

SWANTON MORLEY PARISH COUNCIL

A meeting of Swanton Morley Parish Council was held in Swanton Morley Village Hall on Monday 22nd January 2018. The meeting commenced at 7pm.

Present: Mr R. Atterwill (Chairman), Mrs B. O'Dowd, Mr S. Westbury, Mr K. Tidman, Mr J. Keen, Mr S. O'Dowd, Mr G. Curran and Mr J. Rodrigues. Also in attendance were Mr R. Richmond (District Councillor), Mrs F LeBon (Clerk) and two members of the public.

Matters Raised Under Time Allocated to the Public.

No matters raised.

The Meeting Went Into Session

1. To Accept Apologies for Absence

Apologies were received from Mr Marsham and Mr Duffield (District Councillor).

Mr Atterwill requested that it be placed on record that Mr Borrett had not attended a meeting of Swanton Morley Parish Council since April 2017.

2. To Receive Declarations of Interest

Mr Rodrigues declared a pecuniary interest in item 5

Mrs O'Dowd declared an interest in any budgetary item relating to the 'Carols on the Village Green' event.

3. To Consider Response to Breckland District Council Regarding Planning Application

3PL/2018/0003/F – Mrs P Lawrence - The construction of 3 new dwellings to the rear of Aslan, Hoe Road East with associated amenities provision, improved access and landscaping works

Mr Keen raised that the access to the proposed development is not owned by the applicant. Whilst it was noted that this was not a planning matter, rather a civil one, it was agreed to mention this in the Parish Council's response.

The Clerk read the Parish Council's response to application 3PL/2016/1534/F, the previous planning application for three dwellings on this land, which was refused in February 2017. The objections were:

- 1) The site is outside the settlement boundary.
- 2) Unsuitable highway access.
- 3) Poor aesthetic design of dwellings.
- 4) Inaccurate statement relating to a sustainable pathway to the village, which is in fact a permissive pathway for which funding ends in August 2019.
- 5) Sensitivity of the site being next to Swanton Morley cemetery.
- 6) Lack of space for construction traffic.

As this new application did not differ from the previous application, Mr Westbury proposed that the Parish Council should object on the same grounds, but also mention the lack of ownership of the access land. Seconded by Mr Rodrigues and carried.

4. To Consider Response to Breckland District Council Regarding Planning Application

3PL/2018/0014/D – Wensum Valley Homes – Re: New House, Gooseberry Hill – Reserved Matters on 9 Dwellings (re application 3PL/2016/0454/O)

The plans were displayed on the projector for the meeting to see. Correspondence was read out from the owner of a neighbouring property objecting to the application. Members discussed the concerns raised in this correspondence, but felt that the points raised were not valid planning reasons to object to the application.

It was noted that the housing mix was much better than some previous developments in the village. Concerns were raised over the layout of the open space on the development. The section 106 agreement signed in the outline planning application set a requirement of 590m² of open space. 916m² of open space had been proposed, but this was spread over three parcels of land. It was felt that two of these parcels of land were little more than grass verges and could not be used for any reasonable recreational purpose. The final area of open space was only 378m².

Mr Westbury proposed that the Parish Council objects to this application on the poor quality of green open space provision. But in principle there should be no objections to the rest of the application. Seconded by Mr Curran and carried.

Mr Rodrigues Left the Room

5. To Consider Response to Breckland District Council Regarding Additional Information Provided for Planning Application 3PL/2017/1393/F – Darbys Car Park, Elsing Road - Development of car park to provide additional commercial units

This item was added to the agenda in anticipation of amended plans for the project to improve the shop facilities in the village. Unfortunately, the amended plans had not been forthcoming therefore no further consideration can be given at this meeting.

Mr Rodrigues Re- Entered the Room

6. To Agree the 2018/2019 Parish Council Budget

Mr Atterwill explained that the Neighbourhood Plan submission has met with problems at the examination stage. The examiner has responded to the Parish Council's concerns about the fact check report by not taking any of them into account. George Freeman MP is also quite concerned and has written to Dominic Raab (Minister for Housing and Planning) requesting a meeting. William Nunn (Leader of Breckland District Council) has also asked for a meeting on 26th January to discuss the examiner's report. George Freeman MP will also be in attendance at this meeting. Mr Atterwill will report back to councillors after this meeting. There are options for the Parish Council and Breckland District Council to resolve this, that the Town and Country Planning Act 1990 makes provision for the Local Planning Authority to take a different view from the examiner. Mr Atterwill advised that if the Parish Council had to return to the Regulation 14 stage, they would have to budget an extra £7,500.

Discussions occurred as to whether Breckland District Council had followed the correct process in appointing the examiner. Further to a quote from LSR solicitors and planning consultants, it was agreed that their legal advice should be sought at a cost of £350 + VAT.

Mr Tidman stressed the need to ensure that Breckland District Council know that we are investigating the examiner appointment process thoroughly.

Mr Westbury proposed that the Parish Council defer the setting of the budget until a further meeting in February when further information is known about the Neighbourhood Plan process. All items on the draft budget can still be reviewed at this meeting. Seconded by Mr Atterwill and carried.

From the draft budget, the remaining income and expenditure for 2017/2018 was reviewed. From the 2018/2019 draft budget, changes were agreed to the budget for the opening ceremony of Davidson Park and the associated street furniture. This will come out of the commuted sum for taking on the green open space. Concerns were raised that the amended plans for the open space transfer had still not been drawn up by Breckland District Council. These were requested in November and were due by the end of January. It is unclear as to whether these will include the new French drain, of which plans to vary the planning conditions are still being considered by Breckland District Council.

Discussions also occurred as to the correct segregation of the £8,000 paid out for the improvements to Harkers Lane. The Clerk advised that this was taken out of the revenue account, whereby it ought to have been taken from the capital account. It was agreed to correct this error by transferring £8,000 from the capital account to the revenue account.

Mrs O'Dowd Left the Room

It was agreed to keep a budget of £250 for the Christmas on the Village Green event. Three sets of lights had been vandalised/damaged over this Christmas period.

Mrs O'Dowd Re-Entered the Room

Discussions occurred as to when to instruct LSR to provide the legal advice, before or after the meeting with Breckland District Council on 26th January. Mr Tidman proposed that the instruction should go in immediately, in the hope that the advice will be with the Parish Council in time for the meeting.

It was agreed that there should be a meeting of the Neighbourhood Plan Steering Group on Tuesday 30th January at 7pm, followed by a meeting of Swanton Morley Parish Council to be held at 8pm, to progress the matter of the Neighbourhood Plan.

7. To Agree the 2018/2019 Parish Council Precept

As a result of the decision to defer setting the Parish Council budget, this item was also deferred to such time when the budget is agreed.

8. To Consider Formal Registration for Breckland District Council 'Good Causes' Lottery

The Clerk is to attend a meeting at Breckland District Council regarding this project on 23rd January. Mrs O'Dowd proposed that permission be given to sign up Swanton Morley Village Hall Trust as a good cause for this project, seconded by Mr Keen and carried.

It was requested that the following items be placed on the next agenda for the February Parish Council meeting:

Footpaths on Thompson Close.

Level of lorries in the village.

Flooding on Gooseberry Hill.

The Clerk is to report an overgrown hedge on the corner of Bedingfield Road and Mason Road.

Further Time Allocated to the Public

No matters raised

The meeting closed at 9.45pm

_____ (Chairman) _____ Date