

Caston Parish Council

CHAIRMAN: Mr Chris Cook VICE CHAIRMAN: Mrs Kay Farmbrough

**MINUTES OF THE MEETING OF CASTON PARISH COUNCIL
MONDAY 6 DECEMBER 2021
AT CASTON VILLAGE HALL AT 7.30 PM**

Councillor's present:- Chris Cook, Kay Farmbrough, Mary Howell, Graham Moss, John Hill

Also present:- County Councillor Claire Bowes, District Councillor Phil Cowen and
18 Members of the Public

1. Apologies for absence

None.

2. To approve the Minutes of the Meeting held on Monday 1 November 2021

It was **RESOLVED** that the Minutes of the Meeting held on Monday 1 November 2021 be signed, by the Chairman, as a true and correct record with the following amendments. Cllr Howell declared an interest as a neighbour on item 7A. Also item 7A, vote was 4 objections and 1 interest declared. 12. Meeting date should read 6 December 2021. All voted in favour.

The Chairman took items 7C, 7D and 7E on the Agenda next to enable DC Cowen to update the meeting in relation to these planning applications.

7C/D/E 3OB/2021/0013/OB - Land Adjacent to Caston Primary School Caston Norfolk NR17 1DD - Modify The Application Obligation on 3PL/2017/1267/O The obligation required for the provision of a car park for Caston Primary School. However, since the approval was granted it has become apparent that the school does not wish to have the car park provided.

3PL/2021/0223/D - Land Adjacent To Caston Primary School Caston NR17 1DD - Reserved matters application for Erection of five dwellings following outline application 3PL/2017/1267/O.

3DC/2021/0039/DOC - Land Adjacent To Caston Primary School The Street NR17 1DD - Discharge of Condition No 4 & 9 on 3PL/2017/1267/O.

DC Cowen advised that although there are three separate planning applications, they all relate to the same plot and are essentially the same. They are all valid applications and the Planning Team have to deal with them in a prescribed manner in relation to the length of time allowed with the ever-changing information provided.

The outline planning was approved based on small single storey dwellings with the bonus of a car park for the school.

When the pandemic hit a grace period was allowed for filing of application material. The Applicant just scraped through on this deadline and the applications we are now dealing with are very different to those already approved at outline planning both in terms of size and hard landscaping etc. DC Cowen still maintains that this is a completely different application and should have been dealt with accordingly. He also believes that the outline application would not have been approved in its current form.

CHAIRMAN.....

DATED:

CLERK: Joanne Blackman, Daisy Barn, 42 Long Lane, Feltwell, Norfolk, IP26 4BJ

Tel: 01842 829821 Email: parish.clerk@castonparishcouncil.gov.uk www.castonparishcouncil.gov.uk

DC Cowen advised that he had spoken with the Planning Officer today and he has been advised that the Applicant is to be ordered to provide a new Flood Risk Assessment based on the car park scheme.

The Planning Team are very conscious of the concerns in the community and have suggested that the Parish Council compile a list of questions and answers to be fed back to Rebecca Collins.

There are flood questions which have already been raised in view of the School View development and the additional approved application at this location.

It is clear that the flooding which happens at this location is very different to that which is shown on the maps provided.

DC Cowen advised that the Lead Flood Authority is the County Council however, this has been abdicated to the District Council to deal with.

The comments/questions should focus on the following:-

Flooding

Scale

The red line allows for access to the car park through the school

There are discrepancies on the plans

Drainage – how do these function, and where do the ditches flow to

DC Cowen advised that the community need to make the planners aware of all issues to enable them to make the right decision.

The Clerk will write to request a further extension of time to file comments given a new Flood Risk Assessment is going to be required.

A member of the public raised concern that the development opposite went through on Appeal and the Planning Inspectorate reported that they had received no material evidence of flooding. DC Cowen advised that previous applications have no bearing on this application and we should not worry as they are not permitted to take these into consideration.

DC Cowen advised that the site will flood, there is no doubt, and the planners need to hear from us. The fact they are requesting a new Flood Risk Assessment in itself says they are taking notice.

Cllr Farmbrough was concerned that conditions 4 and 9 were to be removed which are the conditions safeguarding neighbouring properties.

A member of the public said that it seems the Councils are bouncing responsibility back and forth and it is people in the villages which suffer as a result.

Cllr Farmbrough also asked why the site notice had not been changed and no date provided for filing objections. Residents are not necessarily aware of these new documents etc.

Cllr Howell thanked DC Cowen for his guidance as it is very helpful.

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DC Cowen reminded that flooding is assessed against the Environment Agency flood maps and it is known that these maps are out-of-date and inaccurate but there is nothing that can be done to change these and it is what the planners have to rely on unless local knowledge is provided.

Information which has been supplied by the Applicant still miss off entirely the development at School View and there is no doubt that the flooding has increased since this was built.

Lord Dannatt is getting involved with the flooding issues throughout the County.

CC Bowes advised that she had sent a list of contacts through to the Clerk of who to contact in Winter Emergencies.

DC Cowen advised that we must go in hard with our views and the community needs to be heard. Our comments must be objective not subjective.

CC Bowes advised that the comment about the County Council abdicating responsibility to the District Council is not entirely true as the County Council can only comment on applications over a certain size.

It was recognised that it is the cumulative effect of these applications in a small area which has the greater effect rather than a single development.

It was therefore agreed that all comments should be sent to the Clerk, information would be sent via the email distribution list, placed on Noticeboards and Facebook and taken from existing comments. All information will be collated by the Clerk for submission to Rebecca Collins, as suggested by DC Cowen.

The Chairman closed the meeting to permit participation from the public.

3. Participation and questions from the public, session 1.

A member of the public raised the width of the hedge at the Carbrooke Road end of Northacre which, because it extends beyond the property's boundary, impairs visibility for traffic turning right out of Northacre. He had been in contact with Highways and had been advised that the occupants had been contacted, in writing, on two occasions but no action to reduce the width of the hedge has been taken so it remains a safety issue. Highways also provided him with two documents namely, Traffic Management and Speed Management Strategy.

The Chairman reopened the Council meeting.

4. Guest Speakers

CC Bowes reported as follows:-

"As temperatures dip and winter sets in, we can all do our bit to make sure we are prepared for winter.

(I have forwarded a list to the Clerk outlining help residents can call upon (especially over the winter period), including Highways, Adults Services, Children's Services and flooding information.)

With regards to flooding; Everyone, can take practical steps to mitigate their flood risk and reduce the likelihood of flood water entering their property. Small steps start with ensuring water can drain away from your home, keeping domestic drains, ditches and watercourses clear and allowing water to flow freely.

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Under UK law, all landowners have a responsibility to keep watercourses on their property clear. This is known as Riparian responsibilities, but does not show up on property searches, which can leave landowners unaware of this important role.

This winter, all property owners are urged to check ditches and watercourses on or adjacent to their land, to confirm what their responsibilities are. Even smaller watercourses which may be dry for most of the year, play a key drainage role in wet weather. Keeping ditches clear of fallen trees, branches, bushes, garden refuse or rubble and litter will help water flow and lower the risk of flooding.

I recently met with Highways engineers and members of the parish council in Caston in order that the engineers could evaluate the flooding risks in the village and gain some first-hand reports of the more recent flooding events. Engineers agreed that road drainage improvements could be made and they should now be given priority particularly in the area of Dukes Lane corner.”

Cllr Howell enquired if riparian owners do not take responsibility, what happens next. CC Bowes advised that it is very difficult to enforce and it is more about appealing to peoples better nature.

5. **Speedwatch**

“During November the volunteers completed five checks at various locations. A total of 488 vehicles were assessed and 32 were reported to the Constabulary for processing. The highest recorded speed this month was 48mph. Rob Trown is now my official deputy. We will be using the new site in North Acre next month. Due to the colder weather and chance of rain and snow the checks for December will only last 30 mins.

Still on the lookout for more volunteers, anyone interested please contact me”.

6. **To record any Declarations of Interest and to consider any requests for Dispensations from Council Members.**

None.

7. **Planning Applications**

The following updates were provided in relation to current planning applications.

- A. **3PL/2021/1562/VAR** – Chase Farm The Street NR17 1DD – Variation of Condition No2 on 3PL/2021/0002/F – change in design. No objection but reiterate request for condition to be imposed to ensure the public right of way is maintained at all times during and after the build. **Undecided.**
- B. **3PL/2021/1384/O** - The Lilacs Northacre NR17 1DG - Proposed single storey dwelling and garage. Comments have been submitted. **Undecided.**
- C. **3OB/2021/0013/OB** - Land Adjacent to Caston Primary School Caston Norfolk NR17 1DD - Modify The Application Obligation on 3PL/2017/1267/O The obligation required for the provision of a car park for Caston Primary School. However, since the approval was granted it has become apparent that the school does not wish to have the car park provided. **Undecided. See above.**
- D. **3PL/2021/0223/D** - Land Adjacent To Caston Primary School Caston NR17 1DD - Reserved matters application for Erection of five dwellings following outline application 3PL/2017/1267/O. **Undecided. Comments submitted. See above.**
- E. **3DC/2021/0039/DOC** - Land Adjacent To Caston Primary School The Street NR17 1DD - Discharge of Condition No 4 & 9 on 3PL/2017/1267/O. **Undecided. Comments submitted. See above.**

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8. Finance – to approve and report the following expenditure:-

- A. To approve salary payment including holiday allowance to the Clerk, Mrs Joanne Blackman, for the month of November 2021 in the sum of £221.07.
- B. To approve payment to Caston Village Hall for hall hire – 9 sessions from June 2021 to March 2022 in the sum of £66.00.
- C. To approve payment to Ravencroft Tree Services Limited in respect of invoice no 1885 in the sum of £246.00 (incl VAT).
- D. To approve payment to HCI Data Services for the Caston Parish Council website in the sum of £102.00 (incl VAT) – 2 years.
- E. To approve payment to Didlington Nurseries for plants in the sum of £100.
- F. To ratify payment to Calico Internet Services in respect of the website SSL Certificate in the sum of £28.80 (incl VAT).
- G. To ratify payment to Plusnet for Broadband at the Village Hall in respect of invoice number 00004758344-028 in the sum of £27.00 (incl VAT).

Proposed by Cllr Hill, seconded by Cllr Moss, all voted in favour.

There were two additional items for payment:-

- H. Payment to Brian Brooker for reimbursement of payment to TSO Host for the domain name for Caston On-line in the sum of £8.34 (incl VAT).
- I. Payment to Tony Ash, Speedwatch Co-ordinator for expenses incurred in his duties, in the sum of £20.00.

Proposed By Cllr Farmbrough, seconded by Cllr Hill, all voted in favour.

9. To discuss, propose and vote on the following subjects:-

A. Budget

All Councillors had previously been supplied with a copy of the draft Budget for consideration. A question was raised as to whether we should continue with the charitable donations to NARS, CAB, Wayland First Responders and Wayland Partnership, totalling £500. It was felt that it is a lot of money to be donating each year and it was therefore proposed by Cllr Cook and seconded by Cllr Hill that these donations should cease for next year. 3 voted for and 2 abstentions. It was therefore **RESOLVED** that the Charity donations to NARS, CAB, Wayland First Responders and Wayland Partnership would not be paid in the financial year 2022/23.

It was **RESOLVED** that an annual payment of £20 would be included in the budget for the expenses of the Speedwatch Co-ordinator.

It was **RESOLVED** that a sum of £175 be added to the budget in respect of Operation London Bridge.

It was **RESOLVED** that the contingency should be increased by £5 to round up the precept figure.

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B. Precept

It was therefore proposed by Cllr Cook and seconded by Cllr Farmbrough that a precept sum of £10,600 should be applied for the financial year 2022-23. All voted in favour. It was therefore **RESOLVED** that a precept sum of £10,600 should be applied for the financial year 2022-23.

10. Matters to Report:-**A. Financial Balances**

The Clerk advised the current Caston Parish Council balance amounts to £8,783.18.
Highway Surveyors balance amounts to £14,168.30.

B. Highways/The Rangers

CC Bowes advised that she would chase the Highways Engineer for an update following our recent meeting. The hedge width at the Carbrooke Road end of Northacre was raised and it is believed the resident has been written to. It is not the role of the Parish Council to contact the resident and CC Bowes will also raise this with Highways.

C. Trees at Coronation Terrace

Quotes are being obtained for tree works.

D. Jubilee Celebrations/Beacon

This matter was deferred until after a meeting of parties which is scheduled to take place on the 16 December.

E. WI request to plant Rowan tree on Village Green/Coronation Terrace

It was established the Clerk had yet to forward the email to Councillors of the proposed location of the Rowan tree(s). The Clerk will send the same and a decision would be made. The WI advised that if the oak sapling were to be considered, they would not wish to take responsibility for it in the future.

F. Noticeboard on Village Green

The Chairman has inspected the Noticeboard and reported that it is in good condition but could benefit from an oil once the wet weather has passed and will arrange for this to be done.

G. Operation London Bridge

The Clerk suggested that she work with one other Councillor to produce the protocol document for approval at a future meeting. Cllr Cook will therefore assist the Clerk. The Clerk advised that it is likely costs will be in the region of £175 and it was agreed that this was acceptable and approved.

H. Village Gates

The Chairman has inspected all sets of gates, some are down/rotten and others are showing signs of decay. A member of the public offered possible assistance to install support posts etc. Cllr Bowes advised that any repairs would need to be approved by Highways as they need to be safe in the event of an accident. The Clerk will check original paperwork and revert to the Council.

11. Correspondence

A letter had been received regarding commemorative coins for the Platinum Jubilee. It was agreed to add this to the next Agenda for consideration.

An email has been received from the Housing Association concerning vehicular access to 10 Coronation Terrace. They are prepared to pay legal costs of Breckland Council up to the sum of £600. Clerk to make enquiries of Breckland Council as to viability and potential legal costs.

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- 12. **To agree the next meeting date**
Monday 10 January 2022.

The Chairman closed the meeting to permit public discussion.

- 13. **Participation and questions from the public – session 2**
A member of the public explained the services provided by NARS. It was also explained that the CAB receive no government funding, they are a good social service and their footprint is diminishing.

Another member of the public suggested that the developer at Chase Farm should consider a personnel gate to the public footpath so the public can still use the footpath when the animals are grazing and there is some funding available for this. It was also suggested that the Parish Council write to the landowner and make the suggestion.

- 14. **Matters for future discussion to be noted**
As above.

Meeting closed at 9.15pm

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