**GREAT AND LITTLE PLUMSTEAD PARISH COUNCIL**

**A Meeting of Great & Little Plumstead Parish Council was held on Monday 8th January 2018 at 7.00pm at Little Plumstead Village Hall**

**PRESENT: Mr J Wiley (Chairman) Mr A Cawdron**

**Mr G Edwards Mr R Heath**

**Mr D Johnson Mrs L Carty**

**Mr S Vincent**

**Mrs J Jones**

**Mrs T Scott (Clerk)**

* **Presentation from Broadland Growth re Rosebery Road –** Hazel and Melvin from Broadland Growth spoke to the Parish Council regarding **t**he issue with highways plan for the traffic calming measurements which is not supported by the community. Mr Wiley stated that we would want traffic control measures which included physical inventions. It is understood that narrowing the road is not accepted, commercial traffic has to be considered. The traffic needs to be slowed down on entering the parish (at the first houses on Church Road) not by the time they are well into the village. Mr Heath confirmed that drivers aren’t considerate and already mount the pavement, widening the paths which isn’t support by Broadland District Council will continue this problem. It was suggested that the speed limit could be reduced to 20mph, at present the speed limit is 30mph and from our SAM2 sign drivers are going 40mph. Mrs Carty asked if we could have a commitment that a certain amount of funding is available, possibly the works to be done after the tests and monitoring which are to be carried out by the NDR team regarding the speed and amount of traffic on Church Road. Melvin from Broadland Growth said there were two options, 1 the current application (plus ring fence monies) which the Parish Council isn’t supporting and 2 Broadland Growth over and above offer traffic measures which the Parish Council are looking for. Mr Mackie suggested that each of the measures which the Parish Council are suggesting should be priced by highways. Both Councils can then see the sum of monies needed, once we have this information the discussion can be had again about a potential way forward. It was also questioned whether a possible footpath could be installed from the back of the Rosebery Road Development to Water Lane, instead of having pedestrians walk down Church Road which has a very narrow pathway. Hazel from Broadland Growth will have a conversation with colleagues regarding this. Mr Cawdron did question why on the physical plans houses had a red brick appearance but this did not appear in the application. Melvin said he would look into this. The Parish Council confirmed that they would prefer a red brick look to the houses as this is more in keeping with the surrounding houses in Great Plumstead, Melvin confirmed that there isn’t a cost factor to the colour of the rendering it would come down to whether they are as sellable as white/grey rendering.
* **Police Report** – 6 crimes reported. Little Plumstead – 4. Great Plumstead – 1. Thorpe End – 1.
* **County Councillor Report** – Mr Mackie confirmed that there was a significant increase in the number of phone calls re children, adult and social care over the holiday period, he sent his thanks to all staff. The aim for the NDR is to open March 2018, they are currently in talks about opening ideas. Presently they are approximately £179.5 million over budget, additional borrowing will happen. Mrs Jones reported that the flooding on Hare Road is extremely dangerous and needs to be inspected, especially with the cold freezing weather. There is a serious problem with pot holes in the Parish, Chris Mayes has confirmed that these will be in filled in the next 2 weeks, this is unacceptable as this is during the time which Plumstead Road is also closed so the roads will have a high level of traffic. The Salhouse Road Little Plumstead application has been submitted, Mr Vincent stated that the Brick Kiln Junction roundabout should form part of the planning conditions and the Section 106 Agreement.
* **District Councillor Report** –Mr Vincent confirmed that regarding the Rosebery Road development and the ongoing traffic measures, Broadland District Council can challenge Highways. We should therefore keep pushing to get as much as possible. We need to ensure that the application for Rosebery Road development meets the requirements of the Neighbourhood Plan, they are falling short on parking, management and recreation areas. The Local Plan has been launched it covers 6 growth options. 720,000 new homes to be built up to 2036. The Plan contains 72 questions altogether but you can just answer the questions which are relevant. Mr Vincent confirmed that at the Annual Parish Meeting, planning will be there to answer questions.
* **Public Participation –** A parishioner reported that the bushes along the path of Post Office Road in Little Plumstead have become overgrown. The Clerk will write to the residents asking them to cut the bushes back.

**AGENDA**

**1** **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mrs Bullen

**2 DECLARATIONS OF INTEREST**

Mr Vincent – in relation to Rosebery Road, Great Plumstead as the Director of Broadland Growth

**3 TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING HELD ON 11th DECEMBER 2017**

The Minutes dated 11th December 2017 incorrectly stated that a 999 year lease would be granted in relation to the Walled Garden in Little Plumstead. This was a suggestion not a decision but the Parish are not in favour of this. The minutes were then approved by the Council as a true record and signed by the Chairman.

**4 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA: FOR INFORMATION ONLY**

Thorpe End Mini Roundabout – The Clerk was asked to email Mr John Birchall in relation to the roundabout. The flooding appears to be worse now than before the improved drainage works were put in. Confirmation was asked about when the Plumstead Road was actually to be closed, as the signage states two different dates. Ask for an explanation as to why Middle Road has still not been opened when Plumstead Road is to be closed for the second time. Stress that the pot holes within the parish need to be repaired as soon as possible, preferably before the Plumstead Road is closed. The pressure on the other roads will be significantly increased and so the dangerous potholes need to be repaired.

**5 TO RECEIVE CORRESPONDENCE**

1. **Norfolk Playing Fields Association – Invitation to subscribe –** All in agreement to 2018/2019 subscription
2. **Street Nameplates - New layout –** Parish Council were in support of the new design of including a description of explanation to why the name was chosen.
3. **Temporary closure of Broad Lane –** preceded the date of meeting**.**
4. **Little Plumstead War Memorial – New Listed Structure –** Confirmation that the War Memorial had listed status.
5. **Ownership of lighting on The Glade, Little Plumstead –** Mr Heath believed this may be still within the ownership of Wimpey and confirmed he would get in contact with them.
6. **Reinstallation of Grit bin in Little Plumstead –** The Parish Council were in agreement that a new grit bin can be purchased and installed.
7. **Invitation to UK Power Networks roadshow**
8. **Invitation to Annual Town & Parish Meeting –** Mrs Jones, Mr Cawdron and Mr Johnson will attend.
9. **Letter from NARS re donation and subscription –** The Parish Council doesn’t gift donations as a general precedent.
10. **Great Norwich Local Plan Consultation 08/01/18 – 15/03/18 –** As per Mr Vincent’s report. The Plan has now been launched and the Parish Council urges everyone to put their comments forward. Not all questions have to be answered.

**6 TO CONSIDER PLANNING APPLICATIONS**

The Parish Council made the following comments on planning applications:

* **The Red House, Low Road, Great Plumstead – TPO2017 No25(1283) –** No objections.
* **Brooklyn House, Broad Lane, Great Plumstead – 20172150** – 1.The Application has marked himself as the agent in error. 2 Clause 7 Waste. No provision has been made of any kind. Any human activity generates waste, so this needs to be addressed. 3 Clause 10 Vehicle Parking. It says no details are provided but this is incorrect as the proposed site plan clearly shows trailer parking and visitors parking. It should say “As Site Plan”. 4 Clause 11 Foul Sewage. This is unacceptable both for the site office use and for any visitors. Some provision is essential. 5 Clause 12 Surface Water. This says soakaway without further information. Although the site plan indicates a permeable surface to the area. Firstly the new shed will generate surface water and secondly run off to the highway should be controlled as a working surface suitable for vehicles will generate some run off. Some thought might be given to other dealership activities such as cleaning, servicing and accidental spillages. 6 Clause 20 Opening House. No activities or processes identified. These straightforward business requirements should be identified and not left unavoided. 7 Design and Access Statement. It states no signage. This seems contrary to business standards. 8 Access Route. The Parish Council would like to be informed of what route the dealership will be using. The Parish contains a lot of narrow roads with a 7.5 ton weight limit. 9 Highway Access. This should be a planning condition. To ensure that there is sufficient space to access and leave the dealership as the storage will be for larger vehicles. So are there applicable conditions to be made for controlling dealership activities and can we please address the errors and complete the environmental issues of wastes and water and an assessment at least of traffic generation, even if it’s one vehicle a day expected? All the above points means the application does not meet Policy 4 of the Neighbourhood Plan.
* **Leighton House, Broad Lane, Little Plumstead – 20172190 –** The previous application 20170935 began as two 4 bed houses on the site area, this was subsequently changed to one property on the site.  This was subsequently granted outline planning permission.  It is felt that the applicant then used this permission as a precedent for the principle of housing on the site (outside of the Rackheath development area) and applied for 3 houses.  From the plans the 3 detached houses look squashed together, especially looking at the surrounding housing. The Great & Little Plumstead Parish Council’s Neighbourhood Plan places our objective as being to promote appropriate, thoughtful and well designed development and this application is contrary to Policy 2 of that Plan.
* **Land off Rosebery Road, Great Plumstead – 20171999 –** The Parish Council objects to this planning application for the following reasons - 1-The proposed improvements to the Church Road junction are inadequate and the junction is currently very dangerous and with increased traffic will only become worse.  This needs to be looked at before any application can go forward.  The Parish Council are looking for more of a physical intervention to slow and manage traffic. 2-The application is outside the settlement limit. 3-The application fails to meet the requirements of the Neighbourhood Plan of Great and Little Plumstead. 4-The parking provision for the dwellings are not inline with Policy 2 of the Neighbourhood Plan. 5-On the 3d plans the dwellings are shown to have red rendering but the application does not show this.  The Parish Council would strongly suggest that the developer goes with the red rendering as this is more in keeping with the existing houses of Great Plumstead.  As per our Neighbourhood Plan (Policy 2) all new developments should blend with the existing housing.  (The developer has confirmed that this has no monetary affect).
* **Apple Tree Farm, Smee Lane, Great Plumstead – 20172203 –** No objections
* **Land off Rosebery Road, Great Plumstead – 20172000 –** No objections
* **Land west of Salhouse Road, Little Plumstead – 20172209 -** The Parish Council would like to submit the following comments in relation to this application: 1 – The proposed density of the housing is not in line with POLICY 2 of the Neighbourhood Plan.  The Parish Council would be grateful if there could be a cap on the number of houses which can be built on this land. 2 – The amenity space which is proposed under this application is not sufficient and does not comply with POLICY 1. 3 – The proposed planning application falls outside of the development area as per POLICY 7. 4 – The proposed access road on Salhouse Road does not comply with POLICY 4.  This proposal is very concerning.  Salhouse Road, as supported by our SAM2 data, is a fairly busy road.  The design to have the road situated very close to the brow of the hill is very dangerous.  Drivers will not be able to see any car leaving or entering this junction until they are almost on top of them.  The vision splay of the road will need to be as wide as possible.  In relation to this there is no pathway on that side of Salhouse Road, and no pathway is planned.  Which means that all pedestrians will have to cross the said busy road.  
  5 – No explanation has been given as to how water run off/drainage is to be dealt with.  This needs to be explained in detail as to how this will be dealt with as per POLICY 4. 6 – The application does not confirm where over head power lines will be located, as per POLICY 4 this needs to be confirmed. 7 – Lanpro undertook a consultation evening on 30th November 2017 at which none of the residents were in favour of the planning application.  We are hopeful that the applicants have provided the feedback from this consultation but the Parish Council are happy to provide this if they have not.

**7 TO CONSIDER WALLED GARDEN WORKING PARTY PROPOSALS**

The Parish Council were in support of the first draft of the Walled Garden Working Party’s proposals. The carpark and Walled Garden transfer was discussed and all Councillors were in favour of this happening. The Clerk will contact Nigel Harriss to gather a timetable for when the transfer is due to take place. The Parish Council discussed their support of the venture, walled garden, shop etc and believe that this is a worthwhile project for the land.

The terms of the lease were discussed. A lease will have to be given in relation to the Cafe and Shop from the Parish Council. This needs to be for a long enough period to give assurance to the Working Party but not such a period which ends up in perpetuity for the Parish Council. The rent will be a peppercorn rent certainly at the beginning, there will need to be provision to allow the Parish Council to be increased to reflect the repairs to the walls, buildings etc. Lease will need to include break and review clauses for both the Parish Council and the Working Party. The presentation which was given was for the whole of the Walled Garden site, so the Parish Council are working from this point. Mr Heath stated that there were two aspects of the Walled Garden which came down to the shop/cafe and the grounds. They need to be run together, work needs to be done to get it to a useable state. There will be ongoing maintenance to both which will be needed. The Working Party confirmed that although they are a not for profit charity, of course turning a profit is the best possible situation and any profit will go straight back into Walled Garden, for maintenance etc. Mr Wiley confirmed that we should speak to solicitors to explain what aspirations the Parish Council would like from the Lease and receive back their recommendations. Mr Heath confirmed that the Working Party have a meeting shortly and we should ask them what terms are needed to attract their funding, as the Parish Council doesn’t want to harm any chances of attracting funding. The lease should state that it can only be held by a community/charity structure it cannot be held by a commercial entity.

**8 TO REPORT ON THE PLUMSTEADS COMMUNITY & SPORT PAVILION ADVISORY COMMITTEE QUESTIONNAIRE**

The Questionnaire will be printed out and circulated to the three parishes. The individual villages were split between the Councillors and Clerk for circulation. These will go out in February. Mr Vincent did confirm that the Parish Council have the option to draw down funds against the infrastructure fund if the CIL monies hadn’t been paid by the time we need to start with the project. Mr Wiley confirmed that the responses to the questionnaire will determine which the project goes ahead.

**9 TO AGREE PAYMENTS IN ACCORDANCE WITH THE BUDGET AS LISTED INCLUDING AGREE INSURANCE PREMIUM FOR 2018/19**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Bank Balance | | Nat West | **£40,823.71** | 30.12.17 |  |
| Bank Balance | | Scottish Widows | **£85,774.57** | 30.11.17 |  |
| Bank Balance | | Broadland Investment | **£30,000.00** | 30.11.17 |  |
| Payments | |  |  |  | Chq No |
| Mrs T Scott | |  | Mth 10 Salary & Expenses | £1,155.80 | 1208 |
| Little Plumstead Village Hall | | | Hire Fees | £85.50 | 1209 |
| Innershed | |  | 2 yr registration of website | £57.00 | 1210 |
| Came & Company | |  | Insurance Policy 2018/19 | £929.53 | 1211 |
|  |  |  | **TOTAL** | **£2,227.83** |  |
| Receipts |  |  |  |  |  |
| Mrs Lee |  | Allotment Rent |  | £25.00 |  |
| Bowls Club | | Water Rates |  | £1,361.24 |  |
| Haisboro FC | | Pitch Rental (2 games) |  | £30.00 |  |
|  |  |  | **TOTAL** | **£1,416.24** |  |
| **Current Account Balance** after above payments made and outstanding cheques cleared | | | |  |  |
| **£40,012.12** |  |
|  |  |  |  |  |  |
| **Scottish Widows Balance** | | |  | **£95,774.37** |  |
| **Broadland District Council** | | |  | **£30,000.00** |  |
| **TOTAL BALANCE** | |  |  | **£165,786.49** |  |

**10 TO CONFIRM THE DATE AND TIME OF THE NEXT MEETING OF GREAT AND LITTLE PLUMSTEAD PARISH COUNCIL**

The date of the next meeting is Monday 12th February 2018 at 7.00pm at Great Plumstead Village Hall.

**11 TO RECEIVE ITEMS FOR NEXT AGENDA**

Items for February’s agenda, including Defibrillator’s in Thorpe End and Little Plumstead, new sites for the SAM2 sign, possible new venues of communication.

There being no further business the meeting closed.

Signed: Chairman Date: