

Weston Longville Parish Council.

Meeting of the Parish Council - Minutes

Monday July 10th, 2023, at 7.30pm
Hall for All, Church Street, Weston Longville

Parish Councillors present: Clare Morton	CM (Chairman)
Peter Ross	PR (Vice Chairman)
Bob Banks	BB
Justin Cohu	JC
Paul Cowley	PC
Ruth Horton	RH
Ruth Goodall	RG
Dawn Clarke	DC (Clerk)

Members of the public, 6 including District Councillor Greg Peck

1. To receive apologies for absence.

None

2. To receive declarations of interest in items on the agenda and consider any requests for dispensations.

All councillors declared an interest in Norwich Western Link Road and Hornsea 3, Equinor, SEP and DEP.

3. To approve the minutes of the meeting held on 22nd of May 2023.

Small amendments were made by hand to items 12 and 14.5
The council **approved** the minutes, and the chair signed them as a true and accurate record of the meeting.

4. To report on items not on the agenda from the last meeting (information only)

PR the fire at the airfield, at the last meeting the Environment Agency were still in their statutory limit to reply, and it was agreed that we would wait for their response prior to involving the MP.

The environment agency responded that the items requested of the operator were not legal requirements. It was agreed to ask for a copy of the regulatory agreement. The focus was placed on protecting water sources and the atmospheric conditions were seemingly ignored.

It was noted that a donation of £500 had been made to the Village Hall by Gressingham Ducks to support a village event in recognition of the disruption of the fire. Should individuals wish to pursue a claim they were at liberty to do so and it was not a Parish Council issue.

In the meeting held with Gressingham Ducks they did say that they had learnt from this event and how to react to a future similar situation, by putting smaller heaps in different locations.

PC Suggested another meeting after sharing the letter from the environmental agency to ask what measures have been put in place to prevent a future fire, including risk assessments and catastrophe plans.

RH would like to ask for evidence of the plans that have been put in place for such a future event.

RG wanted to be sure there was a plan in place should there be Avian Flu in the future and suggested inviting Gressingham Ducks to the next council meeting to discuss their risk assessment and strategic plan for a similar event.

It was suggested that the Environment Agency letter is forwarded to Gressingham Ducks with a request for a written response and an invitation to come to the Parish Council meeting to discuss the contents of the letter and answer the questions raised. (PR)

The meeting with Jerome Mayhew regarding the airfield was not pursued.

CM updated council to the conversation with Paul Hindle who confirmed that the American Memorial on the Airfield had been given to the 466 Bomb Group in 1996. Paul maintains the site and was awaiting a response regarding the land owner. CM assured Paul that should a back stop be required the Parish Council would assume ownership in the future to protect the memorial.

Clerk to amend the asset register to reflect this update.

5. Open forum for Public Participation: an opportunity to hear from members of the public and County and District Councillors.

Cllr Greg Peck (District Councillor) updated the council to the progress made towards the 'County Deal', Governance is an issue and a directly elected leader may be in political opposition to the cabinet due to the election timings of the seats.

Cllr Peck encouraged the forwarding of stalled highways items to himself so that he may progress them.

A resident noted that there have been 2 serious accidents in the last 2 months at the cross-roads of Marl Hill. It was requested that the junction becomes a area for regular safety cuts.

CM Confirmed that the parish council had requested safety cuts for both that junction and the Walnut Tree Road/ Wood Lane/Paddys Lane junction.

Cllr Peter Bullman (District Councillor) sent a written report updating residents to the work he is continuing, he will attend the meeting with Roarr in August, 'called in' the planning application of the annex conversion should planning be mind to approve and updated the council with the Lenwade Petrol Station development which will be considered after a site visit.

A resident asked about the 2023/1479 response and shared that the plan did not reflect the true ownership of the driveway, that it is shared and that there is a communal area for turning vehicles. The resident has written to SNBDC to object to the application but is a concerned that more vehicles will start using the shared access. The resident was previously told that the annexe could not be developed and there was no planning permission available. CM explained the parish council objected based on the rejection of the first plan (PA20200376) that was submitted which was refused. (copied below)

Cllr Peck explained the process when an application is 'called in' to the resident.

BB brough up the queue onto the A47 from Wood Lane and motorists not taking the correct position for the direction in which they will turn. It was suggested that 'no right turn' at this location would help traffic flow. This queue is causing damage to the verge and kerbs. Highways updated the council to the works on the A47 Junction, they were planned, so our report was deemed as covered, it was noted the location was also beyond the Parish boundary but a significant entry point to the parish.

6. Planning

By delegation:

- 6.1. 2023/1479 The Grange Morton Lane Weston Longville. NR9 5JL
Conversion of an outbuilding to form an annexe – Objection.
- 6.2. Any application received after the publishing of this Agenda.
- 6.3. To discuss the continued development around the Dairy Farm Complex
- 6.4. To receive an update to the Roarr Ride installations.

- 6.1 Planning Application 2023/1479 Annexe to The Grange, Dairy Farm, Morton Lane, Weston Longville.
Weston Longville Parish Council: OBJECTION.
Grounds for objection: The design and impact upon character of the area.

The original application for the conversion of old buildings at Dairy Farm (PA20200376) initially proposed to the convert the barns into five residential dwellings. The Local Planning Authority had concerns however, that the layout resulted in a cramped and overdeveloped form of

development with a lack of room for parking and manoeuvring and a lack of amenity space provided for each unit. The Council's Historic Environment Officer suggested that the scheme would work better if units 2 and 3 formed only one unit. They also raised concerns regarding the lack of domestic storage/garaging shown for each unit as it was considered that future occupiers would require this, and that future piecemeal development will adversely affect the setting of the historic buildings. During the course of the application the plans were revised, by request, to address these issues. The plans then proposed the conversion of the units into 4 dwellings with Unit 3 being removed. This then made the dwellings less cramped and allowed for units 1 and 2 to have more amenity space. Timber sheds were proposed in each plot and plot 2 had an outbuilding which was previously going to form part of the living accommodation of plot 3. This was considered to address the Historic Environment Officers concerns around the lack of domestic storage for the dwellings. In order to maintain considerations as to over-development of the site, a condition was placed on the planning approval such that. With regards to the dwellings at Units 1, 2, 4 and 5, no enlargement, improvement or other alterations of the dwellings [Class A]; no additions or alterations to the roof/s [Class B & C]; no provision of porches [Class D]; nor the provision within the curtilage of the dwellings of any building or enclosure, swimming or other pool [Class E]; or any other works as defined by Classes A, B C, D and E of Part1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification), shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the Local Planning Authority. Reason for the condition: In the interests of the satisfactory appearance of the development and the amenities of adjoining residents in accordance with Policy GC4 of the Broadland Development Management DPD 2015 Subsequent to this planning application, there have been a number of changes / additions to the dwellings: 20210020 – the conversion of a more modern, asbestos roofed barn into a dwelling; the 20211467 - Conversion of Detached Ancillary Residential Outbuilding into a One-Bedroom Single Storey Dwelling at Bucks Burrow Barn and PA 20221568 Copplestone Barn has also added an additional garage, all of which have resulted in further densification of the site.

The present application adds a self-contained annexe to The Grange (formerly Unit 2). In reality this would re-instate the majority of the Unit 3 dwelling which was originally eliminated from the plans due to the over-crowding (see 2020_02_24 dwg no 3360_0619_b sheet 11 unit 3 existing and proposed plans :1309326 as part of PA 20200376). This impacts both on the over-crowding of the site but also on the shared amenity areas, by requiring additional car parking and manoeuvring space which is already at a premium, with vehicles choosing to park on the public highway instead.

The WLPC understand that conversion of the outbuilding has already gone ahead as a means of circumnavigating the planning procedure and placing the conversion into the 'enforcement' system where the presumption is

that retrospective planning will be granted. This is an unacceptable manipulation of the planning system.

6.2 None

6.3 Dairy Farm complex (2 Duck Barn) CM has spoken to Nick Tollit (SNBDC Planning Enforcement) who explained that the exact fencing style was not specified as a condition of the planning application, and the landscaping was implemented as part of the submitted plan, thus planning enforcement was not able to enforce the fence style that had not been specified as part of conditions.

This raises the question as to planning comments, and the need to add detail such as this so that the planning department can consider the parish council wishes when making conditions.

A resident confirmed that the height of the fence has been dropped but the fence has not been moved back. The planting was expected to be in front of the fence is now behind the fence. The fence was required to be moved back so that it would not require planning permission.

CM to return to enforcement for guidance.

A mirror has now been installed to enable safer exiting of the Roarr staff exit.

Opposite the Dairy Farm development (Land adjacent to Morton Lane) The resident has told CM that he plans to apply for planning permission for the fence he has put in and the substantial driveway opening, however he has not done this yet. It has been reported to the enforcement team that he intends to change the land to amenity (garden) However it was noted that the container(s) and building material were being stored on well laid, deep, hard core on that part of the land, another part has been turfed.

The adjacent listed building (Woodlands), curtilage and aspect is a planning consideration. This materially changes the setting of a listed building.

RG asked if we could object to the fencing (land opposite Dairy Farm) when a retrospective application was made.

CM confirmed that we could object and to all aspects of the development of the land when the retrospective application comes through.

A resident highlighted the number of vehicles on the corner of this area of the road road, reducing visibility and parking in the passing places overnight. There was concern over the dangers posed by these vehicles. Another resident was concerned that the access to the properties was being limited by the potential installation of an electric fence to the yard area, it was reported that there were changes planned to the entrances of

other properties to accommodate this and restrict the entry to the yard area.

CM to check with planning regulations for electric gates.

Parking to be referred to highways.

A resident brought to the council's attention the flooding from the direction of Roarr park onto their property and said it is getting worse. Some time back, when a considerable amount of water passed through a hole in the wall, the hole was sealed up after a conversation with Roarr. However recently it has become worse.

The flooding was an environmental consideration on the planning application, a condition was made that a retaining wall was built. It seems it is not sufficient to hold back/redirect the run off. Resident to send photos to JC.

CM will be meeting with Roarr together with JC and Cllr Peter Bullman in August better understand the developments and new rides, the meeting is intended to reopen constructive dialogue and to foster better a neighbourly relationship.

The parish council has been informed that there is no legal obligation for Roarr to consult for the new rides but asks that Roarr acts in a neighbourly way. When the new rides are completed within the permitted development, the height will be checked.

A resident expressed concern to an increase in noise by electrically powered activities, sound effects and announcements.

A resident said that their greatest concern is the noise and it was difficult to understand if the ride would be noisy or quiet from the drawings submitted. There was no indication to the way it was going to be run. If there would be music or announcements. The location of the rides were on the edge of the park, closest to the nearest residents. This choice of location was not appreciated by the residents.

7. Finance

- 7.1. To agree the payment list.
- 7.2. To agree any items for payment received after the publishing of the agenda.
- 7.3. To note any income since the last meeting on 22nd of May 2023.
- 7.4. To note the bank reconciliation dated 1st of July 2023.
- 7.5. To receive an update regarding the budget against spend for 22/23 year.
- 7.6. To resolve the schedule of payments for the distribution of the grant awarded for toilet facilities to the PCC.

7.1 **Agreed.** The SLCC Conference ticket was paid by WLPC and the hours and expenses by the clerk's other council, roughly equally.

7.2 None.

7.3 Noted.

For Authorisation

Dawn Clarke	Expenses / WFH Allowance / Postage / Mileage	61.45
Dawn Clarke	Microsoft Licence 22/23	59.99
Dawn Clarke	SLCC Conference	55.00
Dawn Clarke	Clerk Salary - July	241.80

To note the payment

Dawn Clarke	Clerk Salary - June	241.80
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Income

Davis Robin Warnes	Allotment Rent	15.00
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7.5 The budget for 23-24 is to plan, most items at Q1 are less than 25% of budgeted spend, the items that are over the budgeted spend are those paid in advance or one-off payments or seasonal items. The budget monitoring document was accepted by council.

7.6 The grant awarded to All Saints Church to support the installation of a public toilet. Following advice from NALC the council **agreed** to pay the £10,000 grant in two portions:
Payment 1, for the Anglia Water connection of £3,384.83 forthwith.
Payment 2, the balance (£6,651.17) to be released when ground works for the toilet commence, and a septic tank receipt or an architect report supplied.

8. To adopt the new standing orders.

It was **agreed** to adopt the new standing orders.

9. To discuss objectives and goals by portfolio holders for the upcoming term.

Looking at both the Parish Plan and the original portfolios generated from those ideas there was a list of items that residents would like to achieve. Portfolio holders were asked if they would like to state an objective or continue to move forward without a chosen objective. CM has gone through the Parish Plan and identified goals from each of the sections.

PR felt that taking items that were identified the Parish Plan turns it into a living document.

PR is in favour of a link between the Parish Plan and portfolio objectives.

RG was in favour of moving towards objectives rather than being reactive to events.

CM agreed that items would be taken from the Parish Plan's objectives going forward for portfolio holders. Councillors were asked that in the September meeting they would take an item from the Parish Plan and become responsible for that item.

RH suggested that this objective be added to the website.

CM confirmed that the portfolio information is on the website.

PR suggested the council consider deputies for portfolios, but in practice it was not clear how this would work, it was agreed to leave it on an informal basis and should one member be unable to attend a meeting they would ask other councillors availability to attend in their place.

10. To receive an update and agree next steps on A47 and Norwich Western Link (NWL).

RG updated the council following the meeting in early June with David Allfrey and Suzie Lockwood

'Norfolk County Council (NCC) and National Highways (NH) in limbo waiting for outcome of the judicial review and Treasury response. This means the planning application process is also paused.

Weston Longville mitigation is caught up in this process. Time scales are still ok to deliver mitigation should it be necessary.

WLPC's conditions re the B1535 and future C167 mitigation post the opening of the NWL will be incorporated in the planning application for the NWL.

RG and CM pointed out that since the mitigation proposals are essentially a stand alone project there is no reason for the development of the proposals to be paused as well. It was agreed that NCC would come forward with proposals and a meeting would be scheduled for July. RG to send dates. For the meeting Mark Kemp would provide detailed information about bunding.

RG and CM also noted that there was increasing evidence that the behaviour of traffic through the village was deteriorating, (serious accidents, damage to bollards etc.) and that given the significant NH and NWL delays it might be necessary to introduce mitigation measures to deal with current problems, such as a 40mph speed limit through out the parish, regardless of the NH and NWL outcomes. DA to consider and respond.'

Since that meeting in June the news had arrived that the judicial review is complete, and the challenge rejected. There is opportunity to appeal and that would delay any work.

RG noted that the problems in Weston Longville are not reducing. It may mean NCC looking at 40mph speed limits and other sources of funding to support traffic calming measures, so that mitigation proposals are in place should the NWL be delayed. By maintaining a level of pressure, it keeps NCC

and NH aware that traffic is not getting any better. There is another meeting scheduled for July 18th.

At the liaison meeting updates were shared, which were taken from points raised at previous meetings. As a consequence, the bunding has been raised to 4.5m and there will be more landscaping. In addition, there will be a review of the road closures and the implications on the surrounding traffic. The HGV route, for 'access only' is now in writing, for once the NWL is open.

Cllr Peck reassured council that work had not entirely paused awaiting funding.

In a recent NCC cabinet meeting the traffic through the village was raised. Norfolk MPs have been supporting the case at the Parliamentary Treasury level.

11. To discuss and agree an outreach programme to better understand the wishes of the parishioners under 50 as identified by the Parish Plan – RH

RH intends to compile a short questionnaire that may also be available on the website. RH would like to also engage members of the public by door knocking, parish wide, asking both those under and over 50 to complete the questionnaire and a brief, 5-minute chat should they want and understand RH's role and note any immediate concerns. RH asked if it was possible to add a short article to the Wensum Diaries to support this outreach.

A Coffee Morning / Council Surgery with a similar focus in August with refreshments and some activity for any child who attends was discussed and agreed. All would be welcome, regardless of age. RH to arrange.

A budget of £50 was **agreed** for the hall hire, refreshments and any other expense.

RH intends is to have some information to feed back to council in September.

12. To receive an update to the welfare requirements of a resident - PR

PR the resident is making slight progress and is awaiting to be transferred to the spinal unit in Sheffield. The resident's dog has been taken in, a kennel and run which is suitable for the size and breed of dog has been requested. Expert advice was taken from Taverham Vets and a respected owner of similar dogs. The site needs preparation, some materials will be donated (slabs) some materials will be purchased (cement) Labour would be garnered from the community.

It was resolved to purchase a kennel at £694.

The parish council will pay for the groundworks, and materials.

All Saints PCC will re-imburse £350 to the parish council to support the project.

Clerk to arrange.

PR to put clerk in contact with resident.

13. To receive and update to the restoration of the posts and chains around the war memorial – BB

The chains would be removed and cleaned and re-coated. Like for like, treated oak posts, removed and re-set by hand. A quote for £1,280 has been given to replace all posts (8) and make good the site after the works.

A second quote has been requested but there have been difficulties getting a quote.

The clerk to check for any grant availability prior to awarding the work. The council **agreed** to accept the quote if there was no grant funding available.

JC left the meeting – Members of the public left.

14. To discuss the current Allotment arrangements – BB

The quarter allotment was advertised in the Wensum Diaries, it has been taken and there is now a waiting list.

The current plot holders have been reminded for their rent.

Due to the dry crops, plot holders have been asked not to have fires.

15. To receive an update on the Hornsea 3 and Equinor SEP and DEP.

SEP and DEP examination period has now concluded.

Hornsea 3, Orsted, work around Oulton broad has now commenced, road widening, the construction of the compound for the substation at Swardston is under way. PC is trying to meet with the community liaison officer but is unsure when works will arrive in Weston Longville. The line for the works is becoming visible on the landscape as hedges and natural items are being cut back to facilitate the trenching.

16. Clerk's Report (verbal)

The head of enforcement has changed at SNBDC and is now Steve Kenny.

17. Correspondence (information only)

17.1. Any items for the Rangers visit.

17.2. Letter of thanks from the Tree Warden Network.

17.3. Any item received after the publication of this Agenda.

17.1 PC felt there was a Cross Road sign missing, the base is visible in the verge, CM to check Google Map.

PR the fingerpost at the junction of Rectory Road and Honingham Road
CM has highlighted the verges restricting the sight lines along Church Street and onto Marl Hill.

17.2 Noted.

17.3 None

18. Any other business (information only)

- 18.1. GNLP Gypsy and Traveller Site review.
- 18.2. WSP land ownership queries with the Norwich Western Link.
- 18.3. To discuss any response to graffiti on local advertisement boards

18.1 the information that has been published is technical information and not specific to Weston Longville, no comment made.

18.2 Residents in the area have received letters asking about the ownership of road and adjacent to the Western Link to their properties to establish ownership prior to the commencement of the western link work. It was written in the letter this is not a request for compulsory purchase it was about establishing ownership. (Weston Green Road)

18.3 the parish council agreed that it was mean spirited and childish to deface the notice boards regardless of your views to the contents. Graffiti and vandalism is a standard of behaviour that was not expected by anybody in the area regardless of their views. RG asked for a piece to be written and put in the Wensum Diaries to reiterate the councils stand that vandalism would not be tolerated.

The meeting concluded at 21:54

19. To confirm the date and venue of the next meeting: Monday September 11th, 2023, in the Hall for All.