

Great Ellingham Parish Council
Minutes of the meeting of the Parish Council
held at the recreation centre on 20 December 2017 at 7.30pm

In Attendance: Cllr T Betts (Chairman) Cllr T Getley, Cllr D Howe-Li-Rocchi, Cllr J May, Cllr S Mellor, Cllr D Simpson

Parish Clerk Anne Rayner
District Councillor Bill Smith
8 members of the public

- 1. Open Forum – An opportunity for any parishioner to speak on parish matters and to hear reports from District and County Councillors, if available** – A member of the public reported damage to the verges on Penhill Rd, which appear to have been caused by tractors. District Councillor Smith reported that he is a member of the working group set up to consider the Governance Review relating to West Carr joining with the parish of Great Ellingham, rather than with Attleborough. Councillor Smith confirmed this would not change the settlement boundary, for planning purposes.
- 2. To consider apologies for absence** – Apologies were received and accepted from Councillors Banks and Perkins.
- 3. To receive any declarations of interest in any item on the agenda** – Councillor Mellor declared an interest in item 9f on the agenda.
- 4. To confirm the minutes of the meeting of 15 November 2017** – The minutes were approved without alteration and signed as correct by the Chairman.
- 5. To report matters arising not on the agenda and hear the Chairman's report** – Nothing additional to report.
- 6. To hear information relating to school transport provision** – Norfolk County Council is proposing to install a trod path between the village and Attleborough. This would remove the need for the provision of a free school bus. Needless to say, parents and residents are extremely concerned about this proposal, given that the trod path, if installed, will be only 1 metre wide and a minimum of only 500mm from the roadside along the B1077 which is a road carrying a huge volume of traffic, at significant speeds. The Chairman asked if the parish council would authorise him to speak on behalf of the parish council, in discussions with the parent pressure group formed and to Norfolk County Council, with the aim of convincing NCC that a trod path would not be safe. This was approved.

The Chairman also asked if the parish council would be prepared to fund the commission of an independent road safety audit, to the cost of approximately £2000. Councillors approved this request, by a majority decision. Councillor Howe-Li-Rocchi noted that the reason the primary school were able to retain their road crossing patrol staff member was because the road is considered high risk. Cllr Howe-Li-Rocchi also suggested it may be worthwhile asking the county council if they have undertaken a formal road traffic survey, however, the consultation period ends on 12 January 2018 and time is therefore of the essence. A member of the public asked if it

would be possible to have the staggered junction near the school and proposed new Flagship development assessed at the same time. The Chairman confirmed he would enquire as to the additional cost and would refer it back to Councillors for a decision.

7. Planning applications considered between meetings – None

8. To hear of planning decisions and other information:

a) 3PL/2017/1341/VAR – Thornwood, Stalland Common – Variation of conditions – approved

Also received, after the publication of the agenda, was the notification that the planning inspectorate has dismissed the appeal in respect of Mill Farm Fisheries, Church Street. A copy of the full decision is on the parish council's website.

9. To consider planning applications

a) 3PL/2017/1440/F - White House Farm, 97 Long Street – Erection of 2 no 4 bed houses – The Chairman clarified that the applicants already have approval for 2 x 3 bed houses at this site. The application was discussed further and Councillors resolved that they had **no objections** to the plans.

b) 3PL/2017/1385/VAR – Attleborough Rd – Variation of condition – changes to house types and minor variations to layout – This application was discussed at some length. Members of the public present felt strongly that Breckland District Council should be considering this, together with Phase 2, as one application for 88 dwellings. District Councillor Smith confirmed that cannot happen, as approval has already been granted for Phase 1 and Phase 2 must be dealt with as a separate application. Members of the public also expressed disappointment that the plans specifically approved by the planning inspectorate are now changing and did not feel that this was reasonable. However, Councillors noted that the main basis for the change was that, should Phase 2 proceed, these variations would make the development homogeneous, rather than looking like two fractured developments. Councillors resolved to **support** this application, with reservations remaining regarding highways safety.

c) 3PL/2017/1365/F – Land north corner of Bow Street – 2 detached dwellings – this application was discussed and Councillors agreed that, although the number of proposed houses has reduced, their original objections still remain and therefore resolved to **object** to this application.

d) 3PL/2017/1314/CU – Lynden, 66 Long Street – Change of use from amenity land to garden land – Councillors raised **no objections** to this application.

e) 3PL/2017/1387/F – Attleborough Rd – Residential development of 49 dwellings compromising 29 market dwellings and 20 affordable dwellings together with associated access, parking, landscaping and open space – This application was discussed at length. Concerns include highways safety, particularly the access/egress on to Attleborough Rd and strain on local infrastructure. However, Councillors also felt Breckland District Council may be unlikely to refuse the application, given the costly appeal (allowed by the inspector) relating to phase 1. It was also agreed that it would be better to try to work with the developers to ensure the village gets the best outcome possible, rather than object to the application and lose any room for negotiation. Councillors resolved to **support** the application, whilst noting serious concerns relating to highways safety. District Councillor Smith pointed out that the

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application will be dealt with at the Breckland District Council planning committee, so the parish council would have an opportunity to highlight their concerns at this point.

f) 3PL/2017/1486/F – Greenpiece, Attleborough Rd – 3 no new detached private dwelling houses and associate detached garages / car ports on open grass / agricultural land –

Councillor Mellor did not take part in this discussion. Councillors **objected** to the application, on the grounds that it is outside the settlement boundary and also due to unsustainability.

g) 3PL/2017/1403/F – Land adjoining 21 Hingham Rd – Councillors **objected** to this application due to loss of amenity.

10. To receive the financial report and consider the following payments:

Chq no	Amount	Payee	Notes
100534	£ 158.66	A Rayner	December 2017 salary
100535	£ 119.20	HMRC	Q3 tax
100536	£ 240.00	D Leech	Grass cutting and clock winding

All payments were unanimously approved.

11. To confirm the date of the next meeting as Wednesday 17 January 2018 to be held at the Recreation Centre commencing at 7.30pm.

There being no further business, the meeting closed at 9.25pm.