

**MINUTES OF THE MEETING OF HAINFORD PARISH COUNCIL HELD ON
WEDNESDAY 12th FEBRUARY 2014 AT THE VILLAGE HALL**

Present: Cllr A Cowles (Chair)
Cllr S Fuller
Cllr S Howes
Cllr L Rogers
Cllr H Pointer
K Medler (Clerk)

In attendance: County Cllr D Roper
Mrs T Rhodes (Chair of Governors
Hainford Primary School)

Parishioners: 0

1. APOLOGIES

Apologies were received from Cllrs R Crisp, A Southgate and District Cllr P Carrick.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest or dispensation requests.

3. MINUTES OF THE LAST MEETING

The minutes of the meeting held on Wednesday 8th January 2014 were agreed by all and signed by the Chairman after a slight amendment to the County Councillors Report – the last line should say ‘and surprisingly 2 to 1 people said they were in agreement to increasing Council Tax this year’.

4. REPORT ON MATTERS ARISING FROM THE MINUTES, NOT ON THE AGENDA

a. Lafarge

The Clerk has still not received a response from Lafarge despite chasing them but will write again. BDC have advised *‘Planning law relates to the land and not the operator/user. In 1986 permission was granted for mineral extraction to J S Aggregates and they subsequently received permission for offices and other plant at the site. The sites permitted use is therefore within use class B2 (General industrial). Within the Town and Country Planning (General Permitted Development) Order 1995 various changes of use are permitted without requirement of planning permission. This site could therefore be changed to B8 use class, which is a storage and/or distribution centre without the need of planning permission’*.

b. Precept

BDC will now be giving a shortfall grant towards the Precept of £137.00. Last year a Band D property would have paid £30.47 and although the Precept has not been increased, this year a Band D will pay £30.59 which is an increase of 12p as opposed to an increase of 51p without this grant.

c. Planning

20131709: Pinewood Farm, Grange Road was given full approval by the Planning Committee.

20131692: Norfolk Woodland Burial Park has withdrawn this application and will continue with the development as per the permission granted previously under 20111222. For residents’ information, the Parish Council objected to this new application for the following reasons:

- it is contrary to the numerous transport policies designed to minimise the use of and reliance on the car especially Policy 1 of the JCS.
- it fails to satisfy the requirements of Local Plan Policy CS1.
- it fails to satisfy the numerous policies designed to promote good design.
- the increase in the height of the chimneys; their dominance on the rural landscape and their detrimental impact on the visual character of Hainford and the wider countryside.
- it is contrary to Policy JCS 16.
- there is no indication in the application of the installed and maintained decibel level of the air source heat pumps mentioned. The Parish Council would wish for assurances concerning the acceptability of these noise levels and that they will not impact on adjacent parishioners.

d. Hainford Hall

The Clerk confirmed she forwarded the anonymous resident’s letter to Hainford Hall but to date has had no response.

5. MATTERS FOR DISCUSSION AND ACTION

a. Speed Watch / Traffic Calming

The Chairman apologised to Mrs Rhodes as in January he said he had not heard from anyone at the School but Mrs Rhodes had made contact and there was some confusion over what was to happen next.

Mrs Rhodes advised the Council that Mr. Adam Mayo (Governor) had agreed to get a team together to tackle the speeding issues and has done so under the heading of ‘Speed Reduction Committee’. Unfortunately it seems that it is highly unlikely the School will be successful in obtaining a permanent regulatory 20mph status

and the VAS signs are too expensive. The committee would like to suggest an alternative option of School Illustrated Message signs which would be a cheaper option and coming from children may have a greater impact. Costs for these are yet to be confirmed but the School should be able to fund them. A formal request for these signs would be better coming from the Parish Council and all agreed this could be done. Mr. Mayo had arranged for the temporary flashing signs to be put up again on Newton Road but they have already gone again. The Clerk will check what has happened to these. The Chairman thanked Mrs Rhodes for coming and agreed to await further contact regarding the children's signs. It was noted that the new Speed Watch team have been out and to date no-one has come forward to take on the role of the SNAP representative.

b. Finance

i) The following account was presented for payment and was approved:

Mrs. K Medler (Expenses)	£23.96
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The Clerks standing order was paid on the 5th February 2014.

ii) Financial statement for February 2014

The balance carried forward is £20,108.54.

Cllr S Howes proposed the Council accept the statement and this was seconded by Cllr H Pointer.

iii) Budget 2014/15

The amended Budget had been previously circulated and was noted.

c. Planning applications

i) 20140041 – Patches Cottage, Old Church Road

No objections.

ii) 20140129 – 45 Harvest Close

No objections.

d. Proposed development on the 'Chequers Field'

The Chairman advised he recently met with Mr J Whitelock from Saffron Housing and provided him with the Parish Councils Terms of Support as detailed:

- *That, wherever possible, the residents' current problems with the infrastructure, especially drainage, are not exacerbated by the development,*
- *That the developer gifts to the Parish Council for the Parish Council's maintenance and use, the remaining land not used for housing comprising approx 4.87 acres, sts as shown by the plans presented to the consultation day on 7 November 2013.*
- *That as part of the gift, the "gifted land" is landscaped by the developer to the Parish Council's satisfaction. Such landscaping to be agreed between the Parish Council and Developer.*
- *That the developer gives to the Parish Council an agreed sum of money to be used for the maintenance and upkeep of the land. This sum is separate from the money given to the Parish Council through CIL.*
- *That the amount of land used by the developer for the development approx 2.15 acres sts and the mix of affordable/market value housing does not deviate from that currently described by the developer in his proposals to the Parish viz Option 3 as presented to the consultation event of 7 November 2013.* Any change necessitated by the Planning Application will be the subject of discussion with the Parish Council.*
- *That any associated fees i.e. legal or surveyors incurred by the Parish Council as a consequence of this development are met by the developer.*

* *Subject to Planning Permission, Option 3 shows the following mix of housing on approx 2.15 acres:*
Private Housing: 6 houses in total comprising of the following combination – 2 x 3 bed dwellings, 3 x 4 bed dwellings, 1 x 3 bed bungalow.

Affordable Housing (which will be administered in accordance with Broadland District Council's policy concerning exception site affordable housing): 8 houses in total comprising of the following combination – 2 x 3 bed (5 Person housing 92sqm for shared equity/discounted purchase), 4 x 1 bed (2 Person housing 56sqm for rental), 1 x 2 bed (3 Person housing 68 sqm for rental), 1 x 2 bed (3 Person bungalow 68 sqm for rental).

Whilst most of the above have been agreed, the maintenance sum is still to be finalised. The Community Infrastructure Levy will apply to the market houses and possibly the affordable too, but this has yet to be confirmed.

Cty Cllr D Roper joined the meeting at 20:00

A draft of the planning application had been forwarded to the Clerk via email which was too small to view fully however after some consideration the following comments were agreed which will be forwarded to Saffron:

Drainage: It is noted that Anglian Water can cope with the foul drainage and that all surface water will be contained within the residential boundary. However there is concern that insufficient flood risk assessments have been carried out. Due to the exceptional current climatic conditions and the local history of flooding on Stratton Road, Cllr L Rogers agreed to speak to the Environment Agency to get their advice on this as the Council need to ensure the adequacy of the drainage on the site.

Energy Efficiency: it is noted that the affordable houses will make use of Air Source Heat Pumps but without the full specification the Council cannot comment on the decibel levels which will be generated.

Community Benefits: It is noted that the application is not supported by a statement of community benefit, which will be required to confirm the maintenance costs being offered and the Council would also expect this to include the affordable housing lettings policy.

Last year the Clerk received a letter from a resident of Stratton Road asking if they would be able to rent part of the field for their horse and the Clerk directed them to Saffron to contact the landowner. Saffron have now come back to the Parish Council for their opinion. All agreed once the land is in the ownership of the Council, renting some land out could be a good source of income; however the practicalities of this would need to be considered at the time and also the insurance position. If the Council choose to rent out some of the land, it would be dealt with by formal tender. For the immediate future, it was agreed the Council could not comment on any temporary use as that would be down to the landowner.

Item 6c was moved up the agenda to allow Cty Cllr D Roper to leave

6. MATTERS TO REPORT

c. County Councillors Report

Broadband speeds have been checked for three properties in the village: Stratton Road whose current speed is up to 0.8mb will increase to a maximum of 2.0mb after the upgrade, whilst Harvest Close and Grange Road will receive a maximum of 24mb. The upgrade will be completed during April to August.

A budget meeting will take place on 17th February 2014. NCC has reserves to cover two thirds of the £26 million penalty for the Kings Lynn incinerator, should it be required so no additional cuts are planned. Some cuts are being reined back which means there will be no increase in Council Tax and £3 million will go to children's services, £1 million to 16-18 year old services and £3 million to adult social services.

If the incinerator is refused NCC will have until December 2014 to find the remaining one third. Should the incinerator be given permission the reserves currently held will go towards offsetting any cuts for next year. Cllr Roper asked if the Council has received any complaints regarding the state of Chapel Road, specifically the section between Wells Close and Hall Road. The Chairman confirmed no complaints had been received. Cllr Roper will raise with Highways and the Clerk will also report through the usual channels. The Chairman asked why Old Church Road is going to be closed for two days from the 19th February but Cllr Roper was unable to advise. The Clerk will investigate.

5. MATTERS FOR DISCUSSION AND ACTION

e. Play Equipment in the Village

i) Cllr R Crisp has completed his inspection and no action is required. Cllr S Howes said he thought the bark was quite compacted so will rake to loosen it and advise if any further bark is required. Cllr S Howes has also completed the repairs mentioned last time.

ii) Cllr S Fuller sent Mrs Watkers apologies for not attending the meeting due to illness and the Council wished her a speedy recovery.

The Chairman advised NPS have now confirmed that NCC will meet its own legal and surveyors fees but the Parish Council will be responsible for its own costs and those of the Diocese. The Clerk advised she has not yet received a response from the Diocese regarding their costs despite chasing them. A further quote has been obtained for the Councils costs which come to £1200.00 including VAT.

Under the current lease between NCC and the Diocese NCC were only required to pay a contribution towards the Diocese fees of £750.00 plus VAT. However the Diocese is asking the Parish Council to pay all their fees. Also NCC are responsible for 3 boundaries but the Diocese are proposing that the Parish Council be responsible for all four, when in actual fact it should only be two (North and East).

It was agreed the Clerk should refer back to the Diocese confirming that they are now prepared to start discussions on a lease but need clarification on their fees and their concerns addressed which were raised in January. The Clerk will also look into other solicitors which could be used.

Cty Cllr D Roper left the meeting at 20:55

f. BDC Environmental Strategy Consultation

This had been previously circulated but all felt it was a waste of Parish Council time to comment on a policy document when the Parish Council knows from experience that BDC ignore policy documents when it suits them and it was agreed these comments should be sent to BDC.

g. Overview and Scrutiny Committee Review

This had been previously circulated and all agreed they had no views but in light of past experience would like an external audit of all recent BDC planning decisions.

6. MATTERS TO REPORT

a. Correspondence sent to Clerk

Councillors are invited to a Road Safety Meeting on 19th March at Saddlebow in Kings Lynn - no one wished to attend.

Appraisal training is being held during March – no-one wished to attend.

b. Clerks Report

One of the bollards on the Village Green has been broken off and this has been reported to Highways.

The annual play area inspection has been arranged with The Play Inspection Company for March.

The notice board on the Village Green has been forced and a business advert put inside, which has now been removed. All agreed the Clerk should write to the advertiser explaining that the boards are for Parish Council use only and should not be forced to gain access. On this occasion thankfully the board will not require repair.

c. Police report

There was 1 crime in the Village during January: Arson without endangering life on the Cromer Road.

The next SNAP meeting will be on Monday 15th April, 7pm at the Jubilee Family centre in Aylsham.

7. RESIDENTS QUESTIONS

The Chairman advised the next NACC meeting has been rescheduled for 24th February and he is unable to attend. No one was able to go in his place.

8. MATTERS RAISED FOR FUTURE DISCUSSION AND DATE OF NEXT MEETING

Play Area lease, Proposed Development on 'the Chequers field' and Car Park Gate.

The next meeting will be held on Wednesday 12th March 2014 at 7:30 pm in the village hall.

The meeting closed at 21:15