

SALHOUSE PARISH COUNCIL

Minutes of the Parish Council Meeting held at Salhouse Jubilee Hall on Monday, 20TH October, 2014 at 7.30pm.

Present: Councillor C. McCormick (Chairman)
Councillor N.Taylor
Councillor C.Dady
Councillor N.Ball
Officer: Daphne Wyatt – Clerk

Visitors in Attendance: Six members of the public.

2014

701 APOLOGIES/RESIGNATIONS & CO-OPTIONS

701.1 To consider and accept apologies for absence from Cllr. Blow.
Written apologies received, considered and accepted.

701.2 Letter of resignation from Cllr. Heard was confirmed and accepted.

702 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.

Cllr.Dady declared an interest as a member of CPRE.

703 MINUTES OF PREVIOUS MEETING.

Minutes of 15th September were confirmed to be a true report and proposed by Cllr. Taylor and seconded by Cllr. Ball All agreed.

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

Chairman verbally reported that he had attended a Chairman's training course, which after all this time was still found to be extremely useful, with information that the council would take on board. He fully recommended that councilors should attend one in the future.

He was also honoured to have been invited to a service at Holy Trinity Church, Rackheath for the induction of our new Priest in Charge of the Benefice of Rackheath and Salhouse, Sandy Dutton.

705 MATTERS ARISING (from the previous minutes)

There were no matters arising.

706 STANDING ORDER CHANGES. – Broadcasting and transmitting meetings.

New copies of pages 5, 6 and 7 of the Standing Orders have been provided to Council members and our Website forwarded a copy of the new standing orders agreed on the 10th March 2014 complete with current amendments. Changes were proposed by Cllr. Dady and seconded by Cllr. McCormick.

707 ELECTION OF NEW PLANNING CHAIRMAN.

Confirming that Cllr.McCormick was elected as Chairman of Planning at the Planning meeting held on Monday, 13th October 2014.

708 PUBLIC PARTICIPATION (Standing Orders suspended)

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

Apologies had been received from both District Councillors – otherwise booked for other meetings.

No communication from County Councillor Thomas Garrod.

Mr. Martin Nudd, new owner of Old Post Office, 82, Lower Street, introduced himself to members, explained his ideas for the shop fully, confirmed opening in the New Year and stated that he would be forwarding advertising material to all in the future. Resident Ms P. Gallanders suggested that he contact Mr. Prestwood regarding advertising in the Saga.

Resume Standing Orders.

709 FINANCIAL MATTERS.

- 709.1 Consider and confirm changes to Audit of the Annual Return year ended 31st March 2014
This was still not completed and returned.
- 709.2 Consider the reduction in rent request by Salhouse Rovers.
Clerk to request further details.
- 709.3. Consider donation request for Christmas decorations at Jubilee Hall.
No completed paperwork supplied.
- 709.4 Consider donation request for assistance with Wi-Fi installation
Paperwork supplied too late for this meeting, will be transferred to the Budget in November.
- 709.5 Consider and agree cheque payments.
There were no cheque payments to consider.
- 709.6 Receive and confirm monthly finance report and balances as per bank Statements.
These papers also were not completed.
- 709.7 Agree acceptance of Financial Regulations as approved by Finance Chairman.
These will be finalized at the November meeting.

710 PLANNING APPLICATIONS & APPEALS

Planning Applications Received

PA20141505 – Land Adj: 24, Norwich Road, Salhouse.

Residential Development for 19 dwellings. Submitted 11th September 2014

Discussed at SPC Planning Meeting 13th October. The Parish Council agreed to investigate the status of the existing S106 agreements before deciding on any objections.

At the meeting of 20th October the Parish Council noted that the existing S106 agreements will not carry forward to the new application, and any new agreements will be negotiated at a later stage. The PC agreed to raise an OBJECTION to this new application relating to the loss of the central green space which was a key feature of the previous design. The PC also agreed to put on record that it regrets the further reduction in Affordable Housing numbers on this site, bearing in mind that it originally supported this site as an exception site for housing for local people. However, the PC acknowledges that the proportion of affordable housing now proposed fulfils the current guidelines and there is therefore no grounds for objection. The Parish Council requested that a Local Lettings Policy be negotiated with the developers to allow local people first option on the remaining affordable properties.

P.A. 20141584 – Salhouse Garden Centre, Honeycombe Road, Salhouse.

Single Storey extension to Café. Submitted 23rd September 2014

Discussed at SPC Planning Meeting 13th October. The Parish Council agreed to raise an OBJECTION regarding the choice of roofing material on the new extension.

P.A. 20140341 – Holly Tree Cottage, 74, Lower Street, Salhouse

Notice of Appeal. APP/K2610/A/14/2225014 – Appeal opened 17th September, written comments required by 22nd October.

Discussed at SPC Planning Meeting 13th October. The Parish Council agreed to allow its previous objections to stand. These objections will be automatically submitted to the Inspector by BDC.

At the meeting of 20th October the PC revised its decision and agreed to write direct to the Planning Inspectorate to re-state its previous OBJECTION and to raise some additional points.

Decisions Received

PA20141274 – The Grange, 21, Lower St, Salhouse, NR13 6RW
Replacement windows & door to front elevation (Listed Building). Submitted 5th August 2014
Approved 23rd September

PA20141369 - application is for a free standing, non-illuminated Advert to be placed in the field behind the flower bed at the top of Honeycombe Road, Norwich Road side, by the Mill Road Roundabout. Submitted 5th September 2014 Conditional Approval for 5 years, 13th October 2014

Awaiting Decision

PA 20141092 – 82 Lower Street, Salhouse – proposed mixed use as shop and café and installation of velux lights to roof. Submitted 9th July.

Correspondence Received

E-mail received 21st September from Strutt and Parker, agents for Mr.A.Cator, seeking SPC support for development on Norwich Road/corner of Honeycombe Road. Discussed at SPC Planning Meeting 13th October. The Parish Council agreed to send a reply stating that such a development would exceed the housing allocation for Salhouse, had not been selected by the Site Allocations process and is not part of the Local Plan, therefore the PC cannot support it at this time. Copy letter available from Clerk upon written request.

Copy of letter from Mr.G.Kirby to the Planning Inspectorate in relation to the Holly Tree Cottage appeal

Investigation/Enforcement Cases Open

None

Investigation/Enforcement Cases Closed

None

Planning Applications or Decisions Received from THE BROADS AUTHORITY

None

711 RURAL OPEN SURE MOBILE SIGNAL.

Chairman reported that signatures had been collected and application completed and forwarded.

We have also been informed of faster Broadband facilities, possibly by end of year.

712 NEIGHBOURHOOD PLAN

Meeting was held on 29th September and after discussion of various matters, it was agreed to hold our next meeting on November 10th. A meeting had also been arranged with Broadland District Council on the 24th October 2014. See Appendix 1.

713 SALHOUSE PARISH COUNCIL & NDR and CPRE.

Council agreed not to discuss this item due to Cllr. Dady's interest which would require him to not participate resulting in an inquorate meeting for this item.

714 FURTHER TROD PATH DESIGNS

Council has requested a site meeting with Highways Officer, Mr. Justin-le-May, to ascertain what possibilities are available to us.

715 COMMITTEE & REPRESENTATIVES REPORTS.

Cllr. Taylor reported that the village footpaths were becoming muddy as was expected at this time of the year and much of the overgrowth was dying back, thus not becoming a problem. Cllr. Ball, gave the Clerk papers collected from the Norfolk Waste meeting at N.C.C. Also reported that he had attended the BDC meeting on recycling and there will be further meetings called on this subject. Clerk was asked to chase up his letter to N.C.C. Highways.

716 COUNCILLOR'S INPUT.

Clerk reported that a letter had been received from resident, reporting brick rubble bursting out of split black bags onto Upper Street. Clerk was requested to contact Environmental to see what could be done.

Cllr Ball had attended the Re-cycling meeting and passed paperwork to the Clerk for reference. The Council will have to decide the next step.

Complaints received:- Dog fouling Norwich Road end of Cheyney Avenue.

Volume of traffic now in Cheyney Avenue.

Parking on Grass verges, Cheyney Avenue.

717 DATE AND TIME OF NEXT MEETING.

Next Parish Council meeting date 17th November 2014, at 7.30pm in Jubilee Hall.

APPENDIX 1.



Notes from meeting 29th September 2014 at Jubilee Hall

1. Apologies received from Linda Smith, Peter Treglown and Ian Moulton. Present 5 members of Salhouse 2020+, Nick Ball and Colin McCormick.

2. NT gave an update on the meeting with BDC on 26th Sept attended by NT, CD, PT and MH. (Richard Squires and John Walchester for BDC)

Briefly, it had been emphasized by BDC that to pass the independent examination, anything put forward in our plan would have to be fully justified with detailed evidence as to why a particular policy had been advanced. We would need to supply demographic detail, survey results and needs assessments. If site specific, this evidence would have to include detail of all sites considered, why they were rejected, why the site proffered is chosen, what benefits are there for the village etc. etc. BDC had felt that whilst our 'vision' wish list was achievable under a NP, it was very ambitious.

In our plan we would need to differentiate between Planning Policies and 'Projects' e.g. things like measures for traffic calming would be 'projects' unless as a direct result of a site planning policy.

Our 'Sustainability Appraisal' would need to explain the logic followed, impact of the policies – giving any pros and cons. (This actually is actually not as daunting as it seems as there is a specimen sustainability appraisal on the BDC NP Blog site which we could use as a template. A sustainability appraisal is not a necessity but is highly recommended)

3. Bearing in mind our BDC meeting the group then discussed the options open to us for the NP, making the whole process as easy for us as possible without watering the content down too much.

It was agreed that before the next meeting various members would start putting together thoughts for policies on the following:

Playing Field – what further uses could this be put to, thus enhancing its value to the village?
(Nick Ball)

Broads development, Tourism, Circular walks, Streetwood, Footpaths, Cycleways etc.
(Mike Harding)

Sheltered Housing (Sue Simpson)

Employment (Nick Taylor)

Station Road / Rest of village – accept as is but look at ways to enhance Station Road end of village –? link by footpath improvement (Chris Dady)

Policies for housing – probably limit to design and density rather than go for specific sites.
(Peter Treglown)

NT also to arrange to meet Alby and Henry Cator to bring them up to date with our thinking at present. Sue Simpson to also attend the meetings

Barbara Bye will have a look at one or two of the Neighbourhood plans in the area and see if we appear to have missed anything obvious.

4. It was agreed that our next moves would then be to firm up on different areas and arrange hold another public consultation.

5. Date of next meeting set for **Monday 10th November – office Jubilee Hall 7.30pm.**