

## STOW BEDON & BRECKLES PARISH COUNCIL

Minutes of a Meeting of Stow Bedon & Breckles Parish Council on Monday, 16 September 2019 at 7.30 p.m. in Caston Village Hall.

**Present: Councillors: Jonathan White (Chairman), Phil Childs, Paul Howe, Dawn Jessett, John Morfoot, Lee Pilkington, Hannah Reed, Julian Gibson (Clerk)**

- 1 **Apologies for absence.** It was **resolved** to accept the reasons for absence given by Councillors Jessett and Morfoot.
- 2 **Declarations of interest.** None.
- 3 **Dispensations.** None.
- 4 **Public participation session.**
  - 4.1 The Chairman pointed out that the road repairs needed on the B1111 opposite Breckles Church, which had been clearly identified by Norfolk County Council Highways by highlighting them with white paint had still not been repaired, and the paint had now all but disappeared. The Clerk said that he had chased Highways after the July meeting, but had not received even the courtesy of an acknowledgement. He would try again, and also ask County Councillor Fabian Eagle to interpose and try to get some action.
  - 4.2 District Councillor Phil Cowen provided an update regarding the unauthorised use of a caravan as a dwelling on a site just on the west side of the Hockham by-pass, where both a Planning Compliance Notice and Planning Contravention Notice had been issued. The matter was now with the Council's legal team. Moving on to the Local Plan, he said that the Planning Inspector had stated that his final report would be issued in early September, but today, on the 16<sup>th</sup>, this had still not happened. He said that if this was not received by the end of the month his Council would put in a formal complaint. It was still hoped that this would be forthcoming and allow the Plan to go to a full Council meeting in November. However, the Inspector had already said that he did not believe that the employment or housing figures in the plan were sound, and would require these to be revisited immediately the Plan was adopted.
- 5 **Minutes.** The minutes of the meeting held on Monday, 15 July 2019 were **confirmed** and **signed**.
- 6 **Matters arising.**
  - 6.1 [11] **Community Speedwatch.** So far only four residents have expressed an interest in forming a Group. The Chairman said he would ask for the article to be repeated in the September and October editions of *Waylander* in the hope of finding more volunteers. It was also reported that the Caston Speedwatch Group appeared to be short of members too, and so the Clerk was asked to contact their Clerk asking whether there might be a prospect of joining forces.
  - 6.2 [6] **Trees on Gravelpit Hill.** The arboriculturalist has reported that the dying sweet chestnut tree on Mere Road has been removed. He hopes to be able to deal with the ivy on the other trees soon.
- 7 **Correspondence.** The following correspondence was **received**:
  - 7.1 Norfolk Constabulary: *All Saints & Wayland newsletter* - July 2019.
  - 7.2 Wayland Partnership Development Trust: *Letter*.
  - 7.3 Highways England: *All Works - Thetford to Larling*.
  - 7.4 Breckland Council: *Review of Polling Districts, Polling Places & Polling Stations*.
  - 7.5 SAM2 co-ordinator: *Monthly report*.

- 7.6 Norfolk Constabulary: *All Saints & Wayland Newsletter* - August 2019.
- 7.7 Norfolk Association of Local Councils: *Community, Well-being, Environment and Parish & Town Councils*.
- 7.8 *Clerks & Council Direct* - September 2019.
- 7.9 Norfolk Constabulary: *All Saints & Wayland newsletter* - September 2019.
- 7.10 County Councillor Fabian Eagle: *Email re A1075*. The Clerk updated the Council will details about the note that Wretham Parish Council had sent to Cllr Eagle on this matter, and particularly endorsed the possibility of employing signs with a message saying “X deaths on this road this year”.

## 8 Planning.

- 8.1 **3PL/2019/0726/F: White Horse Farmhouse, Mere Road Stow Bedon.** Application for Erection of 3 bed dwelling. It was **noted** that, having consulted with five Councillors, the Clerk had responded using delegated powers, registering the Council’s objection on the grounds that this is against policy as it is outside any settlement boundary, and is remote from the village, which is in itself classed as being unsustainable. Paragraph 79 of the NPPF makes it clear that development in the open countryside should be avoided unless certain circumstances apply, and none do in this case. The Council is also concerned that the site to be developed occupies only one-third of the overall site, and is clearly arranged so as, if granted permission, to set a precedent for further development. This could not be considered to be in-fill development and would stretch out the village even further into the countryside. The applicant’s Sustainability Statement itself makes it clear how far it is necessary to travel to get to any shops or entertainment, and in the absence of any public transport or footways, this must increase the number of vehicle movements on narrow country lanes even further. The Clerk had also asked the District Councillor to ask for the application to be called in for determination at Breckland Planning Committee should the Officers be minded to approve, and to speak against it at that meeting. The submission of Revised Plans (location plan, elevations, floor plan) was **noted**, but no specific response was made. Notice of Refusal to grant Planning Permission dated 4 September 2019 was **received**.
- 8.2 **3PL/2019/0272/F: Flybarn Farm, Rockland Road, Stow Bedon.** Erection of new self build, zero carbon dwelling and detached garage. Refusal of Planning Permission dated 23 July 2019 was **received**.
- 8.3 **3PL/2019/0897/F: Open Grazing Land adjacent to Pig Patch House, Stow Bedon.** A contemporary single storey, energy efficient Self Build dwelling including site access and hardstanding/parking arrangements. It was **resolved** that the Council objected on the grounds of developing outside the settlement boundary and thus extending the village further, the ultra modern design being contrary to the style of the rest of the village, and the impact of particularly the lighting on wildlife in view of the proximity to the County Wildlife Site.
- 8.4 **3PL/2019/0928/O: Infill plot adjacent Gay Dene, Lower Stow Bedon.** 3 Single Storey Dwellings with parking lodge. (Extension of response deadline until 20 September 2019 agreed by Breckland Council.) It was **resolved** that the Council objected on the grounds that the parking shown was inadequate space for the 3 dwellings, and a minimum of 6 vehicles should be included, that cramming three dwellings on the small plot was out of character with the village, that there was a discrepancy regarding the site boundary, and that the speed and types of vehicles on the road make it undesirable to increase the number of vehicles exiting onto it by that number. However, the Council felt that reducing the proposed number of dwellings might resolve the objections.

DRAFT MINUTES SUBJECT TO CONFIRMATION AT NEXT COUNCIL MEETING

- 8.5 **3PL/2017/0878/F: Wayland Farms Ltd, Cherry Tree Farm, Sandy Lane, Stow Bedon.** Expand Pig Production to 6990 pigs. Demolish some existing buildings (10 no) & erect 7 new pig sheds with roof fan ventilation, new roof covering over existing manure store. Planning Permission dated 13 August 2019 was **received**.
- 8.6 **3PL/2019/1009/HOU: Home Farm, Stow Road, Stow Bedon.** Insert dormer windows to front elevation. Insert rooflights. Demolish porch & erect new. Demolish rear single storey extension & erect 2 1/2 storey rear extension. Alterations to south elevation following removal of porches (amended scheme from approved planning permission 3PL/2017/0772/HOU). It was **resolved** that the Council had no objections.
- 9 Defibrillator.** In the absence of Councillor Jessett it was still not known whether there was still power connected to the kiosk, and it was **agreed** to hold this over to the next meeting.
- 10 Stow Bedon Village Sign.** It was noted that the Stow Bedon Village Sign, which had been removed by a resident for refurbishment, had been returned to its position, looking much improved.
- 11 Finance.**
- 11.1 **Clerk's salary.** It was **resolved** that cheques numbered 100792 & 100793 totalling £1,058.14 (salary for 1 July 2019 to 30 September 2019: £927.77; payment for use of home as office: £13.50; Mileage Allowance Payment for 3 June 2019 - 8 September 2019: £116.87) to the Clerk and HM Revenue & Customs be signed. (*Local Government Act 1972 s. 112(2)*)
- 11.2 **Clerk's reimbursement.** It was **resolved** that cheque number 100794 for £11.58 (Postage & Telephones: £1.08; NRO Photography permit £10.50) to the Clerk be signed, as reimbursement for items paid on behalf of the Council for 4 June 2019 - 8 September 2019. (*Local Government Act 1972 s.111*)
- 11.3 **Monthly Financial Report.** The report for the month ending 30 August 2019 was **received**.
- 12 Matters for consideration at next meeting.** Defibrillator.
- 13 Next meeting.** The next meeting of the Parish Council will be on **Monday, 21 October 2019**, at **7.30 p.m.** in **Caston Village Hall**.

**Confirmed:**

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**Jonathan White, Chairman**

21 October 2019

**Scheduled future Meeting dates:**

|                          |                          |
|--------------------------|--------------------------|
| Monday, 21 October 2019  | Monday, 13 January 2020* |
| Monday, 18 November 2019 | Monday, 17 February 2020 |
| Monday, 16 December 2019 | Monday, 16 March 2020    |

\*If needed