

LITTLE MELTON PARISH COUNCIL MEETING
at LITTLE MELTON PRIMARY SCHOOL, SCHOOL LANE,
LITTLE MELTON on TUESDAY 1 SEPTEMBER 2015 at 7.30 pm

PRESENT

John Heaser (Chair), Tony Berry, Peter Graves, Harold Kerslake and John Symonds. County Councillor Judith Virgo was also present as were District Councillors Christopher Kemp and Garry Wheatley. Also present were Tony Hedges and Ann Payne.

APOLOGIES

An apology for absence was received from Russell Cole.

DECLARATIONS OF INTEREST

The Clerk asked if any members wished to declare an interest in any item/items on the agenda. Tony Berry and John Symonds declared that they had an interest in item 5.1.2., and Peter Graves declared an interest in items 5.1.2.and 5.1.3.

MINUTES

The minutes of the Parish Council meeting held on 14 July 2015 were – on a proposal by Harold Kerslake - which was seconded by John Symonds – accepted as a true record of the business conducted and therefore a copy was signed and dated by the Chair for retention in the Parish Council records.

PUBLIC, DISTRICT AND COUNTY COUNCILLOR PARTICIPATION

District Councillor Christopher Kemp emphasised that grants, via the representative District Councillors were available – as in 2014/2015 – for contributions towards projects for the year 2015/2016.

PLANNING

PARISH COUNCIL RECOMMENDATION

2015/1697 – Vello Ltd. seeking approval for full planning permission for the erection of 27 dwellings, access roads, open space, parking areas and associated works on land north of Gibbs Close.

The Chair commenced the discussion by highlighting that the Parish Council had, in early June, been approached by Cornerstone Planning Ltd. – who had sought the views of the PC, in advance of the submission of a full planning application for an additional 7 dwellings (additional to the O.P.P. for 20 dwellings). The Parish Council response had been that it was resolutely opposed to any increase over the number for which Outline Planning Permission had already been granted.

John Heaser added that he felt that the PC response, to this latest PA, should object on grounds of (a) it was outside the village development boundary, (b) local traffic implications, and (c) an overall traffic plan for all the development in the area – including the traffic from the very large development to the north of Hethersett and the considerable UK Mail traffic, which was especially detrimental to Little Melton - had not been produced

It was also noted that the drainage system was now referred to as a network but the consultants, Bingham's, survey had not shown any ditches, to the north of Gibbs Close!

Peter Graves pointed out that the level of affordable housing, within this latest proposal, was only 4 units, whereas in fact this should be 9 (if 27 was approved), i.e. 33%.

In answer to a question from Harold Kerslake, concerning a 5 year demonstrable supply of building land, District Councillor Christopher Kemp said that that this had still not been met, by SNC, (it was as noted, across the whole of the NPA was needed), and that the Inspector – with reference to the NPPF guidance – was now saying that this requirement was really a 6 year supply.

It was reported that 5 comments (of objection) had been received from residents of Gibbs Close. Concluding it was agreed that the Chair would draft and send the PC's response, to SNC, by the deadline date of 3rd September.

2015/0253 – Abel Developments seeking approval of Reserved Matters for appearance, landscaping, layout and scale – following approval of the O.P.P. 2013/0086 for residential development (20 properties) including access on land south/east of The Gardens, Mill Road.

It was confirmed that this proposal – now under 2015/1233, with three proposed Variation of Conditions, had been submitted and the Parish Council had responded to SNC on 21 June.

It was in addition noted that most of the comments made by the Parish Council, in connection with 2013/0086, still stand.

On 27 August the Parish Council had been notified, by SNC, of an amendment to the Reserved matters application – this amendment had the reference number of 0253 (rather than 1233 previously used).

Tony Hedges, invited to speak, reported that he had, as an objector, attended and spoken at the SNC Development Management Committee meeting on 19 August, in respect of the proposals contained in PA 2015/1233. This PA, for Variation of Conditions, was approved, with conditions.

Serious concerns remained, particularly in respect of drainage, and it was pointed out that (a) long outdated O.S. maps were being used!, (b) the new drainage documents were riddled with inaccuracies and, (c) John Heaser was still pursuing with the applicants, the concerns of Tony Berry and John Symonds in respect of the siting of the proposed properties on plots 12/13.

In conclusion it was agreed that the Chair would draft a response, on the amendment, for sending to SNC for the required response date, i.e. by 16 September.

2015/1810, 2015/1811 and 2015/1812

The Clerk confirmed – following the withdrawal of PA 2014/2650/F – the receipt of the three above mentioned planning proposals, by Mr B Kemp, in respect of Villa Farm, Watton Road, Bawburgh.

These proposed increased activity on a much larger site.

District Councillor, Garry Wheatley, explained that application 2015/1812 is especially confusing as the proposals would mean a considerable extension of the site, including high bunds, into open farmland.

Planning permission had been granted in 2014 for an MOT station.

However after some 3 years SNC was now looking at why the required highway visibility splays were still to be provided.

The proposal of car sales, display area, associated staff and customer parking area and vehicle turning area (2015/1811) was thought to be another issue.

The matter of some of the land for agricultural storage (2015/1812) was also thought to be questionable. It was thought that SNC would need a site visit prior to determination of these proposals.

The Chair agreed to draft an email of response, for sending to SNC by the required date of 15 September.

RESULTS

2015/1308 – Mr William Brazil seeking approval for detached garage with utility room at 21 Braymeadow Lane. Approved by SNC on 16.7.15. with conditions.

2015/1504 Applicant – Peter Graves – Land south of Ringwood Close – Discharge of Condition 11 of Planning Permission 2013/0092/0 (further site investigation report). Approved by SNC 19.8.15.

2015/1535 Applicant – Mr S Matthews – 109 School Lane – proposed alterations to additional canopy to dwelling. Approved.

2015/1860 – Mr P Canning seeking work to TPO trees at 22 Greenacres. Refused by SNC 21.8.15.

2015/0122 – Amended Proposal from CTL and Vodafone seeking approval for the installation of 17.5 metre high monopole supporting 3 antennas, the installation of 4 radio equipment cabinets and development works ancillary thereto at NCFC Colney Training Centre.

Approved, with conditions, 1.5.15.

GNDP - HOUSING DEVELOPMENT PROPOSED TO THE NORTH OF HETHERSETT

The recent submission of five planning applications on land to the north of Hethersett Village Centre was noted.

One of these (2015/1594) was seeking approval for the residential development of 95 dwellings with associated open space and infrastructure (Phase A1 A) and another (2015/1770) had been submitted for Reserved Matters for appearance, layout, scale and landscaping of the first phase of development for 129 dwellings, in relation to outline permission 2011/1804.

LDF – SITES SUGGESTED FOR DEVELOPMENT IN LITTLE MELTON

Nothing further – other than what was on the agenda elsewhere - was reported under this item.

Following discussion of this item the County Councillor and the two District Councillors were thanked for their attendance and contribution to the meeting and left at 8.30 pm.

PARISH AMENITIES

VILLAGE PLAYING FIELD

The hire of part of the VPF, by Daisy Haynes, for a party on Saturday 5 September was confirmed.

The Clerk's email of 24 August referred.

Peter Graves said he would be seeking costings for a possible practice football goal/rebound surface/area when he is to seek costings for replacement items of play equipment.

This potential provision would include multi age swing baskets.

It was noted that the Parish Council now had sufficient set-aside finance, along with potential grants, to replace some of the larger items of equipment.

The Clerk asked the question as to where would be the best position for a "football goal"/rebound

surface?

PLAY EQUIPMENT

See previous item.

In addition the Clerk was asked if the Annual Play Equipment Inspection for 2015 was booked and he agreed to ensure that this was the case.

SECTION 106 MONEY – RECEIPT/USE

Nothing further was reported under this item.

DEFIBRILLATOR

It was confirmed that Patricia Harvey, 44 Mill Road, had been making enquiries with the East of England Ambulance Service Communications Team and was awaiting a response.

LITTLE MELTON COMMUNITY TRUST/VILLAGE HALL MANAGEMENT COMMITTEE – RESIGNATIONS

The resignation of Richard Smith from the Community Trust on 1 August was noted as was the resignations of Julie and Richard Smith from the Village Hall Management Committee as from 1 August. The question was then asked who would be replacing Richard, as Chair, but this was not yet known. The Clerk asked and was informed that the contact for the purposes of correspondence etc. was the Secretary, Trevor Cooper.

HIGHWAYS

PROPOSED CYCLE PATH LINK FROM LITTLE MELTON TO HETHERSETT – UPDATE

Nothing further was reported under this item.

REPORTING OF MAINTENANCE MATTERS

It was noted that the direction signage at the Great Melton Road/Rectory Lane, and also at the Mill Road/Rectory Lane junctions remained missing – despite many emails to NCC Highways.

This was similar to the lack of maintenance to the large tree, on County Highway land, at the Mill Road/Rectory Lane junction.

HGVs/COMMERCIAL TRAFFIC VEHICLES

No further action was noted, although it was acknowledged that this, on occasions, was still a problem, especially since the improvements works at the Watton Road/Hethersett Lane had commenced.

JUNCTION IMPROVEMENTS – B1108/HETHERSETT LANE

It was understood that the junction improvements were to be completed by the coming weekend. John Heaser noted that a services pole had recently been erected in the verge – just beyond the new footway/cycle path, which stretched approx. 100-200 metres from the Watton Road junction. This was surprising as it would, presumably, mean that this was an obstruction should the sought after extension of this provision be continued southwards.

OVERGROWN HEDGING

John Symonds again reported that the overgrown vegetation to the hedging on the S/W boundary to the allotments and immediately outside on the verge, needed maintenance.

John Heaser said that he would speak to Chris Doggett about this matter.

CLERK'S CORRESPONDENCE

The Clerk of the Council's schedule of correspondence received since 14 July, as given to all Parish Councillors, was confirmed, as was the receipt of a few items since the issuing of the agenda.

DISTRICT, COUNCIL AND REGIONAL DOCUMENTS

There was no correspondence discussed under this item.

FINANCIAL

INVOICES

On a proposal by Tony Berry, which was seconded by Harold Kerslake, the following invoices were authorised for payment:-

Abate Limited – Pest control (moles) 17 July to 16 October 2015 – VPF (101386)	£ 118.80
Mr R Sinclair – Refund (official) telephone 811432 & B/B 14/7 – 13/9/15 (101387)	£ 40.80
Came & Company – Parish Council insurance 1/10/15-30/9/16 (101389)	£1,564.15

RECEIPT

One receipt was reported, that of £5.00 from Daisy Haynes for hire of part of the VPF, for the holding of a children's party on Saturday 5 September.

INTERNAL VERIFICATION

The Clerk reported that for the period 31/3/15 – 29/6/15, this work had been undertaken by Tony Hedges, and all was found to be in order. Tony Hedges was therefore thanked for his kind assistance.

HETHERSETT & MELTONS SPORTS ASSOCIATION

Harold Kerlake reported (a) the upcoming Round Britain Cycling event, which would pass through Hethersett, and (b) the Dementia campaign.

EXTERNAL/INTERNAL AUDIT OF PARISH COUNCIL A/CS for 2014/2015

The Clerk confirmed the recent clarification (by telephone) of a few points on the completed Return Form sent to Mazars and said that all seems now to be order for the approval/write off, which was anticipated soon.

The Clerk reported that Mazars had – for the year 2014/2015 - queried the larger than normal VAT reclamation, and also the large carried forward figure at the end of the financial year. The Clerk had explained, to Mazars, that the higher VAT claim had resulted from structural work to the Village Hall, and that, in reality, the carried forward figure was substantially less once the set-aside sums for known large capital expenditure – which was anticipated in the near future – had been deducted.

DATE OF NEXT PARISH COUNCIL MEETING

The date of the next Parish Council meeting was confirmed as being Tuesday 13 October 2015 beginning at 7.30 pm in Little Melton Primary School.

There being no further business the meeting closed at approximately 9.10 pm.

Chair.....

Date.....