

SALHOUSE PARISH COUNCIL

Minutes of the meeting held in Salhouse Primary V.C. School on 10th March 2014.

PRESENT: Cllrs. C.Dady (Chairman), Cllr.C. McCormick (Vice Chairman) Cllrs N. Ball, S. Heard, N.Taylor, and Cllr. Mrs. L. Fielder.

Officer: Mrs. D.R.Wyatt – Clerk

Also attending Mark Nolan and Chris Dove (Presenting application), District Councillor S.Buckle and 18 residents.

2014

571 APOLOGIES RESIGNATIONS CO-OPTIONS AND ELECTIONS.

571.1. Written apologies received from Cllr. S. Blow which were considered and accepted.

571.2 Co-options - None

571.3 Resignations - None

572 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.

Cllr. N. Ball declared a DPI in planning application 20140287, Honeycombe Farm, as a near neighbour.

573 MINUTES OF PREVIOUS MEETING

Clerk reported that an additional item referring to the Neighbourhood Plan had been included in the second Public Participation of the draft minutes, as it had been omitted. The minutes of the Parish Council for 10TH February 2014, were agreed to be a true report and duly signed. Proposed by Cllr. Heard and seconded by Cllr. N.Ball.

574 MATTERS ARISING – from previous minutes

574.1 No reply received yet from residents in Redell Close, regarding the Birch Trees.

574.2 The Footpath indicator at Station Road end of Howletts Loke has been chased again, together with the recently reported broken Finger Post at Vicarage Lane end FP7. Highways have assured me that it is in hand.

574.3 Mr.Hastings had left the holes in the asphalt entrance to the Recreation Ground as he assumed they were the responsibility of Norfolk' highways?

Salhouse United Trust checked their paperwork at their meeting of March 11th and suggested that Highways be contacted to clarify responsibility. Meanwhile Mr. Hastings had been back with more hoggin and cheque has been released.

574.4 Bell Pond – Contractors requested to commence the work in eradication of CrassulaHelmsii as soon as weather permits.

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

I will keep this short as we have a presentation of a proposed new development in the village, and I would like to give time for that.

It is very good news that the Bell has reopened, so a warm welcome to Helen and Rob and we wish them every success. We hope a shop and post office will also reopen soon.

Chairman requested that several changes be made to Public Participation with the Councils permission. Permission was given and the meeting continued with a presentation given by Mark Nolan, (Architect from Chaplin Farrant (Nch) and Chris Dove of Dove Jeffrey's), who built the affordable houses at Rackheath.

576 PUBLIC PARTICIPATION (Standing Orders suspended)

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

576.6 Presentation was for a site on Norwich Road, just past the railway line at Rackheath. Speaker explained where site was and how many properties were involved (including affordable housing) Pedestrian links to the Railway Station, more footpaths, cycle ways and traffic calming measures were explained. Also explained was the possibility of CIL monies and 106 payments. The purpose of the presentation was to obtain feedback from the members and residents present. Questions invited from those present.

Ms.P.Gallanders explained that our requirements had been met with the allocations already agreed and the houses proposed were completely out of character with the types on Norwich Road (those being single storey houses with large gardens)

Discussion continued with comments about Site Allocation Plans and Exception Sites and with the suggestion that this proposal would only succeed through the “planning by appeal” process culminating with the question:-

“Does the Parish Council support planning by appeal?”

Presenters were thanked for their attendance and performance and departed the meeting.

576.1 - There was no report from County Councillor Tom Garrod

576.2 - There was no report from District Councillor S. Buckle

576.3 - Norfolk Constabulary

Report received there were two recorded crimes.

1 – Burglary Dwelling, 12-13/02/2014 Lower Street. Property entered and items removed.

2 – Theft, 20/01/2014 – 01/02/2014 Stonehouse Road. red diesel taken.

576.5 - There were no public submissions relating to local issues

576.4 - Public submission relating to Planning applications

PA20140313 –Old Sorting Office. Mr Jakob explained Chapel Loke resident’s objections to the Council.

Those concerns included position of entrance door, and disabled access. Residents of Chapel Loke have to negotiate a blind entrance and they do not wish to encounter people leaving the outside café tables .

PA20140213 –Change of Use of Agricultural Land to (D2)Camping Facilities.

In response to a question about encouraging the use of camping facilities by non-car users, Belinda Hamilton (Salhouse Broad Ranger) explained that they were working with other Day boat hirers to encourage more use of the waterways for arrival to the site and proposing to introduce **overnight** parking charges for campers who choose to arrive by car hence increased costs for campers who choose to arrive by car.

There being no further comments regarding applications on the table for tonight, public session closed.

Resume Standing Orders.

577 CORRESPONDENCE

- 577.1 Norfolk County Council** - Parish Partnership Scheme 2014/15
e-mail communication received confirming success of our submitted bid No.3.
- 577.2 Norfolk County Council** – Notice of Acceptance of Application for a Development Consent Order by the Secretary of State. – Available on the N.C.C.website.
- 577.3 Norfolk County Council** – Road Closure – Thieves Lane.
Thieves Lane will be closed to enable works to be carried out at No.32. Access only either end. No through Road.
- 577.4 Broadland District Council** – Notification of Screening Opinion.
Land off Dobbs Lane,Rackheath. Transferred to Planning section.
- 577.5 Lloyds Bank** – Request for us to take on on-line banking.
No comment.
- 577.6 Lloyds Bank** – Information regarding High Interest Deposits.
Clerk to look into this later.
- 577.7 Came & Company Parish Council Insurance.**
Request for Employer’s PAYE reference number –Requirement of the FSA
Copy of the ELTO guide for Employers regarding liability supplied.
Clerk complied with request.
- 577.8 Information Commissioner’s Office** - Certificate of Registration received – new expiry date 8th March 2015.
- 577.9 Broads Authority – BA/2014/0003/TCA**
Decision for Tree Works at Salhouse Broad, has now been issued – Approved.
- 577.10 Zurich Municipal** – Request to quote again this year?
Clerk to request quotation.
- 577.11 A.O.N/Alliance** - Quotation received.
To be taken into consideration.
- 577.12 Email** received from resident enquiring about progress of name removal from Land Registry document. This had been passed to a third party to arrange and they have been contacted for the current position.
Jubilee Hall Management Committee has been asked to arrange for Mr. P. Jefford’s name to be removed from the Land Registry deeds as contact and name changed to Mrs. D.R.Wyatt, current Clerk of Salhouse Parish Council. (From 2002)
- 577.13 Email** communication referring to fly tipping at Stonehouse Road, Authorities notified.
- 577.14.**(Late correspondence)Complaint received about the “no cycling on public footpaths” article published in the Saga.
This was explained fully by the Chairman for the benefit of the public members attending and

the previously circulated e-mail reply was AGREED as correct by the Council. Clerk requested to forward this.

578 OLD GARAGE SITE – MILL ROAD SALHOUSE.

Request for some form of parking restrictions as nearby residents have concerns following completion and occupation of this site.

This was discussed and it was agreed that members would monitor the parking and any obstructions currently causing problems.

579 FINANCIAL MATTERS.

579.1 To **AGREE** and **RESOLVE** the following payments and other matters:-

579.2 Cheque payments as per presented list were agreed for payment. Proposed Cllr. Taylor and seconded Cllr. Ball.

579.3 No Monthly balances presented.

579.4 Chairman Agreed Bank Statement balances as declared on cheque list

580 PLANNING APPLICATIONS & REPORT

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

580.2 PA 20140221 – 82, Lower Street – Shop to Residential.

580.3 PA 20140242 – 21, Lower Street – Various Alterations to Listed Building

580.4 PA 20140199 – 21, Lower Street - Block Doorway between two bedrooms.

580.5 PA 20140184 – 21, Lower Street, - Installation of Woodburner and removal of canopy.

580.6 PA 20140287 – Honeycombe Farm, Honeycombe Road, Salhouse. Various alterations and Extensions .

580.7 PA 20140313 – 82, Lower Street –Change of Use of Sorting Office, to Shop/Café/Post Office and Associated Works.

580.8 PA 20140213 – Salhouse Broad, Lower Street, Salhouse.- Change of use of Agricultural land to (D2) Camping Facilities and erection of Wooden Camping Pod.

580.9 – PA20140339 – Screening Opinion, Solar PV Farm, Land off Dobbs Lane, Dealt with in Planning Section.

580.10-PA20140385 – 21, Station Road, Salhouse. Dealt with in Planning Section.

½ Storey Side Extension to provide En-suite Bedroom in Roofspace and Utility and Kitchen Extension on Ground Floor.

Mr. . Warwick Penson.

PLANNING REPORT

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, do we wish to respond again?

The closing date for comments has been extended to 14th March 2014. – Watch Website for further extensions of time.

Planning Applications Open or Pending

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

Decisions Received

None

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.
Has been approved.

PLANNING APPLICATIONS CONSIDERED AT THIS MEETING

PA 20140184, 20140199, 20140242 - 21, Lower St, Salhouse, ‘The Grange’, various alterations to a Listed Building
NO OBJECTION
The Parish Council was happy to defer to BDC on matters of Listed Building consent

PA 20140213 - Salhouse Broad, Lower Street, Salhouse.- Change of use of Agricultural land to (D2) Camping Facilities and erection of Wooden Camping Pod
NO OBJECTION, but concerns that levels of car use should remain in line with the levels indicated in the Design and Access Statement, and parking should be carefully monitored and controlled to prevent any overspill outside of the Broad car park.

PA 20140221 – 82, Lower Street – Change of use - Shop to Residential
The Parish Council raised the following OBJECTIONS:

- The current shop is the last general shop in the village and should be retained for that use, unless and until alternative premises are found.
- The shop premises are subject to an Asset of Community Value order.
- The building is not considered suitable for use as a single dwelling.

PA 20140287 – Honeycombe Farm, Honeycombe Road, Salhouse. Various alterations and extensions

NO OBJECTION to the plan as a whole, but a comment was raised by the adjacent resident with concerns that a window would be overlooking his property and reduce his privacy. The Parish Council supports this concern. (Resident encouraged to write in to BDC)

PA 20140385 – 21 Station Road, Salhouse. Various alterations and extensions
NO OBJECTION

PA 20140313 – 82, Lower Street – Change of Use of former Sorting Office, to Shop/Café/Post Office and associated works

The Parish Council (having initially suggested the change of use and having investigated purchase of the premises itself for this purpose) supports the proposal in principle, but raises the following OBJECTIONS to this specific application:

- the current plans show access to the shop premises via the existing door, but do not show where the access from the street onto the property (outside courtyard) will be. In respect of the views of the residents of Chapel Loke, the access onto the property should be from Lower Street, and the access from Chapel Loke should be closed and fenced off.
- there is no provision for disabled access referred to in the current plans; this should be provided.
- there is no provision for bins storage shown on the current plans, this should be provided.
- in respect of the views of the residents of Chapel Loke, although adequate parking provision is made via the layby opposite on Lower Street, the applicant should make every effort to discourage parking and turning in Chapel Loke, or adjacent to its junction with Lower Street.

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The Parish Council also notes that:

- a statement made by the applicant on the application form to the effect that the Parish Council has given 'full backing' to this specific proposal is untrue (the council has not been formally consulted on this specific application until tonight's meeting). The Parish Council does however support the proposal for a change of use in principle.
- comments made by residents that they have not been consulted are true only in so far as they apply to this specific application. The residents have previously been extensively consulted over the proposal for a change of use in principle on various occasions during 2013 and the matter has been agendarised at successive PC meetings.

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PA 20140339 - Land off Dobbs Lane, Salhouse, NR13 6NL; screening opinion for a solar farm –
DECISION DEFERRED

PA 20140341 - Land Adj. Holly Tree Cottage, 74 Lower Street, OPP for detached dwelling –
DECISION DEFERRED

CORRESPONDENCE RECEIVED

PA 20130313 – Old Sorting Office - letter of objection received from Mr. R. Jakob, Chapel Loke.

PA 20140341 Land Adj. Holly Tree Cottage, 74 Lower Street, OPP for detached dwelling – letter of objection dated 9th March from Mr and Mrs J.Kirby, 72 Lower Street

581 DEFIBRILLATOR.

Contacting Webnos/Community Heartbeat Trust.

Names required of persons available to carry out weekly/monthly/annual checks.

Clerk was requested to place advert onto the Website and also arrange for the printing of 600 information leaflets.

582 NEIGHBOURHOOD PLAN.

582.1 Attendance at our last meeting was very good with 10 people coming forward.

Ideas that had been put forward at our Open Day and our discussions with local land owners, were updated. Further meeting arranged for March 17th when we will discuss “Visions of Salhouse”

Richard Squires (BDC officer) has been informed and is pleased with our progress and will require more details as we progress further. It is proposed that this will be discussed at the Parish meeting on April 28th

583 COMMITTEE & REPRESENTATIVES REPORTS.

583.1 Footpaths

Footpath indicator at Howletts Loke stood up against hedge and indicator at footpath F8 appears to have been broken off.

F12. Footpath from Howletts Loke to Salhouse Hall . 70% of the posts holding the barbed wire are leaning inwards. Not a problem at the moment but we must monitor this fence.

583.2 Risk Assessment – General - None required this month.

583.3 Jubilee Hall. – No report received

583.4 Recreation Ground.-Nothing further to report.

584. SOCIAL MEDIA & COMMUNICATION PAPER.

584.1. Cllr. S. Heard reported that he had attended the Youth Club and their verdict was that a facebook page would be welcome

An interest was expressed in a Youth Council, and suggest that SPC contact Rackheath to gain information and place this on a forthcoming Agenda. Facebook page available for the next meeting.

585 OPEN SPACE MONIES.- Brought forward from last Agenda.

This will be discussed at the Annual Parish meeting together with Neighbourhood Plan

586 STANDING ORDERS.

The final detail has been agreed and this will be compiled and available for distribution at the next meeting.

587 CHARITY MONIES – to consider re-investment.

Council advised Clerk to look for short term investment, in case of need of urgent access. To wait another month to see if anything develops in the Village that it might be needed for.

588 PUBLIC PARTICIPATION (Standing Orders suspended)

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

Resume Standing Orders.

Cllr. Heard suggested that there could be consideration given to investment for the younger element at the Station Rd end of the village.

Ms Gallanders reminded Cllrs that the Parish Plan had included a Muga(Multi Unit Games Area) for the village as part of the Action plans.

There was an area of vacant land at the rear of Truman Close, for which several planning applications had been submitted and refused and turned down on appeal. Ideally suited, perhaps the developer promoting tonight's presentation could be approached to see if he could help.

Mr. Piper asked for clarification of the large area marked for closure at Thieves Lane on the Notice boards.

Mrs. L. Smith stated that Salhouse broad was an area of outstanding beauty and camping would spoil that. Plus more cars would increase the problem with traffic in Upper Street.

Cllr. S.Buckle reported complaints from residents on Norwich Road and Honeycombe Road regarding speeding, we must agree that this is totally unacceptable as there are young persons walking on the roads. This is a common issue and is my recommendation that it is dealt with.

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

Cllr. C.McCormick reported that our interest in the Statement of Common Ground in relation to the NDR had been registered via a phone call to BDC.

Cllr. Heard said that our interest as an objector must be registered with the Planning Inspectorate by 23rd March either individually or as a Council, and pointed out that SPC supports the CPRE position on NDR.

590 DATE AND TIME OF NEXT MEETING.

590.1 Next P.C. meeting is at 7.30p.m.on Monday April 7th 2014 in Jubilee Hall, Lower Street.