

Old Buckenham Parish Council

**MINUTES of meeting of the Old Buckenham Parish Council
held on Thursday 3rd December 2020 at 7:30pm via Zoom**

Present: Councillors J Hicks (JH)(Chair), A Joel (AJ), T Cook (TC), A Nicholls (AN), N Bailey (NB), B Devlin (BD)

In Attendance: R Noyes (Clerk), Cllr S Askew, Jim Trice and Richard Bennet (Met Office)

Also present: 3 members of the public

Minute		Action
20.12.01	Apologies for absence SM and MF send their apologies. BD will be a few minutes late arriving.	
20.12.02	To approve the minutes of the meeting held on 5th November 2020 APPROVED (4 in favour, 1 abstain)	
20.12.03	To receive reports of matters arising from those minutes: for update and information only Village Hall bin kindly emptied by TC. Issue will arise again as no one will agree to empty it regularly. NB to ask if school caretakers are able to help. May have to remove bin if no one can be found. There is a problem with rubbish being left in VH car park and also around the village as a whole. TC suggested signs put up in VH car park, although it was felt that most of the rubbish appears at night from people coming in to the village and parking up and so would likely not care. Many Cllrs noted that rubbish was a general problem on roads, although around the Green it was much better. Will look at issue in more depth at future meeting at how to make our village cleaner. (BD arrived)	NB
20.12.04	To record declarations of interests not already recorded in the current Members' Register of Interests TC has conflict of interest with Friends of Chapel Green Precept Grant Application BD has conflict of interest with 2 planning applications. Both Cllrs will abstain from these votes.	
20.12.05	Financial Matters a) Financial Report Community account balance £35,064.66 Allotment rents received £80.00 b) Payments to be approved: Wave d/d: £108.21 ICO d/d: £40.00 R Noyes: £211.50 PKF Littlejohn: £240.00 Gemini: £250.00 J Hicks (SAM sign notebook reimburse): £215.99 D Kessler: £76.05 CBR Business solutions: £18.00. TOTAL: £1,159.75 Payments APPROVED (5 in favour) AGAR completed and sent off	
20.12.06	Correspondence • Clerk contacted about flooding on Fen St. This was after particularly heavy rainfall	

	<p>and lots of the village had surface water. Cllrs will monitor to see how regularly it occurs.</p> <ul style="list-style-type: none"> • Contacted about ditch at Puddledock being blocked, causing flooding on to road. S Askew will get Highways to investigate. 	
20.12.07	<p>Action Plan Update</p> <p>Notebook for SAM sign ordered and received.</p> <p>Handyman contacted and will fix noticeboard by shop, make noticeboards for phone box and install a new noticeboard by the playground. This will hopefully be completed this month. In January, he will fix the fence around Rec Ground.</p>	
20.12.08	<p>Reports:</p> <p>a) Chairman's Report None</p> <p>b) Village Green Working Party (VGWP) None. New trees have been planted around the village green at the agreed locations. Were unfortunately unable to get residents involved due to lockdown.</p> <p>c) Road Safety SAM sign moved. Will also need download data on to new notebook.</p> <p>d) Play Area Playdale were unable to come out during lockdown. Have been in contact and will let us know date soon. There is a huge backlog of work but we are apparently high on that list now. Bin in toddler area currently locked and so not emptied. JH will unlock it for future collections.</p> <p>e) Recreation Area Unfortunately lines have not been painted by contact. BD has a line marker and will mark it out in the spring, as its too wet now. Cutting Rec Area grass has cost a lot of money this year. JH investigating whether it is better to buy a ride on lawn mower. BD also has ride on lawnmower that could be used.</p> <p>f) Councillors Reports NB: Lots of concern by residents and parents of school children about speeding in the village. While initial concern was around school time, this is happening any time of day. Other issues include cars blocking the flow of traffic on Abbey Road, families having to cross in front of High School and the fact a child was hit by a car earlier this year (no serious injuries we believe). The staggered drop offs at the Primary have helped a little but not significantly. Crossing in front of the High School was seen by a major problem by all Cllrs and wondered if the new crossing on the B1077 had encouraged more walkers, but therefore made more families cross at this location. The blind bend, no set crossing point, a school driveway and a track used for parking/cut through meant it was extremely dangerous to cross, especially with small children. Possible solutions of reduced speed limit, a small crossing, traffic calming measures or lollipop person all raised. S Askew will start investigating any possibilities with Highways. PC to discuss in greater depth in Feb Meeting. AJ: Christmas tree being set up on Saturday morning. Any help with lights appreciated. No big switch on this year unfortunately due to current restrictions. BD: Resident has been in contact offering to donate some posts for helping to mark out footpaths. BD and TC to liaise. S Askew: Will look into issues raised in tonight's meeting.</p> <ul style="list-style-type: none"> - Have been asked about Phase 4 of March Field Way. Initially planned to complete in Jan 2021 but been pushed back to July 2021 due to restrictions this year. Will comprise of 9 houses: 6 affordable rent and 3 shared ownership and will be made of 1, 2 and 3 bedroom properties. Will hopefully be for local 	

	<p>people, in same way previous phases were.</p> <ul style="list-style-type: none"> - Have just received notice that Solar Farm application between OB and Bunn's Bank is likely to be submitted in the next week or two. - Have been putting news updates on village Facebook page, which is hopefully helpful to people 	
20.12.09	<p>Public Participation relating to agenda items only Public commented during individual items.</p>	
20.12.10	<p>Jim Trice and Richard Bennett (Met Office) The original application was approx. 1 year ago but was withdrawn in March following feedback, especially that from OB Airfield. The original height of the Tower would have breached an important safety layer of airspace by 3m, that is linked to the airfield. New application will be for the same site but will reduce height of Tower by 4m. This lower height is possible because originally the radar had to reach above a crane that is frequently used by Anglian Water at this site, as well as trees and the local topography. Anglian Water have agreed to lower the height of the crane, which in turn means the tower can also be reduced in height. Airfield kindly suggested corner of airfield as an alternative location. This was investigated but as the airfield sits at a lower level, the tower would have had to be taller, not shorter. A cherry picker was used to demonstrate the possible heights at the two locations. M Wilkins (Airfield Manager) and the Met Office agreed that this site was unsuitable and discounted. The residents who live next to the site are concerned about the visual impact and the Met Office are open to discussing screening solutions that they would be happy with. The new Planning Application will hopefully be submitted in January. Cllrs and the public were then invited to ask any questions they might have.</p> <ol style="list-style-type: none"> 1. Q: There are already 15 operational Radar Towers, are any of them close to housing? A: The majority are normally on hill tops, however some are fairly near residents. 2. Q: Why wasn't a site with higher elevation chosen? A: 16 sites were considered. OB had the lowest impact on the population, yet provided the greatest benefit in the information gained. 3. Q: Is the radiation emitted from the radar safe? A: There will be a low level of microwave radiation emitted which is safe and has no effects. The application will include a statement from Public Health England stating this. 4. Q: 9 of the sites currently used are Anglian Water sites. Why is this? A: While the majority are Anglian Water sites, the others are Ministry of Defence, Environment Agency and also private land. The life expectancy of a Weather Radar Tower is 25years and it can be difficult to find somewhere that is willing to commit to that length of time. Also, they have a similar interest in understanding rainfall and therefore water management. 5. Q: Is this Radar needed? Do we not have enough coverage already? A: Lots of the UK is covered but there is a lack of data for East Anglia (and some other locations) and this tower would help provide that. 6. Q: The option of screening the Tower was mentioned. If the tower is 25m tall, what could be used to screen something that tall? The main impact on the residents nearby will be the effect of light on to their property. 7. A: S shadowing analysis showed that the tower would not limit the light into the residence itself and would only create a partial shadow on the driveway. Will include in the new application. No decisions have been made on screening as would need to consult with the owners, as it would be on their land. There used to be a hedge there historically, so replacing that is one option. <p>(Questions 8-10 were emailed to the PC from Waterworks House owners as they</p>	

	<p>were unable to join the meeting)</p> <p>8. Q: Why was a visual impact study not completed of our property? No pictures were taken from our property to illustrate the impact. A: A visual impact study was completed. Someone came to visit the property.</p> <p>9. Q: Pictures were provided by us of the cherry picker yet we received no confirmation of receipt. Why have we not been contacted for such a long time? A: Representatives contacted them today and will keep them informed. The pictures could not be used unfortunately due to issues with the location of the pictures being taken from.</p> <p>10. Q: Will the public be informed of the application process? A: As with any planning application, Breckland Council will contact neighbouring properties. The PC will be kept up to date and there is a website dedicated to this project which will contain all information gathered. The Village Newsletter will also be contacted and kept informed.</p> <p>11. Q: Has anyone ever successfully appealed against a Radar Tower? A: Not aware of any such circumstance.</p> <p>12. Q: Does the Radar create any noise? A: Radars are not noisy as they move so slowly. The Anglian Water also site has strict decibel limits that they will have to be within.</p> <p>13. Q: Are the Met Office aware of rare bats nearby? Would the Radar Tower affect them? A: An ecological survey was completed but they were not informed of any rare bats in the area. Will investigate.</p> <p>14. Q: Why was the original application withdrawn? A: The Planning Officer advised the application was withdrawn due to Airfield objections and safety issues. M Wilkins (Airfield Manager) informed that the Airfield is a licensed consultee. The new proposed height will miss this safety surface height and therefore the airfield doesn't have any official objections.</p> <p>15. Q: Carleton Rode residents are probably more affected visually than OB residents. Have they been informed? A: Old contact details resulted in information being missed during the initial application. Correct contact details have now been used and they are now talking to the Parish Council there. There was also a leaflet drop of the Carleton Rode previously as well.</p> <p>16. Q: Would the Met Office pay for the screening? A: Once agreed with the property owners and discussed with the Planning Officer then yes, they would pay for the screening.</p> <p>Village Newsletter Editor requested that as there will be a lot of interest in the application from residents, please read all information provided in the application, rather than relying on rumours.</p>	
20.12.11	<p>Precept Grants</p> <ol style="list-style-type: none"> 1. <i>1st Old Buckenham Brownies, £500 (towards a project costing £750)</i> Cllrs were happy to see traditional activities such as Brownies were still going strong and were happy to support activities which support and develop core values in children. Propose to give the full £750 for project (APPROVED, 6 in favour) 2. <i>Robert Cocks Almshouses Trust, £500-£1000 (towards new heating systems costing £6000 per unit)</i> These are old properties which require expensive updating. One unit is in urgent need of a new heating system, while others will last a little longer. Propose to donate £500 and then in January look to see what is available from the Charity 	

	<p>Account for a possible further donation (APPROVED 6 in favour)</p> <p>3. <i>Old Buckenham Cricket Club, £1404 (towards new mobile cricket cage net)</i> One of villages main sporting facilities for young people. It is very popular and provided excellent support to village during summer. Propose to donate half of the cost towards the new net £700 (APPROVED, 4 in favour, 1 abstain) (Note: BD briefly lost internet connection and so did not vote)</p> <p>4. <i>Village Hall, £325 (towards new chairs)</i> Propose to donate the full £325 (APPROVED, 6 in favour)</p> <p>5. <i>Friends of Chapel Green School, £300 (towards new gardening equipment)</i> Propose to donate full £300 (APPROVED, 5 in favour, 1 abstain)</p>	
20.12.12	<p>Precept Will discuss next meeting with DO (RFO)</p>	
20.12.13	<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/2020/1217/O PROPOSAL: Detached Single Storey New Residential Dwelling and construction and two bay cart lodge LOCATION: OLD BUCKENHAM: Rear Of 41 Hargham Road APPLICANT: Mr Mike Barnard</p> <p>Cllrs felt it was unnecessary overdevelopment of a narrow site. Not all information had been in application and was still due to be submitted. Propose to OBJECT (5 in favour, 1 abstain)</p> <p>ii)REFERENCE: 3PL/2020/1250/F PROPOSAL: Erection of a new single storey dwelling. LOCATION: OLD BUCKENHAM: Land at Roughlands Farm, Grove Road APPLICANT: Mrs B. Murray</p> <p>This is 3rd application for this location. In order to show consistency, Cllrs felt they could not support it. Propose to OBJECT (5 in favour, 1 abstain)</p> <p>ii)REFERENCE: 3PL/2020/1248/HOU PROPOSAL: Single Storey Side Extension. LOCATION: OLD BUCKENHAM: Acer House, The Green APPLICANT: Mr & Mrs Paul Devlin</p> <p>The PC could see no objections to the application. Propose to support (5 in favour, 1 abstain)</p> <p>iii)REFERENCE: 3PL/2020/1009/F PROPOSAL: Demolition of existing building (with extant permission to convert to a dwelling) and the erection of New Single Dwelling and Cartlodge, and Change of Use of Agricultural Land to Domestic Curtilage (Revised Scheme) LOCATION: OLD BUCKENHAM: Development Plot At Poplar Farm, Fen Road</p>	

APPLICANT: Des Hunt

The PC could see no objections to the application. Propose to support (6 in favour)

iv)REFERENCE: 3PL/2020/1332/F

PROPOSAL: Change of use from existing Storage/Industrial unit to Residential Dwelling.

LOCATION: OLD BUCKENHAM: Rosedale, Fen Street

APPLICANT: Mr. M Hall

CLRs were concerned that this was another proposed development on Fen St which had seen a lot of new homes built recently. The village has also already surpassed its quota. However the existing building will contribute some traffic to the roads already and so converting in to residential should not change the volume of traffic much long term. Propose to support (3 in favour, 3 abstain)

v)REFERENCE: 3PL/2020/1339/F

PROPOSAL: Erection of one dwelling (Technical Details Consent following the grant of Permission in Principle 3PL/2019/1405/PIP).

LOCATION: OLD BUCKENHAM: 29 Fen Street, Old Buckenham

APPLICANT: Mr Chris Fraser

The PC could see no reasons for objection. Propose to SUPPORT (5 in favour, 1 abstain)

vi)REFERENCE: 3PL/2020/1356/O

PROPOSAL: OUTLINE PLANNING APPLICATION FOR THE CONVERSION OF AN AGRICULTURAL BARN TO A SINGLE DWELLING.

LOCATION: OLD BUCKENHAM: 'The Barn' High London Farm, New Buckenham Rd

APPLICANT: Mr T Baron

This is an old barn that will soon fall in to disrepair. Development is required in order to preserve the property. Propose to support (6 in favour)

v)REFERENCE: 3PL/2020/1075/F

PROPOSAL: Change of use of agricultural land to garden.

LOCATION: Land to rear of development plot between Willow Cottage and Fen Street

APPLICANT: L Devlin Developments Ltd

CASE OFFICER: Naomi Minto

AMENDMENT: Revised plans - smaller garden extension

Was discussed last month and objected to due to the size of proposed garden and it would surround a neighbouring property and suggested they decrease its size. The garden extension has now been revised to a smaller size. Propose to SUPPORT (4 in favour, 2 abstain)

b) Planning Decisions by Breckland Council

The following applications have now been considered and the applications have been APPROVED.

	<p>i)REFERENCE: 3PL/2020/1092/HOU PROPOSAL: Single Storey Side & Rear Extensions, Conversion of Garage to Provide Additional Accommodation, Front Porch & Render to Existing External Walls. LOCATION: OLD BUCKENHAM: 59 Fen Street APPLICANT: Mr & Mrs Sparling CASE OFFICER: Sandra Bunning</p> <p>ii)REFERENCE: 3PL/2020/1010/VAR PROPOSAL: Variation of Condition No 2 on 3PL/2015/0513/F Variation of condition 2 (approved plans and details) to allow substitution of these for as-built drawings to regularise the development. LOCATION: OLD BUCKENHAM: Land adj. Keele Cottage, The Green APPLICANT: Harts Development (UK) Ltd CASE OFFICER: Tom Donnelly</p>	
20.12.14	To consider items for next agenda Precept	
20.12.15	To confirm date of next Parish Council meeting to be held on Thursday 7th January 2021 at 7.30pm to be held via Zoom Confirmed	