

# Caston Parish Council

CHAIRMAN: Mr Chris Cook    VICE CHAIRMAN: Mrs Mary Howell

**MINUTES OF THE MEETING OF CASTON PARISH COUNCIL  
MONDAY 9 DECEMBER 2024  
AT CASTON VILLAGE HALL AT 7.30 PM**

Councillor's present:    Chris Cook, Mary Howell, Graham Moss, Simon Spanyol

Also present:            Four members of the public.

**NOTE THIS MEETING WAS RESCHEDULED FROM 2 DECEMBER 2024**

1.    **Apologies for absence**  
Cllr Rob Trown and Cllr Sarah Fletcher.
2.    **To approve the Minutes of the Meeting held on 4 November 2024.**  
The Minutes of the Meeting held on 4 November 2024, were approved and signed by the Chairman, Chris Cook.

**The Chairman closed the Council Meeting to permit public discussion.**

3.    **Participation and questions from the public, session 1.**  
The hedge at Coronation Terrace had been cut by the play area but the long stretch of hedge has not been done. The Clerk will speak to the contractor but suspects it is to be completed another day.

A member of the public asked us to clarify a Certificate of Lawfulness. Cllr Cook advised that to his knowledge, an applicant must begin work on an approved site, prior to a planning application expiring, to ensure that the application does not lapse. Further, it is to ensure that any works started are in line with the planning application approved.

It was noted that the land is still for sale.

A developer must carry out the bare minimum of work for the planning application not to lapse.

Cllr Spanyol visited the site and confirmed that the area that has been dug matches the dimensions and location relevant to the application. However, the Plot should in fact be an L shape but is rectangular in shape, which is the main house only. Recommendations state that all foundations should be put it at the same time. In effect, what has been started is an incomplete version of Plot 3.

A member of the public advised that they thought no building could commence until the access road had been put in place. This is not the case though it was noted it is unusual to start works at the back of a site and not the beginning, ie where the access road would be.

CHAIRMAN.....

DATED: .....

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A member of the public asked about the pond in front of the school. When the school was built the pond was put in place for flood compensation purposes. As this is an area that floods in significant rainfall, a question was raised as to whether the pond is maintained for its correct purpose or whether, over the years, it has become more ornamental and a place for wildlife. Cllr Howell will make enquiries of the school to try and establish this.

A member of the public from the Bridge Farm area advised that following the recent flooding event at this location, where the road was closed by Highways, the drive has now been cleared and they can once again have access to and from their property. It became clear that once they were able to remove the water from the drive, across the other side, it would run away adequately. The problem remains that it is not getting through the culvert.

The resident still believes that this should be the responsibility of Highways.

On the day of the flooding, the Flood Line were very helpful and the road was closed around 1pm. The main concern was that when they spoke to the Flood Line, they stated that Highways knew nothing about the culvert issues.

Following the road closure, the main concern was that vehicles were travelling around the bend too fast to be confronted by vehicles turning around as they could not get through. It was very dangerous.

Cllr Cook suggested that maybe the Parish Council should fund the inspection of the culvert as previously discussed.

Cllr Spanyol was very concerned that this may set a precedent in the village where other culverts may or do experience problems. And, if we found the culvert has collapsed, who deals with it then?

It was agreed that the Parish Council would formally write to Highways and the Flood Management Team regarding this culvert.

The main concern is that this area appears to be getting worse as other areas of the village did not flood on this occasion.

4. **Guest Speakers**

None.

5. **Speedwatch and SAM2 Report**

"Four checks were undertaken in November with a total of 271 vehicles recorded of which 15 were over 35mph, 6%.

There was no SAM2 data as they are on a five week rotation".

The Speedwatch checks will recommence at the beginning of February.

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

None.

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## 7. Planning Applications

- A. **PL/2024/0894/CLOPUD** - Development Site At 595205 298086 The Street, Caston, Norfolk - Erection of 5 residential dwellings and a car park, implemented under pp 3PL/2017/1267/O and 3PL/2021/0223/D (Certificate of Lawfulness for Proposed Development). *Discussed in public session.*
- B. **PL/2024/0880/DCA** - Field View Caston Road, Stow Bedon, Attleborough, Norfolk, NR17 1BS - Discharge of Condition 4 on planning permission 3PL/2024/0068/F. *No comments.*
- C. **3DC/2024/0154/DOC** - Land adjacent to Caston Primary School, The Street NR17 1DD - Discharge of condition 5 on 3PL/2021/0223/D. *DOC-COMplete.*
- D. **3DC/2023/0322/DOC** - Land to the North of School View NR17 1DD - Discharge of Conditions 5,6,7,8,12 on 3PL/2020/0262/O. This application relates to Condition 5 – Drainage, Condition 6 – Construction Management, Condition 7 – Biodiversity and Ecology, Condition 8 – Trees in Countryside and Condition 12 – Access to site. *DOC-COMplete.*
- E. **3DC/2024/0049/DOC** – Land adj School View, The Street,NR17 1FP – Discharge of Conditions 5, 6, 7 & 8 on 3PL/2024/0180/VAR. *DOC-COMplete.*
- F. **3DC/2024/0174/DOC** - Land adjacent to School View, The Street NR17 1FP - Discharge of Conditions 4 & 5 on 3PL/2024/0067/D. *Undecided. It was noted that the Flood Management Team have confirmed that the culvert at this location is still temporary. Further, residents reported that the site flooded in recent rainfall. This is in fact the pond which has been put in to offer flood compensation, as per the planning approval and not the site itself flooding.*
- G. **3PL/2021/0932/VAR** - Cherry Tree Farm Cherry Tree Lane Stow Bedon - Variation of Condition No2 on 3PL/2017/0878/F : Variation to reflect the as-built appearance and layout of the pig sheds, feed silos and manure store cover and proposed amendments including revised external materials and the addition of chimneys. Stow Bedon application. *Undecided.*
- H. **APP/F2605/W/24/3351737** – Appeal on application number 3PL/2022/0368/FGRISTON - Coughtrey Industrial Estates (Units 1 - 17) Church Road - The demolition of Units 1-6 (whole block Western boundary) and Units 7-13 (part of North Block), extensions to units 14 and 15 (large extension to North block), extension to unit 16 (small extension to South Block), external fascia changes, refurbishment to Unit 17. Change of use of whole site to mixed B2 and Class E (offices). The reconfiguration of parking and creation of a new loading and unloading area. *This matter has reverted back to a hearing in February. Cllr Spanyol has offered to attend and speak for Caston PC re the traffic concerns, if required to do so.*

## 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 2024 in the sum of £263.47.
- B. To ratify reimbursement payment to the Clerk for Caston On-line Hosting Renewal payable to Spanglefish in the sum of £78.00 (incl VAT).
- C. To approve reimbursement payment to Brian Brooker for Caston On-Line Domain Renewal in the sum of £9.54 (incl VAT).
- D. To approve payment to BT for broadband at the Village Hall in the sum of £30.38 (incl VAT) – paid by Direct Debit.

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One additional items for payment:-

- E. To approve payment to D Bracey for Playground Inspection carried out in November in the sum of £120 (incl VAT).

All items were approved for payment.

9. **Matters to report.**

- A. **Village Planters – deferred to January meeting.**
- B. **Financial Balances.**  
Caston Parish Council £14,657.39/Highway Surveyors £15,425.67
- C. **Playground.**  
A recent inspection highlighted only minor issues ie clearing and tidying which the inspection team deal with as a matter of course. No major issues were highlighted.
- D. **County Broadband.**  
No update available.
- E. **Liaison with School.**  
Cllr Howell to speak to the school re the flood compensation pond discussed above. It is believed the school was opened in 1997.
- F. **Litterpick.**  
No volunteers have come forward for the next litterpick on 8<sup>th</sup> January. It was noted that this had only just gone into the latest edition of the Waylander.
- G. **Highways – making good the damage caused in Northacre.**  
This work has not been carried out and it has in fact got worse following the installation of new telephone poles.
- H. **Mid Norfolk Flood Partnership.**  
No updates available.
- I. **Riparian ownership letters /culvert – update**  
Cllr Howell advised that since our last meeting, Cllr Fletcher took the draft letter home and on reflection, felt that the letter should not be sent. However, the Flood Management Team have indicated that it is important to follow up on the initial letter sent to riparian owners. Cllr Howell has softened the letter slightly which she will send to Councillors to review, and it was agreed that a softened version letter would be sent, as previously agreed.
- J. **Car Park Workshop**  
Cllr Spanyol will attend this meeting on the 11 December. It was generally felt that car parking charges could work if there was a free period, like there is in Attleborough, to enable people wanting to pop into town to do so without being penalised. The main concern was if the car parks were to be looked after by third party contractors, any pricing could increase to a degree to be detrimental to the Town. Another concern was how the parking would be managed ie would it be cash or via an app, as so many of the car parks are these days. This can prevent some from being able to visit the Town if, for example, they do not possess a smartphone.

10. **Correspondence**

None.

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- 11. **To agree the next meeting date: 6 January 2024.**  
Agreed

**The Chairman closed the Council Meeting to permit public discussion.**

- 12. **Participation and questions from the public – session 2.**  
A member of the public suggested painted tractor tyres could be used as planters as they are cheap and will not perish.

Parking on the corner of Dukes Lane has been a problem over recent weeks. The Parish Council do not have any powers in this regard.

- 13. **Matters for future discussion to be noted**  
Budget – the Clerk had sent, just prior to the meeting, a draft budget for 2025/26 for the Councillors to consider and approve at the 6 January meeting.

Joanne Blackman  
Parish Clerk

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