

# SALHOUSE PARISH COUNCIL

**Minutes of the Parish Council Meeting held at Salhouse Jubilee Hall on Monday, 19<sup>th</sup> January 2015 at 7.30pm.**

Present: Councillor C. McCormick (Chairman)  
Councillor N.Taylor  
Councillor C.Dady  
Councillor Mrs. S.Blow

Officer: Daphne Wyatt – Clerk

Visitors in Attendance: Eleven members of the public.

**2015**

## **738 APOLOGIES/RESIGNATIONS & CO-OPTIONS**

738.1 Apologies for absence from were received from Cllr. Ball and accepted.

738.2 Apologies also received from both District Councillors, who forwarded reports.

## **739 DECLARATIONS OF INTEREST (Agenda items only)**

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

Cllr. C. Dady, declared a non-pecuniary interest in C.P.R.E as a member, (Item 746 and Item 749

## **740 MINUTES OF PREVIOUS MEETING.**

Minutes of 1<sup>st</sup> December 2014, were confirmed as a true record, proposed by Cllr. Taylor and seconded by Cllr. Dady.

## **741 CHAIRMAN'S REPORT ( not including items on Agenda)**

Chairman wished everybody present a Happy New Year as this was our first meeting of 2015 and requested that consideration be given to supporting our local businesses at this quiet time of the year.

## **742 PUBLIC PARTICIPATION (Standing Orders suspended)**

*Meeting will be adjourned for up to 30mins. Each speaker allowed a maximum of 3 mins:*

Norfolk Constabulary report forwarded for November 2014. Not read out as on the Agenda.

1 – Cyber crime, 01 -07/11/14 indecent images sent via the internet.

2 – Burglary in a building other than a dwelling, 21-25/11/14 Wood Green, unit entered and items removed.

3- Out of control dog, 15/11/14 Salhouse Broad, dog with no apparent owner attempted to bite child.

Reports received from District Cllrs were read by the Chairman to those present and will be attached to the minutes for filing.

Several residents had complaints and comments regarding the current state of our footpaths, particularly the one leading from Lower Street to Gun Carriage Way, towards the Church.

Chairman explained that he had been warned about this and he had been communicating with the farm manager. Clerk was requested to contact the farm manager in writing with their concerns.

Mr. Nudd reported that the shop at 82, Lower Street, had applied for a New Premises Licence under the Licensing Act 2003. No objections raised at the meeting.

Resident asked about supplying dog bins on the footpaths and this was supported by other residents in the village present. Clerk was requested to enquire the current position from Broadland District Council.

**Resume Standing Orders**

## **743 FINANCIAL MATTERS.**

### **743.1 BUDGET CONSIDERATIONS FOR 2015-16**

It was agreed that the Precept figure requested would be £28000, same as last year, (as recommended by BDC) and the Budget figure would be £29200.

Also agreed that any surplus from this year's Budget would be allocated to future expenses that may be incurred by the Neighbourhood Plan. Proposed by Cllr. Taylor and seconded by Cllr. McCormick.

743.2 Cheques as presented were agreed for payment. Proposed by Cllr. Taylor and seconded by Cllr. McCormick.

743.3. Balances were received and agreed correct as per bank Statements.

#### **744 FINANCIAL REGULATIONS – UPDATED.**

These regulations will be forwarded shortly.

#### **745 PLANNING APPLICATIONS & APPEALS**

Planning application 20141976 – 22, Lower Street, Salhouse

Single Storey Rear Extension and flat to pitched roof.

Reply extended to 20<sup>th</sup> January 2015

There were no comments from public or councilors regarding this application.

Planning application 20142038 – Land at rear of 68 Lower Street, Salhouse. NR13 6RB

Erection of 4 No detached dwellings.

Reply extended to 27<sup>th</sup> January 2015.

#### **Planning Report**

After comments from the public and discussion by council members present, the following reply was forwarded to Broadland District Council.

**PA 20141976** – 22 Lower Street, Salhouse, single storey rear extension.

The Parish Council has no objections.

**PA 20142038** – Land at rear of 68 Lower Street, Salhouse, Residential Development for 4 dwellings.

Following a discussion the Council decided to raise OBJECTIONS, which were summarised by the Chairman and forwarded to Broadland District Council as follows:-

Salhouse Parish Council wishes to raise OBJECTIONS to this application on the following grounds:

In its response to the Site Allocations Preferred Options Consultation of September 2013, the Parish Council expressed a clear preference for site Z50-02 (north side of Norwich Road, 20 dwellings) and did not support site Z50-03 (land at rear of 68 Lower Street). It was noted at this time that the applicant requested support for a scheme of 8 dwellings on this site, increasing to potentially more than 20 if access issues could be resolved. The Parish Council also raised a number of concerns reflecting comments by residents in relation to this site.

A total of approximately 20 houses has been allocated to the Parish of Salhouse in the Joint Core Strategy. The Parish Council agrees that this number is an appropriate level of development for the village, in relation to the size of the village, its services and infrastructure. This number matches the findings of the previously conducted Housing Needs Survey (2009) and the Parish Plan (2008). The Parish Council recognizes the need for additional housing, particularly affordable, but does not believe that the village has an adequate level of infrastructure or services to support more than the volume already allocated.

The outcome of the Site Allocations process was that site ref. Z50-03 (land to rear of 68 Lower Street) was NOT selected by Broadland District Council to go forward into the Local Plan whereas Z50-02 was selected. The latter site has already received Planning Permission and it appears likely that this

development will go ahead, in which case the village's housing requirements are likely to be fulfilled in the near future.

In addition to the above, residents in attendance at the meeting raised the following points of objection, which the Parish Council endorses:

Drainage issues: - there are already severe drainage issues in the section of Lower Street east of the proposed development. Between approximately no.70 and no.90 Lower Street the road often floods during heavy rain because drains cannot cope with the run-off. Any additional housing, with associated 'hard landscaping' and a service road running downhill off the site and feeding directly onto Lower Street, will only increase rainwater run-off and exacerbate the flooding problems.

Type of housing: - the large detached houses proposed for the site are not the type of housing the village requires at the present time.

Size of plot: - a resident of Ward Road challenged the accuracy of the drawings in relation to the boundary between his property and the site. The site therefore might not be the exact size as shown on the plans.

Size of development: - the current application is for 4 dwellings on approximately half the available plot; in view of the applicant's previous proposal for 8 dwellings on the whole plot, it seems likely that the applicant will follow this up with a further application to double the size of the development. In this case, any assurances given now in relation to drainage, traffic, service infrastructure, etc will be based on an inaccurate estimate of the impact of the development.

#### **746 CORRESPONDENCE**

746.1 To consider letter from Norfolk Campaign to Protect Rural England, dated 4<sup>th</sup> December 2014, regarding light pollution and accompanying Questionnaire – 10 year review. Questionnaire taken by Cllr. McCormick for completion.

746.2 E-mail received from Chairman informing councillors of changes reported from Johnathan Gill to improve the conditions at the top of the footpath adjoining Gun Carriage Way. The gap in the hedge at this point will be closed, and new hedging planted. The new opening to be created further south on higher and drier ground. To be followed up by the Clerk pointing out tonight's complaint from members of the public.

746.3 E-mail received by Chairman from resident Mr. S. Piper containing remarks about Public Participation. As this was directed to the Chairman, this was answered promptly by the Chairman.

746.4 E-mail received from churchwardens regarding overgrown hedge on footpath alongside the graveyard. This was forwarded to the landowner, whom we thank for attending to this immediately.

746.5 Broadland District Council notification of update of funds held for open space provision, under S106 from Mill Rd development, together with details of definition of "open space". Funds now stand at £65224.23.

746.6 Norfolk County council requests placement of posters on notice boards and websites.

1. NHS Health Checks campaign for residents between 40 – 74years old.
2. Promoting "Dry January".

All members present agreed that these should be displayed.

746.7 Land Registry – Completion of registration and change of name for service of correspondence. From Mr. P. Jefford, to Mrs. D.R. Wyatt, Clerk to Salhouse Parish Council. Having received this confirmation, Clerk will now forward copy of this to solicitor acting for Jubilee Hall.

746.8 Poppy Appeal – Receipt and thank you from The Royal British Legion for the Councils donation.

746.9 Broadland District Council – confirmation of acceptance of revision of Private Hire Vehicle and Hackney Carriage and private Hire Vehicle Policy and conditions. Taking effect on January 1<sup>st</sup> 2015

746.10 To complete S.L.C.C Questionnaire regarding usefulness of information issued. Clerk to complete and return.

746.11 To read "VAT is a simple tax" to confirm that we are operating correctly- noted

746.12 To read and digest new guide on "Affordable Rural Housing"- noted

746.13 Request to place posters of notice boards and websites from New Anglia Growth Hub regarding business support. Refused owing to Council policy.

746.14 To note and consider request for match funding for PCSO's from Norfolk Constabulary. After due consideration Council agreed that the Constabulary should be invited to our next meeting.

746.15 Confirmation of Parish Precept Forms from Broadland District Council – noted

746.16 Norfolk AgeU.K. – donation request received, added to Parish Meeting paperwork.

746.17 Broadland District Council – Receipt of recycling payment from April to September 2014.

746.18 Confirming Copy Car Park lease for Village hall received – noted.

**747 RURAL OPEN SURE MOBILE SIGNAL. – reported by Cllr. C.McCormick**

**19<sup>th</sup> November:-** Notification was received from Vodafone that Salhouse's application had been successful – we are on the shortlist. This was qualified as follows:

*"Over the next few months our technical teams will be carrying out assessments to ensure Open Sure Signal will be effective in your community. You may see our engineers surveying your local area as there are still a few critical assessments which have to be carried out.*

*Our technical teams will be:*

- Conducting broadband speed checks to ensure Open Sure Signal technology will perform optimally in your community.*
- Analysing our future plans for the spread of coverage from our planned network upgrades and investment - to ensure Rural Open Sure Signal is the best solution for your community.*
- Surveying your community and proposed sites for the Open Sure Signal units to ensure their locations are most effective in providing widespread coverage.*

*If any issues are raised during the assessment and survey stages we'll work with you to mitigate them successfully, whether its identifying alternative sites for units within your community, or waiting until high speed broadband is actually delivered in your area.*

*We'll be issuing an announcement to the media in the next few days naming your community along with others. If your community successfully passes all assessments, and once the technology is live, we'll work with you to host an event where we can invite your MP and local media along to celebrate the arrival of 3G in your community.*

*Please bear in mind that this is still the shortlist stage, and your community isn't guaranteed a secure spot on our Rural Open Sure Signal programme until all assessments have been carried out.*

*However, we really hope all will go smoothly and that you will soon have access to reliable 3G mobile coverage.”*

**26<sup>th</sup> November:** - I enquired why they say that our place on the scheme is not secure, but was assured that this was just to cover themselves, as they had been caught out before in areas where broadband coverage was way too slow for the system to work, this is not likely to be the case here (especially with fibre-optic broadband now available). Was told the next activities will be from the technical team who will contact me regarding potential dates for visiting Salhouse to perform ground surveys and carry out further assessments.

**22<sup>nd</sup> December** – enquired again why we had heard nothing. Was informed that the technical team are planning to visit all of the Norfolk communities together in the New Year.

**I am pleased to say I have received an invitation from Vodafone UK and Richard Benyon MP to a Parliamentary Reception on ‘Connecting our rural communities’ on 21<sup>st</sup> January, at the House of Commons. This invitation I will kindly accept on behalf of the village.**

#### **748 NEIGHBOURHOOD PLAN**

Meeting was held on January 5<sup>th</sup>, predominately working towards a final open day for the whole village. A further meeting has been arranged for the 26<sup>th</sup> January and we will arrange for flyers to be sent out to every household in the village, based on the five points made in the Saga, for an “Open Day” on 28<sup>th</sup> February 2015.

When this is finalised we can begin on the policies themselves and will therefore be contacting village group members. Obviously there will be further “Open Days” when the policies are completed.

#### **749 SALHOUSE PARISH COUNCIL & NDR and CPRE.**

Awaiting discussion when we have sufficient councilors attending.

#### **750 FURTHER TROD PATH DESIGNS**

The Council has now received costing for the various areas discussed with Norfolk County Council Highways department. These were read and explained to the members present where necessary.

**Site 1** - 57146/20 Station Road, Salhouse (TROD). Near Phone Box.

**Construction specification:** 105m in length, with a width of 1.5m where possible. Depth of construction is 100mm, with timber edgings both sides to assist with future maintenance. The surface will be finished in a tar and granite stone surface. Also, the trod path does not include the accesses, it will stop short at each one. The path will predominantly be constructed at the front of the verge, with a 0.5m safety zone from the edge of the carriageway.

**Cost:** Total for scheme is £6,500.00, with the Parishes share being £3,250.00. The cost also includes for the two-way Traffic Management, construction publicity, and the use of geotextile to inhibit the possible growth of weeds.

**Site 2** - C283/70 Norwich Road, Salhouse (TROD). –Corner.

**Construction specification:** 43m in length, with a restricted width of 1.0m due to the vegetation/highway boundaries. Depth of construction is 100mm, with timber edgings both sides to assist with future maintenance and level differences. The surface will be finished in a tar and granite stone surface. The path will predominantly be constructed at the front of the verge, with a 0.5m safety zone from the edge of the carriageway.

**Cost:** Total for scheme is £3,000.00, with the Parishes share being £1,500.00. The cost also includes for the three-way Traffic Management, construction publicity, kerbing to the rear of the two highway gullies, vegetation clearance, and the use of geotextile to inhibit the possible growth of weeds.

**Site 3** - B1140/652 Bell Lane, Salhouse (TROD).

**Construction specification:** 565m in length, with a width of 1.5m. Depth of construction is 100mm, with timber edgings both sides to assist with future maintenance. The surface will be finished in a tar and granite stone surface. Also, the trod path does not include the lay-bys/accesses, it will stop short at each one. The path will predominantly be constructed at the front of the verge, with a 1.0m safety zone from the edge of the carriageway.

**Cost:** Total for scheme is £40,000.00, with the Parishes share being £20,000.00. The cost also includes for the two-way Traffic Management, construction publicity, the drainage element due to the existing 14 No highway grips, and the use of geotextile to inhibit the possible growth of weeds.

‘It was a condition that residents in front of whose properties the new paths would run were happy with these arrangements and the Chairman reported that he had been in contact with those concerned at Sites 1 and 2 and we had received 100% support’.

It was therefore AGREED to propose Items 1 & 2 for acceptance under the 2014-15 scheme. This was proposed and accepted unanimously by those members present and the Clerk was requested to forward our acceptance to Norfolk County Council.

Regarding Highways projects for the 2015-16 scheme, it was AGREED to forward Item No.3 for consideration. Closing date 31/1/2015.

#### **751 COMMITTEE & REPRESENTATIVES REPORTS.**

There were no reports presented.

#### **752 SALHOUSE ROVERS FOOTBALL CLUB**

The Council is trying to arrange a meeting with members of Salhouse Rovers which at present for various reasons, has proved difficult. Clerk will continue to try and arrange this.

#### **753 MEMBERS POINTS OF INFORMATION.**

There were no request items for further Agendas

#### **754 CHANGE OF DATES FOR NEXT YEAR.**

After a short discussion it was agreed that dates of next twelve months presented be accepted at present.

#### **755 DATE AND TIME OF NEXT MEETING.**

It was confirmed that the next Parish Council meeting will be held on 16<sup>th</sup> February 2015 at 7.30pm.

There being no further business Chairman thanked all for coming and closed the meeting at 8.55pm.