

COLTISHALL PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall 2nd September 2013

Present

Vice-Chairman Mike Warren, Keith Childerhouse, Mark Rischmiller, Mike Kirkham, Michael Spinks, Penny Loiez, Sue Brodie, Doreen Snelling. Also in attendance County Councillor Tom Garrod, District Councillor Alan Mallett, John Walchester and Stephen Scowen from Spatial Planning at Broadland District Council, Richard Doleman from Highways at Norfolk County Council, and seventeen parishioners.

1. Apologies

Robert Watson and John Harding tendered their apologies, which were accepted.

2. Declarations of interest in items on the agenda

Doreen Snelling and Michael Spinks declared interests in the Coltishall VH & RG Charity

3. Minutes of the Parish Council Meeting 1st July 2013

The minutes of the meeting were accepted as a true record and signed by Vice-Chairman Mike Warren.

4. Matters arising from the minutes, not on the agenda

Item 8 – PC Shepherd had carried out speed checks in Church Street. Item 20 - The signs at Hautbois Common had been installed.

5. Site Allocations

John Walchester, Richard Doleman and Stephen Scowen were welcomed to the meeting. Mike Warren presented a brief overview of the comments received from parishioners following the Public Meeting on 29th July 2013 when Broadland DC's preferred option of the Rectory Road site was discussed. They were collated into the Parish Council's draft response, circulated to councillors prior to this meeting, and given to all attendees of this meeting. There was a consensus that Jordan's site, were it available, should be the preferred option, and that the sites at St John's Close and Rectory Road should not be developed to satisfy planning targets, or as a political or economic expedient. A document had been received on Friday 30th August from the owners of the land beyond St John's Close challenging Broadland DC's preferred option, and stating that this site had been preferred by Norfolk CC's Highways department. Councillors were asked to ratify the Parish Council's draft response to Broadland DC, proposed Penny Loiez, seconded Mark Rischmiller, unanimous.

Standing orders were suspended. Mike Warren asked John Walchester to justify the Rectory Road site as their preferred option. Mr Walchester explained the planning hierarchy from National Planning Policy Framework through to formal approval of development sites. There is now presumption in favour of sustainable development, local plans must take account of local needs and identify a 5-year stock of deliverable development land. The Joint Core Strategy encompassing Norwich, Broadland and South Norfolk determined a need for 37,000 houses of which some 9,000 are to be built in Broadland. Of these 690-1080 would be in rural areas. As Service Villages Coltishall and Horstead would between them take 10-20 houses. If any potential sites became unavailable, alternative sites had to be found. The Local Plan 2006 allocated some 37 dwellings to the Jordan's site, but as this had not become available it has been superseded by the Rectory Road site. It is now considered that the scrapyards are not achievable due to contamination, topography and the number of mature trees. The costs of making the site viable would outweigh the benefits.

Mr Frank Jordan informed the meeting that the site had not been available due to probate restraints, but was now being marketed as a viable development site. Mr Walchester had been informed of this, but no meeting had to date been arranged. After considerable debate the meeting agreed that there were drawbacks to all three sites, but parishioners felt it inappropriate that the original number of 10-20 houses was likely to be trebled despite this being a rural environment. If such a large number of houses must be built in Coltishall, the scrapyards are to be preferred as it is a brownfield site, close to the village centre, would benefit the community, and provide long-term potential for further development in the future. The Rectory Road and St John's sites both presented the danger of extending development up to

St James, and were considered to be short-term solutions with many drawbacks.

All comments are available to view on the Broadland DC website.

Richard Doleman explained that Highways merely comment on proposed sites as consultees. The development must be safe and appropriate to the road network, and its impact on traffic, pedestrians, cyclists is assessed using a combination of local knowledge, computer data and site visits. All three sites would require mitigation works, and could then meet Highways' requirements. As Rectory Road is the preferred option, Highways has only submitted a written response to this site. Mr Doleman was asked why Highways has objected to development of this site in 1996 and 1997, but would now approve it. He said that the one-way system had improved the road, and that presumption in favour of development made refusal difficult – before this there was a 95% success rate of refusals, now only 14% succeed. He was told that the potential for serious accident would be magnified by the addition of at least 60 more vehicles, visibility at the Westbourne Road junction was severely compromised, and buses turning into Westbourne Road further complicated the hazard. He was asked to make a site visit to both St John's and Rectory Road during school start and end times to see the congestion for himself.

Mike Warren thanked all three gentlemen for attending the meeting, and they left.

Standing orders resumed.

6.To receive reports from District and County Councillors

A complaint had been made against Broadland DC that it had sold electoral lists. The Monitoring Officer is investigating the complaint; edited electoral lists may be sold, but have subsequently been re-sold to junk mailers.

A recent press report had detailed payments to District and County Councillors. Alan Mallett reported that Broadland DC is the lowest-paying council.

Tom Garrod reported that back-benchers receive a little over £9,000 per annum, and that increases are in line with staff increases.

Norfolk County Council would begin a 12 week consultation on budget proposals on 19th September.

It must save £66.5m in 2014-15, £66.5m in 2015-16, and £56m in 2016-17, a total of £189m.

7.Correspondence

The request for a Tree Preservation Order on the apple orchard will be discussed by Stephen Chesney-Beales with Peter Croot at the next tree warden's meeting.

Mel Douglass had asked for a donation towards an estimated cost of £1480.90 for floodlighting at the football field. A grant application form will be given to him, and the request considered at the November meeting.

Norfolk County Council advised that soakaway work will commence on 16th September at Hancock Close, Ling Close, and the junction of Ling Way and North Walsham Road.

An exhibition and presentation by Norfolk County Council on the "Development Vision" for the former RAF base will be held at The Diplomat on 3rd September.

8.Finance Report to date

The proposed budget for 2014-15 had been circulated to all councillors. They were requested to peruse it for discussion and approval at the November meeting.

Payments since last meeting

Norfolk Property Services – signs at Hautbois	186.00
Broadland DC – dog bin emptying	156.00
Norfolk ALC - Summer Conference	90.00
J D Hall – fixing of signs at Hautbois Common	60.00

Bank accounts as at 1st September 2013

Current account	19503.15
Deposit account	10959.96
Total at bank	30463.11

Payments due this meeting

Parish expenses	121.18
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Mike Warren – expenses	21.70
CCMT – Upper Common	116.00
PX2 Ltd – web hosting	216.00
Mazars – annual audit	

Payments approved, proposed Doreen Snelling, seconded Mike Kirkham, unanimous.
The Annual Audit had been approved by Mazars; completion of audit notices will be placed in notice-boards and displayed on the website.

9. Planning

There were no objections to :-

Application 20130977. Demolition of porch, conversion and change of use to church and community use and café, Salvation Army Hall, Church Street.

Application 20130922. Conversion of agricultural barn to residential dwelling, new garage with living accommodation above, The Stables, Frogge Lane, Hautbois.

Application BA/2013/0199/LBC. Change of use from ancillary storage area to stained glass studio, The Limes, 12 Wroxham Road.

In circulation Application 20131087, erection of 1 dwelling, 43 Rectory Road. **Standing orders were suspended** to allow Garth Inman to express his objection to this application. His property shares a boundary with the proposed dwelling. The new house would be on a greenfield site, overshadowed by mature trees, and adjacent to the protected lime kilns which it would overlook. Mr Inman cited Policy ENV9 Green Space and Planning (Listed Buildings and Conservation Areas) Act 1990 S66 which he believed would be contravened by this construction. The applicant, Michael Chapman, disagreed with Mr Inman and invited anyone interested to see the site. **Standing orders resumed.**

10. Overhanging trees

Mr Bradbury had agreed to trim his trees but a dispute between Broadland DC and Norfolk CC about who should give permission is still to be resolved. The hedges at the Westbourne Road/Rectory Road corner are being progressively trimmed to improve visibility. A letter will be sent to the owners of the overgrown hedges at the bottom of Rectory Road.

11. Notice boards

Had been discussed at previous meetings. The existing sites are too small to accommodate larger boards. It was **proposed** that a new board should be placed at the village hall facing the road adjacent to the recycling bins, **seconded** by Penny Loiez, agreed except by Doreen Snelling who abstained. The board will be aluminium and polycarbonate costing £600, to be taken from Environmental and Community Projects. A second board for Hautbois was **proposed** by Mark Rischmiller, **seconded** Penny Loiez, unanimous. Mike Kirkham will progress the order with the clerk.

12. March 2014 meeting

As the Chairman was absent it was **agreed** that the date could be altered provided the Hall was available.

13. Any other business

Penny Loiez suggested that a Facebook page would bring parish matters to the younger element and encourage involvement in parish meetings and events. To be discussed at the November meeting.

Mike Kirkham was investigating sources of income for the MUGA, to be discussed at the November meeting. Mike Warren requested a permanent arrangement for payment of the web domain name to ensure continuity. This to be discussed at the November meeting.

14. Public participation

Mr Edmondson had contacted Jamie Henry at Broadland DC concerning a litter bin at the play area. The clerk had confirmed that Broadland DC would not empty a bin on parish property free of charge. Mr Edmondson produced costings of £60 + VAT for a 40 litre bin, plus emptying costs of £3 weekly.

Meeting closed at 9.15pm. Next meeting is on Monday 4th November 2013 in the Village Hall at 7.30pm