**GREAT AND LITTLE PLUMSTEAD PARISH COUNCIL**

**A Meeting of Great & Little Plumstead Parish Council was held on Monday 12th March 2018 at 7.00pm at St David’s Church Hall, Thorpe End**

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

**Mr G Edwards Mr R Heath**

**Mr R Claxton Mrs L Carty**

**Mr S Vincent Mrs J Jones**

**Mrs M Bullen**

**Mrs T Scott (Clerk)**

* **Talk re Green Lane Orchard, Great Plumstead –** Representations from Barton Willmore and JTP Architects in relation to the proposed development at Green Lane Orchard, Great Plumstead. The total site is approximately 42 acres and forms part of GT11. The main entrance to the site is proposed to use the existing Smee Lane arm of the roundabout. The main road of the development will lead to GT22 (no application has been submitted for the site yet). Norfolk County Council wants to bring the timing of the proposed school forward. It is the responsibility of NCC to build the school, the developers will be responsible for the utilities and roads. Councillors Jones asked whether their application had taken account of local infrastructure like doctors etc? It was confirmed that currently that is not part of the area action plan as a requirement for new developments. Councillor Heath asked whether a shop was planned, it was confirmed that the number of houses required for a shop was not reached on this development. A full traffic monitor survey has been done with Highways. The County Highways believe that the local traffic could reduce by 80% when the NDR opens. The planned police deployment area will go onto the southern part of the site (no application has been submitted yet). The Clerk asked whether the site will be sold to one developer, as we have had problems previously when we large site has many developers. It was confirmed that the site can be split between house builders. Councillor Wiley said with 30 dwellings per hectare, a school and lots of open space it seems uneconomical, we could see the density changing once full planning application goes in. It was confirmed that if the density is to be changed this would mean a completely new planning application. Councillor Heath questioned whether they are able to build on the orchard? It was confirmed that they have had the trees inspected and they are saveable and so the trees will stay as part of the development. Councillor Vincent questioned who would manage them, which was stated that there will be a management plan in place and changed back to the residents. Councillor Heath asked what would happen should Norfolk County Council decide not to build the school. Part of the Section 106 Agreement secures the school site for 10 years and it is currently scheduled for 2024 but should NCC not do this then it could potentially be built on. Although this application is still at outline stage the Councillors confirmed that the application must conform to the Neighbourhood Plan, certainly in respect of the parking.
* **Police Report** – 7 crimes. 5 in Little Plumstead, 1 in Great Plumstead and 1 in Thorpe End.
* **County Councillor Report** – The NDR has been delayed due to the weather, due to be open in April 2018. An appeal hearing is planned in relation to the Thorpe Woods planning application. Little Plumstead have submitted their planning application to extend the school to allow for an extra 420 pupils. Councillor Mackie supports the traffic calming measures proposed on Church Road. Councillor Vincent confirmed that the £20,000 proposed is completely separate from everything. The Council will be asking for the monies to be delivered at a certain point of the development.
* **District Councillor Report** –The GNLP has been extended until 22 March 2018. Council Tax will be increasing approximately £94/95 from April 2018. Discussions taking place on whether the Crime Commissioner can take over the Fire and Rescue. The Brian James planning application in Great Plumstead has been refused.
* **Public Participation –** A parishioner asked whether there was an update regarding the planning application on Salhouse Road, Little Plumstead. It was confirmed that the Parish Council submitted their objections. It was asked whether the street sign for Broadmead Green could be replaced.

**AGENDA**

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

Apologies for absence were received from Councillor Johnson

**2 DECLARATIONS OF INTEREST**

Councillor Jones in item 6 (GNLP) and Councillor Vincent in item 5 (Rosebery Road)

**3 TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING HELD ON 12th February 2018**

One correction, the “30” should be painted on the road heading towards Great Plumstead not Little Plumstead. The Minutes were 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**

We have received confirmation that the DAC have given their approval to install the defibrillator on the wall of St David’s Church, Thorpe End. Councillor Bullen is going to look into the matter to see if a discount is possible if we order Little Plumstead’s defibrillator at the same time.

The Clerk was asked to chase the NDR/Highways team to enquire on the timeline for the repairing works to Smee Lane and Low Road.

**5 TO RECEIVE CORRESPONDENCE**

1. **New Listed Structure – Great Plumstead War Memorial –** For information. The War Memorial has now been listed.
2. **Temporary Traffic Order – Sandhole Lane –** Road to be closed on 26th March to 30th March
3. **Temporary Traffic Order – Broad Lane** – Road to be closed from 26th March to 30th March
4. **Lighting – The Glade, Little Plumstead –** Councillor Heath has reported the faulty lights to Wimpey and they have asked their maintenance team to fix these.
5. **Rosebery Road – Highway Works –** Broadland Growth and the Parish Council have come to an agreement in relation to the Highway Works to Church Road. The Parish Council will now ask for a timeline for when these will be put in place.
6. **Allotments – Great Plumstead –** Councillor Carty is meeting with the concerned parishioner in relation to the allotments. This will then be reported back to the Parish Council.
7. **Local Walking Group – Advertisement –** The Council agreed we should advertise this on our website and Facebook page.

**6 TO CONSIDER PLANNING APPLICATIONS**

The Parish Council made the following comments on planning applications:

|  |  |  |  |
| --- | --- | --- | --- |
| 20180309 | Land to the northeast side of Church Road | Reserved Matters Application following outline planning permission 20151517 - Revised dwelling types at Plots 1, 5, 6 and 7 | This revised application revising dwelling types does not actually provide the answers to the reserved matters required within the 2 year period applied to the outline approval. The approval date was 04/05/2016 with reserved matters conditions to be provided within the two years. These included Archaeology and particularly our interest, that of Landscaping and surface water drainage.  Details of the proposed bus shelter on Church Road need to be confirmed.  Details or confirmation of what is to happen with the open space – i.e. who is to maintain this, what is to be put on it.  The Parish Council strongly objects to play equipment being placed on this site due to its location.  If this land is proposed to be transferred to the Parish Council it will need to adhere to the Neighbourhood Plan in terms of endowment. |
| 20180238 | South Lodge Cottage, Low Road, Great Plumstead NR13 5ED | Demolish South lean-to and west lean-to chimney, erect single storey south extension and erect building containing garage and bedroom with ensuite to east side and rear of dwelling (listed building) | The lean to chimney to the property appears unsafe and could be taken down without detriment to the property. Safely and with material re-use in mind as lime mortar brickwork can be salvaged. This is a householder application and we suggest that some dimensional allowances are checked to allow effective long term operation. As examples the new extension entrance door/ porch could gain from being suitable for disabled access and boot/cloak storage, and the new bathroom to the 'garage' outbuilding with a proposed width of 1200mm could gain from being more user friendly. The small increments in size required would provide a longer term value. The material selection to the South Lodge building and extension should be matching pantiles and brickwork, not changed to timber and slate, (which is also indicated for the main roof on the drawing). Garage doesn't seem illogical though cannot quite see how the bedroom attachment relates to the existing house, this may be an issue with the plans which have been submitted.   The garage/bedroom extension building could remain as timber cladding and slate, although again traditional pantiles could be preferred to match. |
| 20180234 | South Lodge Cottage, Low Road, Great Plumstead NR13 5ED | Demolish south lean-to and chimney, erect single storey south extension and erect building containing garage, bedroom with ensuite to east side and rear of dwelling |
| 20180326 | Bramcote, 42 Plumstead Road, Thorpe End | Proposed projecting Bay Window to Front | Parking allowances are affected, contrary to our Neighbourhood Plan policy.  The Built in Garage becomes a room for this 4 to 5 Bedroom property placing external parking allowances under further pressure. |
| 20180357 | The Firs, 14 Crowes Loke, Little Plumstead | Single Storey Rear Extension | This application is a little puzzling in that there are no first floor plans although I believe there is a first floor. Again the proposal in this case reduces (but does remove) internal garage parking for a 4-5 Bedroom property. |
| 20180375 | 30 Woodland Drive, Thorpe End | Two Storey Rear Extension and internal alterations | The proposed extension does cut across the southern aspect and will impact upon winter sunlight, but the extension is some way from the immediate boundary. |

The following comments were received in relation to the Greater Norwich Local Plan:

* Developments over 20 dwellings were contrary to our “service village” designation.
* The sites are mainly good agricultural land
* The parish has a lack of infrastructure – school is at capacity, no doctors/dentists, the roads are not built to take a large volume of traffic, flooding is a problem on many roads, lack of broadband.

Sites should be objected to on the above basis. The consultation form is non-user friendly.

**7 TO CONSIDER NEW SAM2**

The Parish Council will review the situation once the VAS signs have been installed by the Broadland Growth as part of the Rosebery Road development. The Parish Council will apply to part fund a new SAM2 (if needed) via the Parish Partnership Scheme.

**8 TO CONSIDER A NEW NOTICEBOARD IN LITTLE PLUMSTEAD**

Agreed to be installed in The Glade’s bus shelter. Brand new board to be purchased. Proposed by Councillor Heath and seconded by Councillor Jones.

**9 TO DISCUSS TREE INSPECTION AND AGREE NECESSARY WORKS**

Urgent works agreed as per Councillor Johnson’s recent tree inspection.

**10 TO AGREE INTERNAL AUDITOR**

The Clerk will obtain quotes.

**11 TO DISCUSS PARISH PROJECTS**

The online survey will stay open until the 31st March. The Clerk will compile the responses received from the open session and the survey and report back to the Council at April’s meeting.

Walled Garden – Cripps are knocking out the south buttress to the wall. We will require a party wall agreement once the land has been transferred. The Parish Council will ask Cripps to undertake a survey of the walled garden. Once the works have been done a structural survey will need to be completed. We will query the removal of the buttress. Need to question the condition of the walls and if they are being transferred as they are. The Clerk obtained two quotes from Spire Solicitors and Birketts Solicitors (being the last two firms the Parish Council had used) to undertake the work of transferring the land at the Walled Garden from Cripps to the Parish Council. The Clerk excused herself from having an opinion on which firm to use as one is her previous place of work, the Councillors voted to award Birketts with the work. Proposed by Councillor Edwards and Seconded by Councillor Vincent.

Once the heads of terms have been agreed we will update the Working Party.

Great Plumstead Pavilion – the feasibility study has been received. Councillor Cawdron mentioned that unfortunately didn’t include any consideration of other local sporting facilities

**12 TO AGREE PAYMENTS IN ACCORDANCE WITH THE BUDGET AS LISTED**

The following accounts were agreed in accordance with the Budget:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Bank Balance | | Nat West | | **£32,010.18** | 28.02.18 |  |
| Bank Balance | | Scottish Widows | | **£85,776.66** | 01.01.18 |  |
| Bank Balance | | Broadland Investment | | **£30,000.00** | 30.01.18 |  |
| Payments | |  | |  |  | Chq No |
| ICO |  | Subscription 2018/19 | |  | £35.00 | 1218 |
| Norfolk PTS | | Subscription 2018/19 | |  | £400.79 | 1221 |
| Mrs T Scott | | Salary and expenses | |  | £1,192.84 | 1223 |
| Norfolk PTS | | Training - Clerk | |  | £10.00 | 1219 |
| NALC |  | Spring Conference | |  | £96.00 | 1222 |
| Steve Cockburn | | Website/email hosting | | | £70.19 | 1220 |
|  |  |  | **TOTAL** | | **£1,804.82** |  |
| Receipts |  |  |  | |  |  |
| Haisboro FC | | Pitch Rental |  | | £15.00 |  |
|  |  |  | **TOTAL** | | **£15.00** |  |
| **Outstanding Cheques** | | |  | |  |  |
| NPFA |  |  | Yearly Subscription | | **25.00** |  |
| BDC |  |  | Litter Bin Charge | | **171.08** |  |
| Gt & Lt Plum PCC | |  | Thorpe End Room Hire | | **18.00** |  |
| Anglian Water | |  | Water Rates | | **430.74** |  |
| **Current Account Balance** after above payments made | | | | |  |  |
| **£29,575.54** |  |

Proposed – Councillor Cawdron, Seconded – Councillor Vincent

**13 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 9th April 2018 at 7.00pm at Little Plumstead Village Hall.

**15 TO RECEIVE ITEMS FOR THE NEXT AGENDA**

Defibrillator

General Data Protection Regulations

There being no further business the meeting closed.

Signed: Chairman Date: