

# Blofield Parish Council

Minutes of the Blofield Parish Council Meeting held at Blofield Courthouse on Monday 9<sup>th</sup> September 2019 at 7.30pm – 10:10pm.

## **PRESENT**

Stuart Smith, Mary Moxon, Yvonne Burton, Stella Shackle, Pat Wilson, Joseph Scholes, Sarah Osbaldeston (Clerk).

1. Welcome and Introduction to the meeting by the Vice Chair, Stuart Smith.
2. **TO CONSIDER APOLOGIES FOR ABSENCE**
  - 2.1. Apologies were received from Rob Christie, Sarah Dhesi, Paul Culley-Barber and accepted by the council. Melanie Eversfield (Assistant Clerk) also sent her apologies.
3. **TO RECEIVE DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**
  - 3.1. Stuart Smith and Joseph Scholes declared an interest in 9.2.
  - 3.2. Mary Moxon declared a pecuniary interest in agenda item 9.1.
4. **OPEN FORUM - FOR PARISHIONERS TO RAISE QUESTIONS ON AND/OR MAKE STATEMENTS ABOUT MATTERS ON THE AGENDA AND TO RECEIVE A REPORT FROM THE DISTRICT COUNCILLOR AND COUNTY COUNCILLOR**
  - 4.1. One parishioner was present. Justine Thomas the District Councillor sent her apologies. Cllr. Nigel Brennan was present.
  - 4.2. Nigel Brennan reported that each district councillor has a small fund of £500 to support community groups with small purchases / training etc, items that are long term / life changing. The minimum application is for £50. See link below for further detail:  
[https://www.broadland.gov.uk/info/200152/your\\_community/130/community\\_funding](https://www.broadland.gov.uk/info/200152/your_community/130/community_funding)
  - 4.3. The closing date is the end of December 2019. Clerk (ME) to advertise to local groups / on our website.
  - 4.4. Nigel Brennan provided detail of the Broadland District Council 'Community Hero, At Heart Awards'. Further detail is available on the website, the closing date for applications is the 6<sup>th</sup> October 2019. Clerk (ME) to advertise on our website.
5. **TO APPROVE THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 12<sup>TH</sup> AUGUST 2019**
  - 5.1. Stella Shackle proposed (seconded by Yvonne Burton) the parish council approve the minutes of the parish council meeting held on 12<sup>th</sup> August 2019. The parish council unanimously approved this proposal and they were duly signed by the vice chair.
6. **TO REPORT ON MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA**

Parish Clock – Request an update from Clerk (ME)
7. **TO RECEIVE AN UPDATE ON PARISH COUNCILLOR VACANCIES**
  - 7.1. Some parishioner interest has been shown.
8. **TO RECEIVE A PLANNING UPDATE**
  - 8.1. 20190871 - Montrose, 100 Blofield Corner Road, Blofield NR13 4SA, demolition of existing cottage and erection of a 2 storey cottage – this planning application has received approval.
9. **TO CONSIDER COUNCIL FEEDBACK ON PLANNING APPLICATIONS RECEIVED FROM BROADLAND DISTRICT COUNCIL**
  - 9.1. **Application: 20190844**

Drainage Strategy amendments for residential development of 12 dwellings  
Location: Land at Dawsons Lane, Blofield, NR13 4SB

*The Parish council recommends refusal on the following grounds:*

Essentially the drainage strategy is now to have a terminal attenuation pond to the north of the site and there is no attempt to drain any further through to the Witton Run as stated in the original drainage strategy, which raises a number of concerns.

The Parish Council continues to have serious concerns with the drainage strategy for this application and continues to **object** to this application.

The LLFA (Lead Local Flood Authority) have responded (5th September 2019) and said as the site is too small for their site specific comments, they advised BDC satisfy themselves 'that the proposal would not increase flood risk elsewhere and will incorporate sustainable drainage systems' (The National Planning Policy Framework (NPPF) paragraphs 155 - 165). However the new ditch along Dawsons Lane and the terminal attenuation pond will direct a **new** source of surface water from the development site into an area which is already at a higher risk of surface water flooding, highlighted in the Environment Agency Surface water flood risk maps copied to BDC within our last submission along with photographic flood evidence from local residents. This clearly illustrates the area is prone to surface water flooding. Furthermore, the adjacent site, Bennett Homes development for 36 to the east along Blofield Corner Road, was granted permission to drain their surface water into the same ditch system which it was said, drained directly to the Witton Run and on to the River Yare at Brundall. This proposal illustrates that this water connection does not exist, by the proposal for a second attenuation pond. Therefore, the final pond must have enough capacity to contain the run-off from both sites (36 +12 dwellings and their associated road networks) and the current agricultural run-off along the ditch system to ensure this is a sustainable drainage solution. There is no evidence that this additional run off has been included in the calculations for the terminal pond. Paragraph 12.3 of the LLFA Guidance document (March 2019) states "In Norfolk, there are many localised drainage soakaway ditches which are cut off from wider watercourse network, (eg are "blind") These watercourses would not be a suitable location to accept the siting of a long -term positive water drainage connection".

The receiving ditch system is one of these blind ditches and therefore not compliant with the LLFA guidelines, and the new NPPF. The LLFA asks that there is confirmation that the ditch network is not blind and links, but this is not the case and the fact that the new proposed solution is a terminal pond confirms this.

The LLFA also states "the LPA should satisfy themselves that provision for long-term maintenance will be provided as part of any SuDS (Sustainable Drainage System) scheme submitted... evidence that the proposed maintenance or adopting body is in agreement should be provided." In relation to the part of the drainage system between the two ponds, there is no evidence of legal agreements for maintenance, and so cannot be satisfied.

The LPA has a duty to re-consult the LLFA as there is independent proof the area is at higher risk of surface water flooding and the proposed drainage strategy is not sustainable.

In addition, if the drainage strategy is not NPPF compliant, NCC (Norfolk County Council) Highways department have indicated the top part of the junction Dawsons Lane/Blofield Corner Road is unlikely to be adopted. This would leave Dawsons Lane numbers above the NCC maximum of 8/9 dwellings to be serviced off a private lane.

The Parish Council recommends refusal on these grounds.

In addition, the parish council has requested that the District Councillor, Nigel Brennan calls this application into the planning committee on the grounds that it is not compliant with the NPPF and the material change in drainage strategy means that the next door site Bennetts Homes site of 36 homes, which is supposed to be draining into the Witton Run, will now have its water exit blocked by the new attenuation pond and there is no indication that this runoff has been accommodated in the pond size to prevent flooding to Dawsons Lane preventing access, private property foul water drainage systems and farm land, in an area highlighted by the Environment Agency as at high risk of surface water flooding.

## 9.2. **Application: 20190972**

Two Storey Side Extension, Two Storey Rear Extension and Rear Dormer  
Location: 13 Globe Lane, Blofield NR13 4JW

*The property owner spoke briefly about this proposed application before the council held their discussion*

Due to declarations of interest the council is not quorate to discuss this planning application; therefore, the council is unable to comment further on this application. Clerk (SO) to request an extension to 24<sup>th</sup> September if possible.

**9.3. Application: 20191300**

Sub-division of garden to create plot for a detached bungalow and garage

Location: Orchard View, 117 Yarmouth Road, Blofield, NR13 4LQ

*Parish council has concerns about this proposal and agreed to make the following comments:*

The site is too close to the A47. The end of the existing property is just under 14 metres to the new boundary, so concerns over Neighbourhood planning policy HOU4 compliance. However, a bungalow is in keeping with HOU1 local housing needs.

The council has concerns over the impact of the development on the trees within the site, no tree survey has been carried out with the application. In addition, the trees will be a buffer for noise from A47 not only for this but other properties in the area too. The council would like to see assurances under policy ENV 2 that the trees on site are retained for a sound buffer to the A47.

There is no highways objection to a second house off a very narrow private lane, however, the council would like to ask if there is space for bins at the entrance?

The council has concerns under neighbourhood planning policy HOU4 - heights and massing Will the subdivision of this plot provide enough amenity to both properties, will there be sufficient outside space and parking?

Also, with the planned changes to the junction of the A47 by Highways England mean that the plot will be subject to size reduction?

Parish council has concerns about this development.

**10. TO RECEIVE AN UPDATE ON CREATING A PUBLIC RIGHT OF WAY DIVERSION OF FOOTPATH FP5&7 (FOOTPATH NEAR ON THE HOPKINS HOMES YARMOUTH ROAD SITE) (20190396/20191295)**

10.1. The Clerk (SO) reported that Hopkins Homes have proposed to replace the existing fencing along the boundary line with the A47 with 1.8m close board fencing, which will include a staggered junction across the line of the public footpath, to try and visually disguise the ability to cross the A47 when viewed from distance. Hopkins Homes have no issue with the council or NCC (Norfolk County Council) seeking to formally divert the legal route of the footpath in due course, however Hopkins Homes are not prepared to fund this diversion.

10.2. Following a brief discussion, Stuart Smith proposed the council contact NCC detailing the parish council position and concerns and request their support and guidance. The council resolved to approve this proposal. Clerk (SO) to action.

10.3. In addition, it was agreed that Yvonne Burton would find out more about the diversion process and the time it takes.

**11. TO CONSIDER FEEDBACK ON ANY PLANNING APPLICATIONS RECEIVED SUBSEQUENT TO THE PUBLICATION OF THIS AGENDA**

**11.1. Application: 20191295**

Landscaping conditions 20/1

Location: Land at Yarmouth Road, Blofield

The applicant must commence work before November 2019 or the planning will lapse. The original application was in 2016.

*The parish council would like to raise the following concerns:*

An onsite car park and wheel washing facility is proposed (on the current Hopkins Homes Marketing Suite, will this be moving?).

Planning needs to be clear and ensure that there is compliance with onsite contractor parking that is enforceable, particularly as the road will be narrower.

It is not clear who is responsible for the roadway access to employment areas as this is not being established by the residential developer contrary to the assertion in the application. Clarity is required over the cycle path, issues of parking and pedestrian access from Cucumber Lane roundabout down to this access. Who is providing these requirements?

The council are concerned with compliance with the neighbourhood policy ECO1.

**12. TO CONSIDER THE PURCHASE OF A REMEMBRANCE WREATH AND APPROPRIATE DONATION**

12.1. Stuart Smith proposed the council purchase a remembrance wreath, making a donation of £100 from S137. The council unanimously resolved to approve this proposal. Clerk (SO) to action.

**13. TO CONSIDER A FUNDING REQUEST FROM NORFOLK AGE UK AND NORFOLK CITIZENS ADVICE**

13.1. Stuart Smith proposed the council make a donation of £50 to Norfolk Age UK and a donation of £50 to Norfolk Citizens Advice (both from S137 budget). The council unanimously resolved to approve this proposal. Clerk (SO) to action.

**14. TO APPROVE INVOICES FOR PAYMENT**

- 14.1. The Clerk (SO) reported that Barclays has accepted the two new signatories on the bank account. The council now has 4 councillors available to sign cheques.
- 14.2. Receipts from 3<sup>rd</sup> August 2019 – 2<sup>nd</sup> September 2019 totalling £48.28 were noted (see Appendix 1).
- 14.3. The council unanimously resolved to approve all payments totalling £2,470.95 (see Appendix 2). The council unanimously approved this proposal. Clerk (SO) to issue cheques.

**15. TO RECEIVE AN UPDATE REPORT ON CURRENT PROJECTS AND AGREE ANY NECESSARY ACTIONS**

15.1. The clerk (SO) provided a brief update on the current projects.

**16. TO RECEIVE AN UPDATE ON MARTY'S MARSH AND AGREE ANY NECESSARY ACTIONS**

- 16.1. Annie Summazzi from BDC was unable to attend the scheduled August meeting; this has now been rescheduled to 16<sup>th</sup> September 2019.
- 16.2. The draft management plan has been prepared by Matthew Davies from the fringe project and this will be circulated to all councillors for review. Clerk (SO) to add to October agenda for consideration.
- 16.3. Yvonne Burton advised that the BADCOG group are hoping to do some scything of the grass on the Marsh.

**17. TO RECEIVE AN UPDATE ON THE COMMUNITY ENGAGEMENT PROJECT, NOTE THE TIMELINE, NEXT MEETING DATE AND AGREE ANY NECESSARY ACTIONS**

17.1. The next meeting is scheduled for Monday 30<sup>th</sup> September at 10:30am-2pm at Poringland village hall for all councillors.

**18. TO RECEIVE AN UPDATE FROM THE NCC CHILDRENS SERVICES AND AGREE ANY NECESSARY ACTIONS**

- 18.1. Norfolk County Council Childrens Services has reported to the parish council that Norfolk Homes will not agree to vary the covenant in the S106 agreement for the Wyngates community land.
- 18.2. Norfolk Childrens Services (NCS) has cancelled their meeting with the parish council on the 10<sup>th</sup> September. NCS, along with Broadland District Council, are going to seek legal advice to understand if there is another way for them to proceed with this land for a new school.
- 18.3. The meeting between the parish council and NCC is awaiting a rescheduling. At this meeting it is anticipated that NCC Childrens Services will provide the parish council with an update on their plans.
- 18.4. The clerks would recommend that the council await the outcome of the next NCC services meeting and then, as necessary, the parish council should seek their own legal advice before agreeing to anything.

**19. TO RECEIVE AN UPDATE ON THE VILLAGE GATEWAYS AND POSSIBLE BUS SHELTER ON MILL ROAD AND AGREE ANY NECESSARY ACTIONS**

- 19.1. Sarah Dhesi provided a written report (in her absence) on progress with the bus shelter.
- 19.2. Stuart Smith reported that progress is slow with these projects, contacting NCC Highways is difficult. The council agreed to write to NCC Highways and request a meeting to discuss the village gateways, bus shelter and Woodbastwick Road trod. Clerk (SO) to action.

**20. TO NOTE A PARISHIONER COMPLAINT REGARDING HOPKINS HOMES WORKING HOURS AND AGREE ANY NECESSARY ACTIONS**

- 20.1. Following a brief discussion, the council agreed to contact Hopkins Homes and BDC planning enforcement department regarding the earlier than published, work on site. Clerk (SO) to action and update the parishioner.
- 21. TO RECEIVE A MARGARET HARKER HALL UPDATE AND AGREE ANY NECESSARY ACTIONS**
- 21.1. Joseph Scholes reported that the work on the toilet refurbishment has been completed and looks great.
- 22. TO RECEIVE AN UPDATE ON THE COURTHOUSE VACANCIES AND AGREE ANY NECESSARY ACTIONS**
- 22.1. The clerk (SO) reported that the vacancies for minutes secretary and bookings secretary are still vacant. Clerk (ME) to continue to advertise.
- 23. TO CONSIDER THE RELOCATION OF BINS ON DANESBOWER LANE**
- 23.1. Agenda item moved to October when Paul Culley-Barber is present.  
 23.2. Clerk (SO) to investigate present location of dog waste and litter bins.
- 24. TO CONSIDER COUNCILLOR ATTENDANCE AT THE LINGWOOD AND BURLINGHAM EXTRAORDINARY MEETING ON THE 10<sup>TH</sup> SEPTEMBER REGARDING THE REFUSAL TO PROVIDE CYCLE WAY ETC AS PART OF THE A47 DUALING PROJECT**
- 24.1. The clerk reported that this meeting had been cancelled.
- 25. TO NOTE TREE WARDEN NETWORK GUIDANCE REGARDING PLANTING TREES ADJACENT TO HIGHWAYS**
- 25.1. An extract from the Broadland Tree Warden Network Handbook, 18. Planting trees adjacent to highways was shared with the council (Appendix 3).  
 25.2. It is vital to note that NCC must be consulted by the parish council before embarking on any planting adjacent to the highway.
- 26. TO CONSIDER ATTENDANCE AT THE BROADLAND TREE WARDEN NETWORK AGM ON THE 16<sup>TH</sup> OCTOBER 2019**
- 26.1. Yvonne Burton volunteered to attend this meeting at 10am on Wednesday 16<sup>th</sup> October 2019 at Freethorpe Village Hall.
- 27. TO NOTE ANY CORRESPONDENCE RECEIVED**
- 27.1. BADCOG has rescheduled the work on Town Pit Pond for later in the Autumn programme.  
 27.2. The Alzheimer's Society have booked the Acle Recreation Centre for a Dementia Champions induction day in Acle on 23 September. This free training is for anyone who wants to learn how to deliver a one-hour Dementia Friends information sessions to friends, family, local groups or those out and about in their communities. It is packed full of useful information.  
 27.3. A parishioner has raised concerns over the speed of the installation of gas mains on Yarmouth Road and possible breaches of planning consent. Clerk (SO) to raise concerns to BDC Planning enforcement and copy in Hopkins Homes.  
 27.4. Village Halls Week is a national celebration of village halls, their volunteers and the services they offer their communities. Next year, Village Halls Week 2020 will run from Mon 20th January - Sun 26th January 2020. Clerk (ME) to advise all our village hall groups.
- 28. OTHER REPORTS AND ITEMS FOR THE NEXT AGENDA**
- 28.1. None discussed.
- 29. TO NOTE THE DATE OF THE NEXT PARISH COUNCIL PLANNING MEETING**
- 29.1. Monday 23<sup>rd</sup> September 2019 at 7:30pm at the Courthouse.
- 30. TO NOTE THE DATE OF THE NEXT PARISH COUNCIL MEETING**
- 30.1. Monday 7<sup>th</sup> October 2019 at 7:30pm at the Courthouse.

There being no further business the meeting closed at 10:10pm.

Signed.....

Dated.....