

Old Buckenham Parish Council

**MINUTES of meeting of the Old Buckenham Parish Council
held on Thursday 3rd October 2019 at 7:30pm in the Village Hall,
Old Buckenham**

Present: Councillors J Hicks (Chair)(JH), S Milner (SM), A Joel (AJ), M Farrington (MF), T Cook (TC), G Frost (GF), B Devlin (BD)

In Attendance: R Noyes (Clerk)

Also present: 14 members of the public

Minute		Action
19/121	<p>Apologies for absence AN sends apologies. DO has resigned as a Councillor but will continue to work as RFO.</p>	
19/122	<p>To approve the minutes of the meeting held on 5th September 2019 APPROVE (7 in favour)</p>	
19/123	<p>To receive reports of matters arising from those minutes: for update and information only 19/117: S Askew is chasing up some small improvements/repair work from crossing roadworks</p>	
19/124	<p>To record declarations of interests not already recorded in the current Members' Register of Interests BD has a planning application on the Agenda.</p>	
19/125	<p>Public Participation relating to agenda items only</p> <ul style="list-style-type: none"> i) Potential DEFRA application by Green Working Party (GWP) (see 19/133 b) ii) County Broadband Ltd (see 19/131) iii) Chapel Green School are planning their summer fete on 27th June next year. Please avoid that date for any village fete. <p>What does the new term "Permission in Principle" on some planning applications mean? AJ explained that it is very similar to Outline Planning and can only be granted for minor housing-led development only.</p>	
19/126	<p>Financial Matters</p> <p>a) Financial Report Community account balance: £49,949.43</p> <p>Income received: £10,634.99 (2nd Precept Payment, included in above)</p> <p>b) Payments to be approved: J Hicks (expenses for strimmer wire): £17.99 PKF (External audit): £240 Gemini Accounting (RFO): £200 R Noyes (salary and expenses): £212.50 D Kessler (comm car): £63.90 X2 Connect (phone box refurb): £763.44 Defibshop: £2220.00 Breckland Council (Election): £75 TOTAL: £3,792.83</p> <p>External Audit complete and displayed as required</p> <p>Payments APPROVED (7 in favour)</p>	

19/127	<p>To consider planning applications and to receive Breckland District Council's decisions made on any planning applications received before the meeting: (All planning applications are available for viewing on the Breckland District Council planning portal – www.breckland.gov.uk/article/2933/Search-Planning-Applications - Parish Councillors have been asked by the chairman to view the new applications in advance of the meeting</p> <p>a) New Planning Applications</p> <p>i)REFERENCE: 3PL/2019/0958/F PROPOSAL: Retrospective planning application for change of use from agricultural land to leisure use (D2) LOCATION: OLD BUCKENHAM: College Park Caravan Park Doe Lane Old Buckenham APPLICANT: Mr Ben Devlin</p> <p>BD: Had the site for 3 years. Application being completed now due to development of the site and business. Application started a while ago but Breckland Officer who was helping left, which delayed the process. Trying to create an asset to the village (health, wildlife etc). Number of caravan sites has increased from 5-20 due to demand. Highways only concern was about visibility of entrance, this has been addressed and they are coming to re-assess.</p> <p>APPROVE (6 in favour, 1 abstain)</p> <p>ii)REFERENCE: 3PL/2019/1020/CU PROPOSAL: Change of use of free standing wooden building previously used as financial services, (change of ownership) LOCATION: OLD BUCKENHAM: Downmoor Farm House Banham Road Old Buckenham APPLICANT: Mr Christopher Kerry</p> <p>External business is now going to be run from the property. APPROVE (6 in favour, 1 abstain)</p> <p>iii)CONSULTATION - PERMISSION PRINCIPLE REFERENCE: 3PL/2019/1165/PIP PROPOSAL: Erection of one detached Dwelling LOCATION: OLD BUCKENHAM: Land to the North-west of 29 Fen Street Old Buckenham APPLICANT: Mrs Paula Fraser</p> <p>Applicant explained that they were planning to build a house for their son as he can't afford housing locally and that it has its own separate driveway. Some PC members felt it was good to infill these small spaces in the village, rather than spread further out. They all felt it was important to support local people trying to stay and live in OB. APPROVE (7 in favour)</p> <p>iv)CONSULTATION - PERMISSION PRINCIPLE REFERENCE: 3PL/2019/1164/PIP PROPOSAL: Permission in principle for erection of four detached dwellings LOCATION: OLD BUCKENHAM: Land to the west of 49 Hargham Road Old Buckenham APPLICANT: Askew & Partners</p>	

	<p>Application has been submitted and withdrawn previously. AJ explained a few key points that were important to consider: the houses would overshadow properties opposite due to their size and higher elevation, its on a particularly narrow part of Hargham Rd and they would be unable to put a footpath in place. Other Councillors agreed that a footpath was important to safely connect the properties to the village and encourage more walking. It was also felt by some that the large properties proposed would be unaffordable to local people. Proposed to approve (2 in favour, 4 against, 1 abstain), therefore OBJECT</p> <p>b) Planning Decisions by Breckland Council</p> <p>i)REFERENCE: 3PL/2019/0333/F PROPOSAL: Construction of two new dwelling houses and garages LOCATION: OLD BUCKENHAM: Site at Harlingwood Lane Old Buckenham APPLICANT: Mrs Garrod CASE OFFICER: Tom Donnelly</p> <p>ii)REFERENCE: 3PL/2019/0550/F PROPOSAL: To install 3 steelground power operated roller shutter doors LOCATION: OLD BUCKENHAM: Post Office The Green Old Buckenham APPLICANT: Ms Venuka Seevaratnam CASE OFFICER: Sandra Bunning</p> <p>The above applications have now been considered and the applications have been APPROVED.</p> <p>iii)REFERENCE: 3PN/2019/0042/UC PROPOSAL: Change of use of agricultural building to dwelling (permitted development) Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3 Class Q. LOCATION: OLD BUCKENHAM: Roughlands Farm, Grove Road Old Buckenham APPLICANT: Mr R Richards CASE OFFICER: Mark Simmonds</p> <p>The above application has now been considered and the application has been REFUSED.</p>	
19/128	<p>Coffee Traders on the Green</p> <p>A local mobile coffee shop had enquired about selling coffee to parents on the school run by setting up in the VH car park. They explained they have a 5* Hygiene Certificate and they have enquired about the necessary licenses from Breckland Council but were told that if they had permission to be on site, they did not need one. They already sell at several locations locally. The PC explained that they don't own the car park and so they would need to get in contact with the VH Committee. There were concerns by some residents that it could cause problems as people crossed the road/queued along the road therefore more children around the car park for longer. It could also cause problems to the flow of cars and people coming in/out of the car park.</p>	
19/129	<p>Allotments</p> <p>A local resident had contacted the PC about setting a community allotment. They wanted to check if this was possible in theory, before writing a full business plan. They explained that they wanted to work with a wide range of people including the elderly, those with mental health problems etc. The benefits of gardening and working outside have been well documented recently and they wanted to help pass on those benefits to the local community. The PC thought it was a great idea and were very positive about setting it up and</p>	

	<p>therefore offered the allotments free of charge. The PC just highlighted the need for the relevant checks for working with potentially vulnerable people and that working with the village schools could be an idea too. The resident will now write up a full business plan for the project and return it to the PC for full approval once completed.</p>	
19/130	<p>Rod Alley Pond JH explained that an officer from Natural England had commented on the large number of fish living in Rod Alley Pond. This could be limiting the growth of the fish and also reducing the amount of oxygen available (and could have been a contributing factor to the problems experienced during last summer's heatwave). JH proposed removing some of the fish and re-locating them to Ottomer Pond and also to OB Country Park. He has been advised that the end of October is the best time to do this as the water is the best temperature to kill all the bacteria. Two quotes have come in at £325 and £335. APPROVED (7 in favour)</p> <p>Manor Pond is now completely dead with no wildlife. This is due to the weed overgrowing and removing all oxygen from the water. It has been treated several times in attempt to kill the weed but hasn't work. SM explained the problem lies with water running into the pond will be carrying too many nutrients which causes the quick growth of the weed. GF to take the issue to GWP to then get an expert opinion on a possible solution.</p>	
19/131	<p>County Broadband (CBL) JH had been asked about whether the PC would support CBL. He explained that the PC would not endorse any company.</p> <p>A parishioner explained that he felt there were a lot of misunderstandings by residents in Facebook discussions etc and that other PCs had supported the company and now benefit from faster broadband. A second parishioner, who works within IT also encouraged the PC to think of it as investing in the infrastructure of the village as the current technology and equipment is dated and has a limit to what it can achieve. A representative from CBL was invited to the meeting by a parishioner. He explained that while there had been a lot of postal advertising, there would a little more to promote another meeting on the 15th October in the VH. He also explained that they have the funding secured for the work, but just need people to sign up before they can start. When asked about the number of residents that had signed up, he explained that it was currently around 14% but need 30% in order to start in March as planned. Clarification was needed about whether the areas of Puddledock and Stacksford were included in their plans. The issue of customer service was raised by TC who had not had any calls returned, which he felt was poor. The CBL rep apologised and was going to raise the issue with the team.</p> <p>The PC agreed that while they cannot endorse any company they would encourage people to do their research and find out information through attending meetings etc about the potential benefits.</p>	
19/132	<p>Policies OBPC Policies need reviewing and ensuring they are up to date. AJ explained that he has been previously informed that NALC Policies are good and could be used as a basis for ours. RN to research.</p>	RN
19/133	<p>Reports:</p> <p>a) Chairman's Report</p> <p>i) Laptop found for PC Clerk. Will need to also buy bag, Microsoft Office and security. Total cost of £949. APPROVED (7 in favour). To be purchased once Barclays finalise bank account changes.</p> <p>ii) Paper needed for Parish Magazine. Editor to purchase and PC will reimburse.</p>	

	<p>iii) Work on phone box has started, just waiting for good weather for 2nd coat.</p> <p>iv) 2 defibrillators have been ordered.</p> <p>b) Village Green Working Party PC were informed that the Green Working Party were investigating the possibility of DEFRA managing an area(s) of the Green. There would be an initial cost of £1100 + VAT to get the land surveyed and £500-600 a year after that. Depending on the scheme that they sign up to, there is the possibility of receiving £1500-2000 a year from DEFRA. GF explained that she felt the conditions were a little vague about what we can/can't do with the Green and that it was a large initial outlay of money with no guarantee of receiving a grant. JH agreed and explained that when he approached 100 households in the village, only 1 was in favour of letting DEFRA manage it. The main issue residents had was that it would go back to the condition it was a few years ago in which it was left to grow very long making it difficult to use. He also explained that he was told that the PC could only receive between £300-1500 a year from DEFRA. The PC has spent a lot of money recently on the Green and don't want to see that money and effort go to waste. PROPOSE TO OBJECT (5 in favour, 2 abstain due to wanting more information)</p> <p>c) Road Safety SAM 2 sign not arrived yet. A couple of issues to raise with Highways: Give Way sign down on Grove Rd/Mill Rd and increased traffic observed by residents on Grove Rd and Ragmere Rd.</p> <p>d) Play Area Path in play area falling apart. Quote received for £1740 (incl VAT) to remove footpath and area around the roundabout and lay new path. Bins to be replaced, bearings on roundabout to be replaced and the chicken toy to be moved further away from fence. Playground will be closed the week before Half Term (from Monday 14th). Quote finally received from Playdale to repair rope bridge at £3000. Quote for a new wooden bridge was £550. The PC agreed to have a new bridge installed. APPROVED (7 in favour) ROSPRA advise removing chippings (from below climbing frame), replace with new membrane and cover with sand. JH to get another quote.</p> <p>e) Recreation Area None</p> <p>f) Councillors Reports AJ: RN wrote to gentleman who owns the beehives in the allotments to clarify their location and the state of plot. AJ received a phone call to inform him that he has permission to place beehives in field next to allotments (AJ to confirm) and that he will tidy some of his rubbish from plot but some needed. AJ to monitor. TC: VH meeting discussed precept. Paper bank will not be collected by the same company any more, need to find a new one. Thanks to PC for organising clear up around VH. SM: Gamekeeper has been put on the market for £420,000, although no inventory of what's included. Had a viewing and noted: upstairs layout doesn't work currently, unclear about what land is included, flat roof at back appears in poor state, evidence of infestations, great kitchen space but don't know what's included. Still struggling to get people involved and drive it forward. Resident leading the group has backed out and money hasn't even been discussed yet. Therefore, the group have decided to not proceed with any purchase of the Gamekeeper. RN to inform Breckland Council. BD: i) Tree damaged by the Highschool – pass on to GWP. ii) Footpath to be placed between OB Country Park and Ragmere Rd (by allotments) to allow easier access to the village. iii) Parking on the Green a problem again as track between Clinic and</p>	<p>RN</p>
--	--	-----------

	School being used as a "rat run". Bollards could be investigated.	
19/134	To consider items for next agenda Neighbourhood Plan (3 Councillors attending course in October) May Bank Holiday – VE Day plans Action Log Met Office update Activities on the Green	
19/135	To confirm date of next Parish Council meeting to be held on Thursday 7th November 2019 at 7.30pm to be held at Old Buckenham Village Hall Confirmed	