubs held there when being dropped off or collected, and a concern that there is already an overflow of cars onto Lower Street at these times.

On the plan there have 5 allocated parking spaces within the development not specified for hall users.

A question was raised whether Mr. Cator could give more land behind the current car park for additional parking e.g. plot no. 1 as additional car parking spaces?

- Steve Piper asked if the Neighbourhood Plan is acceptable as a planning criterion?
A. - Yes, NP states up to 5 houses per year, however the 5 year land supply takes precedent, although this can be anywhere in Broadland.
- A resident commented that all small developments added together take the “village” status away from Salhouse. They also take up farm land. There are more planning applications in Salhouse than is needed. The planned housing estate will stick out in the conservation area.
- MM reminds everyone that the PC is treated as only one comment, and urges all residents to make comments directly to BDC. Some residents have already submitted comments. There was a question over the final date of submission of comments. Vince Tapp said that if the planning officer was not happy with some of the information they can send it back out and therefore the date changes. If comments are submitted directly onto the website they are in public view, whereas not if sent in via email. Planning officers do not normally have meeting with the public, they use description of law to make their decision.
- The PC have been informed of a date of 30th July, and stressed that the PC does not make the date, but the Clerk to confirm the date and request a schedule with BDC. Vince Tapp also urged residents to put comments into the planning officer – the weight of resident’s objections is important. Comments must criticise the planning statement and state unsustainability.

Further points/questions to be taken into consideration:

- Q. Has there been a Health and Safety investigation? A. Not specifically.
 - Q. Has it been considered as a through road? A. MM – it will be a private driveway, not an adopted road.
 - Q. What about bin lorry collections, will the access road be wide enough? And construction traffic? What will be the impact on the Jubilee Hall with heavy lorries driving close during construction?
 - Q. Is access wide enough for emergency vehicles? Turning areas for fire engines etc.
 - Q. Can we invoke the Neighbourhood Plan? A. Yes, H1/2/3 of the Housing Policy can be quoted, and that the application does not comply with the policies of the NP for Salhouse.
 - A comment was raised that there doesn’t appear to have been good communication for this plan for the parishioners. MM – this application was raised as an agenda item at the PC meeting on 5th June, and this meeting rescheduled for today to discuss it further giving parishioners, and the Jubilee Hall committee, time to consider the application.
 - Q. Will this application go to committee? A. - VT – yes
 - Q. Can a planning representative from BDC be invited to attend a meeting? A. - V.T. asked in return - What do you think a meeting with a planning officer will achieve? A. to ask them questions and get answers – to give more time.
- 1 member of public left meeting 8.45pm
- The contact details of the planning officer are on the notices and BDC website.

- Q. Who else is involved in the planning application? A. - VT replied the statutory consultees would be Highways, Environmental Health, Conservation and Flood Risk Assessment.
- Has the asbestos in the riding school been considered? A. - MM – this would all be dealt with in the correct manner.
- Q. Is the Jubilee Hall a listed building? A. - No.
- Q. Has consideration been given to the damage of the trees and roots at the other planned access point? A. - Steve Jarvis answered contractors would take any necessary precautionary action if constraints are there.
- MM again stressed the importance of submitting all of the raised points to BDC directly.

- Parish Councillor Views:

Colin T – agree with all comments made

Bob C – Can an archaeological survey be carried out as it is believed there was a Bomber crashed at the site?

Julie R – Are there crested newts within the area?

2 members of public left meeting 9.00pm

Member of public - Can the ecological survey been challenged as no-one has visited the site?

Martin N – nothing else to add

Steve J – nothing additional to add

Nick B – sewerage/foul, and level of existing pipe? MM – when challenged previously it was stated that as long as they can connect.

Colin M^cC – sewerage is not considered a planning issue. All other points have been covered.

The next PC meeting (3rd July 2017) will confirm the PC comments.

Public participation closed 9.12pm

4. To consider a planning report and agree recommendations on the following planning applications:

i) 20170764 – Equestrian Centre, Lower Street, Salhouse, NR13 6RH

Residential Development (Outline)

Next PC meeting will formulate the response

5. To consider update on Assets of Community Value

MM reported - the appeal was dismissed and the ACV upheld. The PC now needs to come up with an action plan. The last decision was to take up the option to put in a bid. This was when the shop was vacant, however it has since reopened. The PC can't purchase it if it is a going concern.

Colin M^cC explained the purpose of a community asset is to look at building which could be lost as an Asset of Community Value and keep shops, amenities etc. which are considered of value.

Colin T suggested the PC get a business plan together, and to request from the owner what the building is for sale for. Clerk will investigate.

Steve J will make contact with Upton and Neatishead shops as they have both currently got 'Community Shops'.

Colin M^cC will get in touch with the Plunkett Foundation.

Suggested to contact BDC to see what grants, if any, may be available.

Cllr. Nudd left the meeting at 9.25pm

6. Finance

i. Annual Governance Statement

The Chairman read out all of the statements in the Annual Governance section of the Annual Return requiring Councillors to respond to each statement. The Council resolved to approve the Annual Governance Statement. The form was signed by the Chairman and Clerk/RFO.

ii. Annual Accounting Statement

The Chairman read out the Accounting Statement. It was resolved by the Council to approve the Annual Return's Accounting Statement. The Chairman and the Clerk/RFO signed the Annual Return on behalf of the Council.

7. Public Right to Reply- adjournment of meeting for public to comment

- A member of the public thanked all who provided input regarding the planning application 20170764 , especially Cllr. Tapp (District Councillor).
- Colin M^cC reminded all of the importance of voting in the Neighbourhood Plan referendum.
- Jenny Rose asked when the mast will be plugged in?
MM replied that a date has not been given yet.

8. Any items for the next Parish Council meeting to be held on Monday 3rd July 2017 at Jubilee Hall, Salhouse.

None

There being no further business the meeting closed at 9.41pm