

MULBARTON PARISH COUNCIL

Minutes of the Parish Council Meeting held at

7.30pm on Monday 4th February 2019

Councillors present:-

Peter Leigh Derek Aldous Adam Banham Beverley Leek Richard Tucker Steve Sewell

1.1 District and County Councillors' Report

District & County councillor Colin Foulger reported that he had nothing to report with the exception that he had been involved with the Great Yarmouth third crossing and a contract had now been awarded for this project.

District Councillor Nigel Legg reported that he had attended a SNC cabinet meeting today and that as well as council tax being increased (c£5.00 for Band D) there was also discussion about the police precept increasing by £24.00 to help pay for community policing.

Cllr Legg reported that he spoken to the case office at SNC regarding planning application 2019/0141 after a neighbour had expressed concerned about the windows. Cllr Legg reported that he had been told that the windows would need to be of a design that would open in order to comply with building and fire regulations.

In response to mention that the One Stop is closing on 2nd March, Cllr Legg reported that he spoken to SNC's economic development officer who is keen to offer advice and talk to anyone/group that was considering using the building.

Cllr Leigh reported that he has spoken to the Post Office and they have confirmed that they will continue from the building although going forward they may need to review the need for a new entrance, depending on what happens to the remainder of the unit.

1.2 Public Session

A resident wished to speak in regards to his planning application (2019/0123). Having introduced himself and given some personal background, the resident explained that the building would not be seen from the road and would affect no one; he stressed that the neither he nor the application had anything to do with the Lanpro application at the north of the village and that the proposal was for a building with no change in footprint size and a small garden with no garage.

A representative La Ronde Wright Ltd, the agents for planning application 2019/0014, introduced himself and stated that he was happy to answer any questions that the meeting may have in regards to the proposal to build 14 dwellings on land south of Cuckoofield Lane. Cllr Leigh explained that MPC are a consultee on this application as a neighbouring parish and that comments will be submitted to SNC this week as activities in Bracon Ash has an impact on Mulbarton's services. The agent displayed a presentation board of the development and stated this was an outline planning application for 14 custom buildings, four of which would be affordable; a rural gap will be maintained and the land is not agricultural land. Following the meeting with Bracon Ash residents there will no longer be a planned footpath and that there was a demand for custom build houses in the area.

A resident, from Bracon Ash, expressed his disappointment that there had been no communication from either the developer or land owner to householders whose properties would be affected by this application and this was in contradiction to the developer's mission/planning statement. In response to a question about whether the roads would be adopted, the agent stated they would be built to an adoptable standard and with regards to drainage there would be a retention drainage pond and culvert under the estate road. Cllr Leigh reported that this would then end up going into the emergency overflow in the Meadows which already struggled without any extra demand on it. In response to a question regarding medical and education services in Mulbarton, the agent stated that a pot of money would go to the district/county council and it would be hard to quantify if anything would be given to the village, he then confirmed that nothing direct would be payable to Mulbarton. Any CIL payment would be payable to Bracon Ash. The agent confirmed that there would be a new entrance needed onto the site and this was planned to be opposite the bus stop; this raised several concerns regarding safety and traffic congestion. It was clarified that this application is for custom build houses, not self-build, meaning a developer would be responsible for the building works.

2.0 To close the meeting to public participation

Cllr Leigh closed the meeting to public participation and formally started the Parish Council meeting.

3.0 To receive and consider apologies for absence

Apologies were received from Cllr Reeve

4.0 To receive declaration of interest on items on the agenda

Cllr Banham declared an interest in any matters relating to planning.

Cllr Aldous declared an interest in agenda item 6.2.

5.0 To confirm and sign the minutes of the ordinary Parish Council Meeting held on 7th January 2019

The minutes of the ordinary meeting held on 7th January 2019 were unanimously agreed as a true record of the meeting and duly signed after being proposed by Cllr Sewell and seconded by Cllr Banham. Cllr Leigh abstained as he was not in attendance at the January meeting.

6.0 Finance -To receive financial report and approve invoices for payment as per schedule

A proposed schedule of payments was handed out for approval. Copies of the latest financial summary were also handed out. Following proposal by Cllr Leek and seconding by Cllr Tucker all payments were duly passed. A copy of payments is attached to these minutes.

6.1 To review security patrol contract

Following discussion it was unanimously agreed that MPC are happy with the contractor and that from March the contract should be reduced to three evenings/nights with another review in three months (May) or sooner if needed, which can take into account the weather and lighter evenings.

6.2 Words week 2019 grant application request

Following discussion it was unanimously agreed that the application was supported in principle but clarification was needed on how much was being requested and what this specifically would be put towards.

7.0 Review of Major Council documentation:

7.0.1: removal of documents 15.0 and 16.0

Following discussion it was unanimously agreed to defer this item to the next meeting to ensure that Planning Review Group and Playground Group had been formally wound up.

7.0.2: removal of document 19.0

Following discussion it was suggested that all GDPR documents be combined into one policy document and this would be completed ready for the next meeting.

7.0.3: plan review of Financial Risk Assessment and Parish Council Risk Assessment

Following discussion it was agreed that these documents would be reviewed/updated by the next meeting for formal approval.

8.0 Review of planning applications:

8.0.1: 2018/0872 – Land east of Norwich Road

Cllr Leigh reported that following publication of SNC's planning officer's report for the January Development Management Committee meeting Lanpro had requested an extension and it was now likely to go before the February Development Management Committee. The latest documents submitted by the developer and SNC, as available on the planning portal, have been forwarded to MPC's solicitor for comments and advice. Following discussion it was agreed that until a new planning officer's report is available, MPC would continue to liaise with their solicitor and be reactive when new information is available.

8.0.2: 2019/0014 – Land south of Cuckoofield Lane, Bracon Ash

Following discussion it was unanimously agreed that the suggested return that was handed round be submitted by the return date.

8.0.3: 2019/0123 – Tractor Shed, Old Hall Farm Track

Following discussion it was unanimously agreed that the suggested return that was handed round be submitted by the return date.

8.0.4: 2019/0141 – 16 Birchfield Lane

Cllr Leigh reported that a neighbour of this property had been into the office to raise concerns about the windows that were being suggested overlooking their property. Following discussion it was unanimously agreed that the suggested return that was handed round be submitted by the return date.

8.0.5: 2018/2631 & 2018/2632 – Land west of Norwich Road, Swainsthorpe

Following discussion it was unanimously agreed that the suggested return, that was handed round, with an amendment to clarify that Harford Bridge has already been designated an industrial zone, be submitted by the return date.

8.1 To consider any other planning applications

2018/1829 – Agricultural buildings at Kenningham Hall Farm, Brick Kiln Lane. Following discussion it was unanimously agreed that the suggested return that was handed round be submitted by the return date.

2018/0318 – Land adjacent to Birchfield Lane. SNC have advised that there has been an appeal against refusal, made to the Secretary of State against South Norfolk District Council regarding the proposed new dwelling. Following discussion it was unanimously agreed that the previous representation made by MPC to SNC did not require modifying or withdrawing and as such would be included in documentation submitted by SNC to the Inspectorate and appellant.

9.0 Update on Hornsea Project Three offshore wind farm

Cllr Aldous reported that he had attended the Planning Inspectorates site visits and public meetings. He explained that the proposed on-shore substation is enormous, with a footprint the size of Swardeston and be higher than Mulbarton's church tower. Cllr Aldous showed graphic of the two location options, how the equipment would look in the field and what the view from the A47 would be.

During discussion it was noted that the proposed Swardeston site would be accessed via the B1113, and that equipment transporters would be so long there would be a need for them to reverse from the Harford Bridge junction on the B1113 and hedgerows would need to be removed for vehicular access. It was also noted than any trees planted would take 50 years to grow to a height to screen the development from the A47. It was noted that SNC can not object to matters relating to national infrastructure, though their preference is for AC (15m high building) whereas the rest of Norfolk favour DC (25m high) which would require less on-shore digging of trenches and remove the need for booster stations along the cable route.

Following discussion it was unanimously agreed that Cllr Aldous should submit a written objection regarding the Swardeston site on behalf of MPC. Cllr Leigh thanked him for his time and effort on this matter.

10.0 Correspondence from Highways:

10.0.1: Safety Audit review for off-site highways works at Oakley Park

Cllr Leigh read out an email from NCC Highways Engineer, confirming that the Safety Audit review has been completed but he hasn't yet reviewed/discussed it with the assessor and he will get back to MPC in due course. During discussion it was noted that the resurfacing works on the Cuckoofield

Lane/Long Lane junction has been completed to a good standard and a note of appreciation should be sent to Highways.

10.0.2: School keep clear markings and barrier

Cllr Leigh read out email from Highways: *“the installation of the pedestrian guardrail on the footway by the new school exist is programmed and is with our operations team for delivery. I’m not in favour of placing ‘Keep Clear’ markings at this time. It will likely push parking towards Rectory Lane, causing other issues.”*

During discussion it was noted that there is no school warning sign on Long Lane to indicate there is a school entrance.

Cllr Leigh reported that the resurfacing contractors had damaged a grass verge on Long Lane and this has been reported to Highways, who have advised they will speak to the contractor and that realistically now is not the period verge reinstatement should be attended. It is typically spring work when weather conditions are more favourably.

11.0 Update on Long Lane allotment handover

Cllr Leigh reported that progress appears to be being made thanks to MPC’s solicitor and Cllr Legg. Hopkins Homes are arranging for Anglian Water to complete the required upgrading to the water troughs so that they can be connected to the mains and signed off; this then leaves the provision of a tool shed and rotavation of the land as outstanding issues. It is hoped that the new site would be ready for tenants in April.

Cllr Leigh reported that the second phase allotment site at Oakley Park was enormous but the developers do appear to have made a good job of the car park area on the site.

It was confirmed that the water at the Meadows and Swamp allotment sites would be turned back on at the beginning of April.

Cllr Leigh has asked the solicitor to advise MPC on formally registering the sites at the Meadows and Swamp as allotments. Cllr Leigh reported that the solicitor has advised that the allocated budget for the completion of the Long Lane allotments should not be exceeded.

12.0 To discuss installation of posts or arris rail at junction of Long Lane and The Rosery

Following discussion Cllr Leigh agreed to obtain three quotes to supply and install three bollards, to Highways specification, and also to reinstall the no HGV sign that Hopkins Homes removed and stated they will re-instate once they are ready to leave site.

13.0 Correspondence requiring consideration

- Email from Scope enquiring if there is a location within the village for a textile recycling bank. Following discussion it was agreed that at present there is no space for additional textile recycling facilities.

14.0 Sub-committee/liaison officer reports

Cllr Leek reported that things were all quiet and fine at the allotments. Cllr Leigh reported that a letter had been received from BT regarding damage to one of their stay wires near to the Rosery hedge in August last year, MPC have replied back that hedges are not cut until late September/early October due to legislation.

Cllr Leigh thanked the Cllrs that participated in painting the youth shelter with primer, ready for a colour coat when the weather is more suitable. Cllr Leigh reported that the roof can be repaired with fibre glass for approximately £50 and he has downloaded the relevant COSHH documents. It was unanimously agreed to proceed with this and the work will be completed once the temperature is conducive to the work being completed.

Cllr Tucker reported that notices had been put up on the noticeboards asking for comments about a new war memorial in the village and an article was being included in the next Parish News. Norfolk ALC have replied to a the question of funding, however they have made a similar assumption to many that war memorials are religious and the thoughts behind a new installation is that it remembers all that have made a sacrifice.

Cllr Leigh reported that SNC's contractor have still not completed the work on the trees on the common by the school/surgery. An email will be sent to SNC to see what is happening.

Cllrs Leigh and Aldous agreed that a Common Steering Committee meeting was long overdue and would contact SNC and the land owner to arrange.

10.1 Review of outstanding works list

An update list was handed out for review and updating.

It was unanimously agreed to order a replacement "no dog" sign for the Meadows play area, due to damage and at the same time to order one for the new allotment site.

Cllr Tucker reported that he had contact the pest controller to attend the Meadows play area.

Following discussion regarding the pot holes by the bus stop opposite the Co-op, it was agreed that these would be reported to Highways via their website; the reference number can then be used by the Clerk to chase completion of the work.

15.0 To receive any items for inclusion on the next agenda

- Planning Review Group to be wound up and major council document 15: terms of reference – Planning Review Group be removed from listings
- Playground Group to be wound up and major council document 16: terms of reference – Playground Group be removed from listings
- GDPR – current major council documents under this heading to be moved into one policy document and current major council document 19: Data Protection Police be removed from listing
- Formally acceptance of updates to Financial Risk Assessment and Parish Council Risk Assessment

16.0 To adjourn the meeting for the 2nd public session

A resident reported that they had contacted Highways and as a result the Mulbarton sign had been moved; they also reported that a Bracon Ash sign was needed; Cllr Leigh replied that Bracon Ash Council would need to instigate such a request. The resident also raised that road signs distinguishing Flordon Long Lane and Long Lane were needed.

A resident reported that vehicles went over the verges (agenda item 12) due to the configuration of the road layout and questioned if the layout was to specification. Cllr Leigh reported that no one was able to answer that until Highways give details on the safety audit report that has been completed but not reviewed as discussed earlier.

There being no further business the meeting closed at 9.12pm.

The next meeting will take place on Monday 4th March 2019 at 7.30pm.

Payments for January 2019

Cheque Number	Recipient	Details	Net total	Vat	Amount £'s
102518	MVHMC	Room hire: Oct, Nov & Dec 2018	45.00		45.00
102519	GSL Dardan Ltd	Security patrols Jan 2019	1000.00	200.00	1200.00
102520	9 to 5 Supplies	4 x printer toners	436.00	87.21	523.21
102521	APC Pest Control Ltd	Quarterly invoice	120.00	24.00	144.00
102522	Derek Aldous	Mileage for wind farm meetings & site visits	58.55		58.55
102523	A Phillips	Expenses	78.10	14.72	92.82
102524	A Phillips	Salary	647.17		647.17
102525	HMRC	PAYE	198.07		198.07
102526	Hayes + Storr	Legal fees	450.00	150.00	600.00
102527	Hatch Brenner LLP	Legal fees –allotment transfer	450.00	90.00	540.00
102528	Anglian Water Business Ltd (national)	The Meadows	85.68		85.68
		Total for month:	3568.57	565.93	4134.50