

STOW BEDON & BRECKLES PARISH COUNCIL

Minutes of a Meeting of Stow Bedon & Breckles Parish Council on Monday, 18 December 2017 at 7.30 p.m. in St Botolph's Church, Gravelpit Hill, Stow Bedon, NR17 1BX.

Present: Councillors: Jonathan White (Vice-Chairman), Andrew Hayward, Phil Childs, Paul Howe, Dawn Jessett, Julian Gibson (Clerk)

In the absence of the Chairman the Vice-Chairman assumed the Chair.

- 1 **Apologies for absence.** It was resolved to accept the reasons for absence given by Councillors Morfoot and Pilkington.
- 2 **Declarations of interest.** Councillor Childs declared an interest in item 9, as he is Chairman of the Stow Bedon Fuel Allotment, saying that he would first explain the reasoning behind the request, but then take no part in the discussion or vote on the matter.
- 3 **Dispensations.** None.
- 4 **Public participation session.**
 - 4.1 The applicant and architect relating to agenda item 8.1 explained the background behind their application, and answered questions out by members of the Council and public. They explained the background to the "self-build" ideas.
 - 4.2 A member of the public asked whether the council had received any representations concerning a tree house in her back garden in the last four years or so. The Clerk said he would have to read through all the past minutes to be certain, but he had no memory of the matter being discussed.
- 5 **Minutes.** The minutes of the meeting held on Monday, 6 November 2017 were **confirmed and signed.**
- 6 **Matters arising.**
 - 6.1 [9, Minutes of 16 March 2015] **St Botolph's Church development.** Mrs Machorton reported that the Stow Bedon Parochial Church Council was intending to proceed with Phase 3 of the changes to the church, which would include installation of a kitchenette and toilet facilities at the west end of the church, and lighting the access path. The very rough cost estimate amounted to some £75,000. Obviously a faculty and considerable fundraising would be required.
 - 6.2 [6.3] **Blocked gullies on B1111 near Church Cottage.** The Clerk reported that County Councillor Eagle has forwarded an email from the Highway Engineer in which he stated that the gullies and catch-pit opposite Breckles church had been dug out by hand and rodded, but that the issue was that the outfall pipe was buried under detritus cased from lack of ditch maintenance. He asked if the Parish Council could raise awareness of the landowner's responsibilities. The Clerk said that he thought that, if NCC was responsible for maintaining the Highway (which it was), and that this required the landowner to fulfil his responsibility to keep the ditch clear, then it was the responsibility of the Highways Engineer to contact the landowner, and not pass the buck to the Parish Council! However, he agreed that he would write to the landowner, and also inform Councillor Eagle that part of the Engineer's assertion (relating to rodding) was not accurate, as this was not done. Also it seemed unlikely that clearing the ditch would have little effect because the horizontal pipes between the gullies were fully blocked with gravel.

- 6.3 [7.9, Minutes of 20 February 2017] **Breckland Council: Five Year Housing Land Supply**. District Councillor Phil Cowen had advised that a recent report made to Breckland Council by Capita which said that Breckland can only demonstrate a 2.4 years deliverable housing land supply when using the Sedgefield methodology, and 2.8 years using the Liverpool methodology.
- 6.4 [6.1] **Broadband**. The Clerk reported that he had learned that the new fibre cabinet in Mere Road had now been connected, and so anybody who is connected to that and who wished for improved broadband speeds should contact their ISP, who will (for a fee) provide a suitable router and make fibre connection.

7 **Correspondence**. The following correspondence was received:

- 7.1 *Clerks & Councils Direct* - November 2017.
- 7.2 Breckland Council: *Brownfield Land Register*.
- 7.3 Barclays Bank Plc: *Your Community Account* - 30 September - 31 October 2017.
- 7.4 Barclays Bank Plc: *Your Active Saver Account* - 30 September - 31 October 2017.
- 7.5 Norfolk County Council: *Better Broadband for Norfolk (BBfN) - Breckland Council Highlight Report November 2017*.
- 7.6 Smaller Authorities Audit Appointments Limited: *Notification of external auditor appointments for the 2017/18 financial year*.
- 7.7 Barclays Bank Plc: *Your Business accounts - at a glance* - Your balances on 30 November 2017.
- 7.8 Barclays Bank Plc: *Your Community Account* - 1-30 November 2017.
- 7.9 Norfolk County Council: *Send Highway Ranger visit defects by 15 December 2017*.
- 7.10 Norfolk County Council: *Budget Consultation 2018/19*.
- 7.11 Breckland Council: *Notification of submission of Breckland Local Plan and Policies Maps - The Town and Country Planning (Local Planning) (England) Regulations 2012: Submission of documents and information to the Secretary of State (Regulation 22)*.
- 7.12 County Councillor Fabian Eagle: *Raise in Councillors allowances*. Councillor Eagle says that he voted for the increase, but intends (for the next four years) to put the extra allowance towards assisting projects within his parishes which improve community interaction.

8 **Planning**.

- 8.1 **3PL/2017/1184/O: Flybarn Farm, Rockland Road, Stow Bedon**. Application for outline consent for Erection of 5 dwellings with the demolition of agricultural buildings, removal of hard standing areas. It was **resolved** that the Council objected on the grounds that this is a mini housing estate in the open countryside, in an unsustainable location where the distance to shops and public transport means that it was fully dependent on cars for transport. Part of the proposed development is what is currently an open meadow and not on the footprint of existing buildings. Three of the proposed new dwellings were to be reserved for the applicant and her family, and as such detrimental impact on the character and appearance of the area far outweighed the moderate benefit derived from an additional two properties being brought to the housing supply.
- 8.2 **3PL/2017/1397/F: Bonney Spykle, Mere Road, Stow Bedon**. Application for Agricultural building for machines store. It was **resolved** that the Council had no objection.
- 8.3 **3PL/2017/1244/F: Old Farm, Mere Road, Stow Bedon**. Application for New dwelling. Amended Plan. It was **resolved** that the Council still objected on the grounds that, although the proposed new dwelling has now been brought inside the existing settlement boundary, this boundary will be removed when the Local Plan is

approved, and this does nothing to alter the previous objections on the grounds of back building and drainage concerns. It also is no longer of the footprint of an existing building.

- 8.4 **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. It was **noted** that Breckland Council has confirmed that, should the case officer be minded to approve this application, it will be referred to the Planning Committee for determination.
- 8.5 **3PL/2017/1309/F: Prince of Wales Lodge, Cherry Tree Lane, Stow Bedon.** Application for Erection of 8 dwellings with parking, garaging, amenity and open space and retain existing dwelling. Receipt of amended proposals was **noted**, replacing the two three-bedroom affordable dwellings with two-bedroom ones. It was **resolved** that the change made no difference whatsoever to the reasons for the objection already lodged by the Council. District Councillor Phil Cowen has advised that the target date for Committee which appears on the Breckland website is just that - a target. He also confirmed that he has asked that, if the officers were to recommend approval, thus should be referred to Planning Committee for determination.
- 9 **Stow Bedon Fuel Allotment.** Councillor Childs explained that an application for a Biffa Award was being made on the Charity's behalf by Freshwater Habitats Trust, to fund fencing the whole area to enable grazing and clearance work. Making the area secure would allow grazing by cattle, which would help to keep glades clear and promote other wildlife. He therefore asked if the Council would provide a letter expressing its support of the scheme. In view of his declared interest, he then took no further part in the discussion or vote. It was **agreed** that the Clerk should send a suitable letter of support.
- 10 **Finance.**
- 10.1 **Clerk's salary.** It was **resolved** that cheques numbered 100736 & 100737 totalling £737.66 (salary for 1 October 2017 to 31 December 2017: £644.34, plus £1.99 back pay; Mileage Allowance Payment for 8 September 2017 - 11 December 2017: £91.33) to the Clerk and HM Revenue & Customs be signed. (*Local Government Act 1972 s. 112(2)*)
- 10.2 **Clerk's reimbursement.** It was **resolved** that cheque number 100730 for £22.06 (Training £0.75; Postage & Telephones £21.31) to the Clerk be signed, as reimbursement for items paid on behalf of the Council for 8 September 2017 - 11 December 2017. (*Local Government Act 1972 s.111*)
- 10.3 **Monthly Financial Report.** The report for the month ending 30 November 2017 was **received**.
- 11 **Matters for consideration at next meeting.**
- 11.1 Village Appraisal results.
- 12 **Next meeting.** The next meeting of the Parish Council was confirmed as Monday, 22 January 2018 (or if there is no urgent business to be transacted, on Monday, 19 February 2018) at 7.30 p.m., in St Botolph's Church, Gravelpit Hill, Stow Bedon.

Confirmed:

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Lee Pilkington, Chairman

22 January 2018

Scheduled future Meeting dates:

Monday, 22 January 2018*

Monday, 19 February 2018

Monday, 19 March 2018

Monday, 16 April 2018

Monday, 21 May 2018

*If needed

Monday, 18 June 2018

Monday, 16 July 2018

Monday, 13 August 2018*

Monday, 17 September 2018

Monday, 15 October 2018

Monday, 12 November 2018

Monday, 10 December 2018

Monday, 14 January 2019*

Monday, 18 February 2019

Monday, 18 March 2019