

Weston Longville Parish Council Meeting of the Parish Council Agenda

**Monday 13 February 2023 at 7.30pm
Hall for All, Church Street, Weston Longville**

I hereby give notice of a meeting of Weston Longville Parish Council and summon members to attend.

Dawn Clarke
Clerk to the Council
February 7th, 2023

The public and press are welcome.

1. To receive apologies for absence.
2. To receive declarations of interest in items on the agenda and consider any requests for dispensations.
3. To approve the minutes of the meeting held on 14 November 2022.
4. To report on items not on the agenda from the last meeting (information only)
5. Open forum for Public Participation: an opportunity to hear from members of the public and County and District Councillors.
6. Planning
 - 6.1. To receive update on application decisions taken by the Planning Inspectorate. APP/K2610/W/22/3293987 Land to the west of Ivy House Farm, Weston Green Road, Weston Longville.
 - 6.2. To note the application: 20230108, TPO Trees, Large Norway Spruce - dismantle and fell to near ground level. Royal Norwich Golf Club,
 - 6.3. To note the application: APP/K2610/W/ 22/3304216 - Weston Covert, Field Road, Weston Longville, being accepted by the Planning Inspectorate and agree any response.
 - 6.4. To discuss the Travellers site proposals from BDC and any response.
7. Finance
 - 7.1. To note the recruitment of the new Clerk and RFO.
 - 7.2. To agree payroll arrangements.
 - 7.3. To agree to make bank mandate change to authorise the Clerk.
 - 7.4. To agree the payment list.
 - 7.5. To note any income, since the last meeting on November 14th 2022.
 - 7.6. To note bank reconciliation dated January 11th 2023
 - 7.7. To consider the grant application from Hall for All's Community Choir.

- 7.8. To note the Clerk has set up the account with Wave and that the water bill for the allotments will include a £50 bond.
- 7.9. To note that PKF Littlejohn has been appointed the external auditor until 2027.
- 8. To discuss and resolve any celebration for the Kings Coronation.
- 9. To receive an update and agree next steps on A47 and Norwich Western Link.
- 10. To discuss damage to parish verges and the use of solar money to reinstate specific areas.
- 11. Discuss the road signs on Wood Lane / Paddy Lane junction.
- 12. To receive an update on the Hornsea 3 and Equinor SEP and DEP
- 13. Clerk's Report (verbal)
 - 13.1. To receive an update on the progress made on councillor One Drive and email addresses.
 - 13.2. To receive information regarding May elections for councillors and voters.
- 14. Correspondence (information only)
 - 14.1. S Pontin – Update to Online Planning System
- 15. Any other business (information only)
- 16. To confirm the date and venue of the next meeting: Monday May 8th 2023 in the Hall for All.

From: Stuart Pontin <Stuart.Pontin@southnorfolkandbroadland.gov.uk>
Sent: 02 February 2023 09:27
To: BDC Parish Clerks
Cc: Helen Mellors; Tracy Lincoln; Tracy Brady; James Field
Subject: Migration of the Planning IT system

Dear Clerk,

Between 8 February 2023 and 22 February 2023 we will be migrating our planning system to new software. During this period Members and the public will still be able to view applications and submit comments on current applications, however, comments submitted during this period will not be published on the website until after 22 February 2023. They will however be taken into account in the determination of the application and will be published on line as soon as practical.

We are arranging a short online training session at 6pm on Monday 13 February 2023 for District Members and Parish Clerks and a link is provided at the end of this e mail.

Other key changes are

Planning focus / key dates for BDC:

- From the 8 February no more records will be added to the existing system. This means that Planning won't be able to issue any decisions on the old system until the data is migrated to the Idox system on 22 February
- From 8 February new BDC applications will be registered on the new Idox system and we will be able to undertake consultations and start processing the applications. The format of consultation letters will be updated.
- The Planning Explorer pages on the website will remain available for existing applications, with members of public still being able to view applications and still submit comments (however, these will not be visible on the website until after 22 February). We will not be adding any new documents to the website for existing applications between 8 February and 22 February.
- For new applications registered after 8 February, there will be a new search button on the website which will allow members and the public to view applications and submit comments.
- The Public Access part of the web page will be updated from 22 February to include both BDC and SNC applications and associated logos. From 22 February there will be a single search button added on the website. We have arranged a members update session which will take place at 6pm on Monday 13 February 2023 to show you how you can use the new search functions on the website. A teams link is provided at the end of this e mail. If you have any questions in advance of the session, please let me know and I will answer these at the session.
- It should be noted that from the 22 February the format of the planning references will be: year/app e.g. 2023/0123 and this will be on all consultation letters
- We will sending out comms messages and these will be going out on the Planning web pages plus to the Parish Councils. Officers will update applicants / agents on applications which are affected. If you have any queries please contact Stuart Pontin in the first instance on 01508 533796 or stuart.pontin@southnorfolkandbroadland.gov.uk

We understand that the temporary changes will cause some confusion and disruption to the normal planning web pages, but they are necessary to enable us to switch to a single IT platform and we will see improvements arising from this transition. Therefore please bear with the team as these changes take place.

Microsoft Teams meeting

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Stuart Pontin

Business Improvement Team Manager

t 01508 533796 e stuart.pontin@southnorfolkandbroadland.gov.uk



We have moved! South Norfolk Council is now based at Thorpe Lodge. Find out how you can access our services by visiting our website or by calling us on 01508 533633

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Weston Longville Parish Council

Meeting of the Parish Council Agenda

Date: Monday 14 November 2022 Time: 7.30pm
Place: Hall for All, Church Street, Weston Longville

Parish Councillors present: Clare Morton (chair), Peter Ross (vice-chair), Ruth Goodall, Paul Cowley, Bob Banks, Cynthia Savory. Also present Lorraine Trueman (clerk) and members of the public including District Councillor Peter Bulman and County Councillor Greg Peck

1. To receive apologies for absence

No apologies were received

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 and Equinor SEP and DEP

3. To approve the minutes of the meeting held on 11 July 2022

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)

None

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

Peter Ross arrived.

Greg Peck advised the County Council were supporting people during the cost-of-living crisis and there are links the County Council's website where people can get help.

Peter Bulman mentioned the planning application for Roarr which was later in the agenda.

Peter also spoke about the reduced planning application at the garage in Lenwade. Many concerns have been raised including opening hours, parking at the rear,

provision of additional retail, provision of HGV filling, petrol spillage and pollution and the raising of the roof for HGV access. The application is currently under review with Peter asking if this can go to the planning committee due to the impact this could have on the Wensum Valley.

Broadland District Council are aiming not to increase council tax or reduce services.

A member of the public has been in correspondence with Norfolk Wildlife Trust who are objecting to the Norwich Western Link because of the impact this would have on bats. She is a member of the NWT but is pro road and is concerned that the Roarr planning application was not consider detrimental to their bat population, while the road was.

A member of the public raised the issue of new landowners not cutting the hedges. These can be reported on the Norfolk County Council website, which the council do when the road/path becomes significantly overgrown.

6. Planning

6.1. To receive update on application decisions taken by Broadland District Council

20220001, Hill Farm, Field Road, Certificate of Lawfulness for existing use of log cabin for holiday accommodation **APPROVED**

20220318 Bucks Burrow Barn, Dairy Farm, Morton Lane, Variation of Condition 2 of permission 20211467 (Conversion of Detached Ancillary Residential Outbuilding into a One-Bedroom Single Storey Dwelling - Revised proposal) - to permit external insulation and timber cladding **APPROVED**

20220823 Weston Hall, Weston Hall Road, Details reserved by condition 4 of planning permission 20212189 - Bricks. **APPROVED**

20220980 Verge at Norwich Road, Morton, Proposed Arqiva smart metering: 1 no. omni at 13.83m mean mounted on proposed 12m streetworks pole 1 no. GPS antenna at 12.4m mean mounted on proposed streetworks pole 1 no. 3G omni antenna at 3.8m mean mounted on proposed streetworks pole Proposed smart metering equipment enclosure mounted to be installed on a root foundation **GRANTED**

20221104 Weston Hall, Weston Hall Road, Details for condition 3 (Windows & Door Details) following grant of listed building consent 20212189 **APPROVED**

20221234 Toad Cottage, Morton Lane, Proposed garage conversion to annexe and erection of new cart lodge **APPROVED**

20221456, Glebe House, 4 Church Farm Close, Non material amendment of 20211289 - changes to layout and materials. **APPROVED**

20221621, Weston Park, Morton Lane, Removal of 3 x dead oak trees, 1 x dead norway spruce and 1 x ash tree. **APPROVED**

6.2. To note the comments provided by the Parish Council to Broadland District Council since the last meeting

20221568, Copplestone Barn, Morton Lane, Attached Garage

The site is already cluttered and congested, despite the reduction in dwellings by one on the amended plans from PA 20200376. There was a condition removing any permitted development for extensions etc, and making them put in a PA:

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 PP for conversion of an ancillary building to a dwelling has already been granted for property 6 (PA 20211467) which then further clutters up the site. Concerns were expressed by the Historic Environment Officer that amenity space associated with development was being compromised as part of the original plans, which was one of the reasons for dropping one of the dwellings but then filling in the space there is with a garage seems to go against this concern

6.3. To receive an update on the hybrid planning application, 20220034, from Roarr

Ruth Goodall and Paul Cowley represented the Parish Council at a site visit and meeting. The application was approved without any conditions that the Parish Council and District Councillor Peter Bulman had requested. The footpath that the Parish Council thought would be agreed by the golf club did not form part of the conditions.

The Parish Council discussed if there were any learnings they could take away from the experience. The site visit and noise consultant were considered worthwhile. The Parish Council will keep monitoring as the works proceed.

6.4. To consider any new planning applications, as listed below

20221711, Dairy Farm Morton Lane, Details for condition 4 (Air Source Heat Pump) of Planning Permission. **No comments**

20221730 Weston Equestrian Centre Morton Lane, Variation of Condition 3 of 20121195 to allow for unit 4 and 5 to be full time residency and not holiday let
No objections.

7. To agree the purchase of a bench from the underspend of the Jubilee event and to add this to the insurance

The council **AGREED** to purchase the bench and add to the insurance.

8. To review the donation pledge offered to the Parochial Church in July

It was reported that a damp issue needs to be resolved before the toilets can be installed. It is estimated the cost will rise from £72k to £200k. The Parish Council will support the installation of the toilets but are unable to support any repairs to the church. The project may be split into 2 sections with the damp and toilet groundworks forming the first phase.

9. To agree fitting new reflectors on the back gate at Hall for All

The Rangers fitted new reflectors.

10. To agree action to be taken at the Weston Green Crossroads, under mitigation agreement of Norwich Western Link/A47 dualling or Parish Partnership Scheme.

Norfolk County Council will not allow this under the mitigation agreement and may not agree to it under the Parish Partnership Scheme either. The Vehicle activated signs (VAS) cost approx. £4,642k each, with the council preferring 2 signs. County Councillor, Greg Peck, may be able to help with funding and the Parish Council has CIL money it could use to fund the project. Greg Peck will arrange for site visit with engineer and the clerk to prepare the Parish Partnership Scheme bid.

11. Finance

11.1. To agree the payment list

The council **AGREED** to the payment list as detailed at the bottom of these minutes.

11.2. To note any income, since the last meeting on 11 July

£3,664 being precept from Broadland District Council

11.3. To note bank reconciliation dated 12 October

The council noted the bank reconciliation.

Bob Banks left the meeting.

11.4. To consider internet banking

The council **AGREED** to proceed with internet banking.

11.5. To consider items for the Parish Partnership Scheme for 2023/24, if Western Green Crossroads is not suitable

No other items for consideration.

11.6. To appoint an internal auditor

The council **AGREED** to reappoint SB Auditing who will charge a fee of £40.

11.7. To consider opting out of the central procurement of external auditors

The council **AGREED** not to opt out of the central procurement of external auditors.

11.8. To consider donation to CPRE

The council **AGREED** to donate £50

11.9. To note clerk's salary increase due to annual award

The council NOTED the salary increase. SCP 17 from £12.95 to £13.95

11.10. To agree allotment rent for 2023/24

The council **AGREED** to leave rent at the same as last year, £20.

11.11. To agree the budget for 2023/24

The council **AGREED** the budget to keep the precept same as last year.

12. To receive an update on traffic movements through the parish

The council noted the report.

13. To receive an update and agree next steps on A47 and Norwich Western Link

The council discussed the report provided by Ruth Goodall. Concerns were raised over the displacement of traffic, but the Parish Council would be asked to consider 6 scenarios which are currently being modelled. It was thought that this would be ready for review in February.

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

Notices have started to appear in the parish regarding Hornsea 3.

The following was submitted along with the previous comments for Sheringham and Dudgeon Extension Projects;

I wish to register Weston Longville Parish Council as an interested party as the planned cable route runs directly through the middle of the Weston Longville Parish. We are a small Parish, and this major construction project will have a major impact on residents and the local environment. These include but are not limited to:-

The impact of the heavy construction accessing the cable route on unsuitable single carriageway roads, including noise, damage to verges and hedgerows, and wildlife disturbance.

The volume of construction traffic increasing as it accesses the planned construction compound on the edge of the Parish.

The increase in contractor traffic commuting to work at the compound by using the Parish road network which is already overloaded as a rat run from A47 to the Broadland Northway.

Environmental damage to trees, hedgerows, and wildlife in the Wensum valley SEC. All this at the same time as the New Western Link cuts through the Parish.

In addition to the above concerns we also believe that not enough consideration has been given to this project alongside all the other planned and future cable requirements. The Orsted Hornsea 3 project also runs through our Parish on a similar but not parallel route, and initial work has already started. The combined effect of that project with this one will have a major impact on a large area of the Parish.

We believe that there must be a coordinated approach of this and all future projects so that there is only one on shore cable route to connect to the National Grid. This can only be achieved by an off shore ring main.

To that end we believe there has not been proper consideration by the applicant of an alternative more appropriate grid connection point.

National Grid need to be required to attend the Hearings to be interrogated on their actions in the Examination process.

It must be recognised in the examination process in relation to the work of the OTNR that SEP and DEP is not an “inflight” project.

This project should include a cumulative impact assessment of the onshore impacts of SEP/DEP’s landfall, substation and cable corridor construction, when considered alongside the already consented Hornsea Three, Vanguard and Boreas projects.

It should also include the cumulative impact of the possible future construction of large battery storage facilities to improve the economic viability of the project, as has happened with the Hornsea Three project.

15. To agree bulb planting in the parish

Clare Morton put it in the Wensum Diaries but had no response. It was agreed that CM would purchase a few bags of bulbs for use along Woodforde Close and Weston Green.

16. To receive an update on the progress made on councillor One Drive and email addresses.

The clerk to register for pilot scheme with Norfolk Association of Local Councils and the Central Digital & Data Office at the Cabinet Office.

17. To confirm meeting dates for 2023

The council **AGREED** the following meeting dates;
13 February, 15 May, 10 July, 11 September and 13 November

18. Employment matters

18.1. To note pay scale increases for 2022-23

Noted under item 11.9

18.2. To agree additional employment of clerk

The council **AGREED** to clerk's additional employment as clerk to East Tuddenham.

19. Correspondence (information only)

19.1. Thank you note from Citizen Advice Bureau

19.2. Letter of thanks from Lady Dannatt MBE for warm welcome

The correspondence was noted.

20. Any other business (information only)

Traveller site is for sale
SAM2 sign was ready for Western Longville

9.33pm closed

Weston Longville Parish Council

Payment List for approval on 14 Nov 2022

Payment to	Description	Payment	VAT to be reclaimed
Clare Morton	Jubilee bench	499.00	83.16
Clare Morton	Printer ink	9.99	1.67
Peter Ross	Remembrance Wreath (S137)	24.99	
Peter Ross	Roses for Queen's condolence book table (S137)	10.00	
Peter Ross	Frame for Queen photo (S137) (no receipt)	20.00	
Norse	Grounds Maintenance	638.75	106.46
Ruth Goodall	Harvest Supper (S137)	60.00	
Total		1,262.73	191.29
Clerk			
Total Clerk costs		-	-

Total payments	1,262.73	191.29
*Payment due 1 Jan		

DRAFT

Appeal Decision

Site visit made on 15 November 2022

by J Downs BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 January 2023

Appeal Ref: APP/K2610/W/22/3293987

Land to the west of Ivy House Farm, Weston Green Road, Weston Longville, Norwich NR9 5LB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr D Monument against the decision of Broadland District Council.
 - The application Ref 20212188, dated 29 November 2021, was refused by notice dated 26 January 2022.
 - The development proposed is Proposed Near-zero Carbon / Near-zero Energy House.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issues are:
 - Whether the site is a suitable location for the proposed development with particular regard to the location of development strategy for Broadland, access to services and facilities and highway safety; and
 - The effect of the development on the character and appearance of the area.

Reasons

Suitable location

3. There is no dispute between the parties that the appeal site is located outside of any settlement limit although not in an isolated location for the purposes of paragraph 80 of the National Planning Policy Framework (the Framework). There is no evidence before me to show that the site forms part of any specific allocation and/or policy. The development of the site would therefore conflict with Broadland District Council Development Management DPD adopted 2015 (DMDPD) Policy GC2 which seeks to direct the location of new development to settlements which are well linked and related to existing development. Neither has any case been advanced that the proposed development would meet any of the exceptions set out in Policy 17 of the Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011, amendments adopted January 2014 (JCS).
4. While the site is adjacent to a cluster of dwellings, it is some distance from Weston Longville and the limited facilities within it. It is similarly not well related to any of the other settlements identified by the appellant. While the spending associated with occupants of the property could support the vitality of

rural settlements, it is not clear that this would occur given the limited relationship of the site with such settlements.

5. No evidence of the site being accessible by any means of transport other than the private car has been put before me. It is highly likely that occupants of the new house would need to travel by private vehicles to further afield locations to access services and facilities needed for daily living. This would be contrary to aims of reducing the need to travel and moving to a low carbon economy. The site is not in an accessible location. While this may be no different to the travel associated with surrounding dwellings, this would not in and of itself justify allowing further development.
6. I note the comments of the Local Highways Authority with regard to the surrounding road network. While I observed there are narrow roads in the vicinity of the site, this is not unusual in rural areas. The site is also close to Honingham Road/Paddy's Lane which provide access to the wider road network. Other than surrounding roads being narrow, no specific evidence of the danger to highway safety that would arise from an additional dwelling has been put before me.
7. Although I have not found undue harm to highway safety, I do conclude that the site would not be a suitable location for development having had particular regard to the development strategy and access to services and facilities. It would be contrary to DMDPD Policies GC1, GC2, and GC4 and JCS Policies 1 and 17 which together provide the spatial strategy which seeks to focus development within settlement limits except in specified circumstances, which this proposal does not meet, and which seek to minimise the need to travel.

Character and appearance

8. The appeal site currently forms part of the domestic garden of Ivy House Farm. There are further buildings at Thatch Cottage on the opposite side of West Green Road. The land is set at a slightly higher level than the road, and the site is screened by a substantial hedgerow to Weston Green Road. The surrounding area has a strongly rural character which is not diminished by the wind turbines nearby.
9. There are a small number of dwellings around the junctions of Weston Green Road, Breck Road and Paddy's Lane/ Honingham Road. These are well dispersed, in a loose arrangement and set in landscaping in spacious plots which maintains the strong rural character. The proposed dwelling would be clearly visible given the road layout and surrounding topography and would extend the built form further in the countryside. While the site is adjacent to the dwellings accessed from Weston Green Road, this would not mitigate the harm to the sparsely settled, rural character of the area.
10. The appeal proposal has an unashamedly modern design. It is a substantial dwelling however its height would be restricted due to the use of a flat roof and its mass would be broken up by the varying heights, articulation in the elevations and use of different materials. It would be innovative in that it aims to be near zero in terms of carbon emissions and energy use with the design including solar panels and a green roof. While there are no references to local vernacular, it is a carefully designed dwelling which is visually interesting and would reflect the time in which it was designed.

11. While I consider the design of the proposed dwelling to be acceptable in and of itself, I conclude that the development would not have an acceptable effect on the character and appearance of the area contrary to DMDPD Policy EN2 which seeks to protect the character of the area and the advice in the Landscape Character Assessment Supplementary Planning Document adopted September 2013 which advises to resist new development that would result in any diminution of the sparsely settled nature of the area.

Other Matters

12. Since the application was refused, matters related to nutrient pollution and natural habitat disturbance have been raised. However, I did not seek any further views from the parties because the appeal is failing for other reasons. Also, addressing these matters could have at best only led to any potential adverse effects being potentially mitigated, thus making them neutral considerations that could not have affected any planning balances one way or the other.
13. There is an inherent benefit from the construction of housing. There would be an economic benefit from the construction of the dwelling, however this benefit would be short term, and limited due to the small scale of the appeal proposal.
14. As I have found that the dwelling would not be isolated for the purposes of paragraph 80 of the Framework, the proposal does not fall to be assessed under the exceptions set out in that paragraph.
15. The appeal statement identifies the dwelling would be for the appellant to reside in and allow him to remain in the area as his existing dwelling is too large and costly to upkeep. I am mindful of the advice contained in the Planning Practice Guidance that in general planning is concerned with land use in the public interest¹. It is probable that the appeal proposal would remain long after any personal circumstances of the appellant ceases to be material and future occupation of the dwelling would not necessarily entail a similar situation. I therefore attach limited weight to the personal circumstances of the appellant in the context of this appeal.
16. The appeal proposal is contrary to the development strategy and would harm the character and appearance of the area. I attach significant weight to these. While there would be a limited economic benefit from the proposal, this would not outweigh the harms I have identified above and I therefore find the proposal to be contrary to the development plan when read as a whole.

Paragraph 11d

17. It has been put to me that JCS Policy 17 and DMDPD Policy GC2 are out of date as they seek to protect the open countryside for its own sake, contrary to the balanced approach set out in paragraphs 79 and 80 of the Framework. However, the supporting text to the policy is clear that its purpose is to direct development to the most sustainable locations. The Council have also directed me to other policies in the development plan, such as DMDPD Policy H1 to demonstrate how other policies in the plan allow for development in the countryside. Overall, this is generally consistent with the purpose and overarching objectives of the planning system as set out in paragraphs 7 and 8 of the Framework.

¹ Determining a planning application Paragraph: 008 Reference ID: 21b-008-20140306

18. Nonetheless, the Council has confirmed in its statement that it can no longer demonstrate a five year supply of deliverable housing land. Paragraph 11 d) of the Framework is therefore engaged. There is no evidence before me as to the extent of the shortfall. While the Council has explained the positive steps that are being taken to address this, there is no substantive evidence before me to demonstrate that it will be a short lived as they are suggesting.
19. Paragraph 79 of the Framework identifies that housing in rural areas should be located where it will enhance or maintain the vitality of rural communities. The appeal proposal is not in such a location. The Framework also identifies that priority should be given to non-car modes of transport, which has not been demonstrated here. The Framework does acknowledge this will vary between urban and rural areas, it nonetheless expects patterns of growth to be managed in such a way as to support its objectives. While the appeal proposal could deliver an additional dwelling, along with the associated economic benefits of development, this would be a limited benefit given the appeal proposal is for one dwelling. I find that the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. I therefore find that the proposal does not benefit from the presumption in favour of sustainable development.

Planning Balance and Conclusion

20. The appeal proposal would conflict with the development plan when read as a whole. There are no material considerations, including the Framework, of sufficient weight to suggest the decision should be taken other than in accordance with the development plan. Therefore for the reasons given, and having had regard to all other matters raised, I conclude that the appeal should be dismissed.

J Downs

INSPECTOR

Lorraine Trueman
Clerk to Weston Longville Parish Council
17a Dereham Rd
Mattishall
Dereham
NR20 3AA

Dear Sir/Madam

Land At: **Weston Covert, Field Road, Weston Longville, NR9 5JN**

Proposed Development: **A change of use of part of an existing enclosure of agricultural land to a camp site for five non-permanent glamping pods to be used in conjunction with the dwelling and leisure centre.**

Appeal Starting Date: **02 February 2023**

Appellant: **Mr T Pimlott**

Appeal Ref: **APP/K2610/W/ 22/3304216**

I refer to the above details. An appeal has been made to the Secretary of State against the decision of the Council to refuse permission for the above development.

The Planning Inspectorate has accepted the appeal which will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

We have forwarded all representations made to us on the application to the Planning Inspectorate and the Appellant and those views will be taken into account by the Inspector in determining the appeal. This does not, however, preclude the submission of additional comments, if desired.

If you wish to make any further comments, or modify or withdraw your previous representation, you can do so on the Planning Portal at www.planningportal.gov.uk/pcs or by emailing East2@planninginspectorate.gov.uk or online at <https://acp.planninginspectorate.gov.uk> If you do not have access to the internet you can send your comments to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting the appeal reference above.

The Council's reasons for refusal, a copy of the application and plans showing the location of the site, the Appellant's grounds of appeal and the Council's Statement may be inspected at the Council's Office, between the hours of 8.30am to 5.00pm Monday to Friday. The Council's Statement will be available for inspection by **09 March 2023**.

The above details are also available online at <https://secure.broadland.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx> by inserting **20211750** and then pressing the search button. On the next screen click on the application number and on the following screen click on "View Documents" – this will bring up a list of available documents for the application.

It is understood that you are the owner or occupier of property in proximity to the appeal site, or may be affected by the proposed development and I have been asked by the Planning Inspectorate to give you notice of the Appeal.

All representations must be received by **09 March 2023**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference. Failure to comply with this deadline will mean that your views will not be taken into account.

It should be made clear that in order to be considered by the Inspector any such written comments will be disclosed to the parties to the appeal.

A copy of the Planning Inspectorate's booklet "Guide to taking part in planning appeals" is available on www.planningportal.gov.uk/pcs

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and the District Council's websites.

Yours faithfully

A handwritten signature in dark ink, reading "Helen Melors". The signature is written in a cursive style with a horizontal line underneath the name.

Assistant Director – Planning
Broadland District Council,
Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU

WESTON LONGVILLE PARISH COUNCIL GRANTS AND DONATIONS POLICY

The Parish Council makes donations to causes that are of benefit to parishioners.

The aim of the policy is to provide guidelines for the Parish Council when it considers whether to fund requests for donations. Requests for donations are received from voluntary and community organisations and sometimes individuals.

1. The Parish Council will only consider requests if there are budgeted resources available once the usual expenses of the Parish Council have been allocated.
2. The Parish Council will consider requests once a year (in May) except in extraordinary circumstances when there is a special need at another time. The aim of having an annual review of requests is to ensure that all such requests are appraised on a consistent basis and that the outcome of applications is not affected by the stage in the financial year that an application is received.
3. The Parish Council follows guidance issued by the National Association of Local Councils on spending under section 137 of the Local Government Act 1972.
4. The maximum amount which a council may spend under section 137 in any one year (i.e. from 1 April to the following 31 March) is restricted by the number of people on the parish electoral roll.
5. HOW TO APPLY - Before any request is considered the Parish Council's application form (see appendix 1) must be completed and returned to the Clerk before 1st May.

**WESTON LONGVILLE PARISH COUNCIL
APPLICATION FOR GRANT AID**

Name of organisation and status (charity, trust etc) :

Hall for All CC number 214942

Contact details :

Ruth Goodall (Chair of Trustees)



In what ways does your organisation benefit people in Weston Longville?

Hall for All is a community hall shared by the three parishes of Morton, Attlebridge and Weston Longville. It provides a facility for community events, for regular groups to meet and for private hire by families for parties, anniversaries etc. The benefits of community choirs are being increasingly recognised: new skills, new people and a sense of belonging.

Amount requested ?

£445

What will this money be used for ?

Please indicate specific expenses that the grant will be used to cover. Please do not state 'general maintenance', or 'for funds'. How much money do you need to raise overall? How much have you raised already? What other sources of funding have you applied for? Continue overleaf if necessary.

The purpose of the funding is to provide a keyboard and copies of songs for Singing for All, Hall for All's Community Choir. Starting the choir was very much in response to the interest shown by parishioners at the Hall's Birthday Party and the Taverham Band Event in December. In order not to lose momentum two weekend sessions were arranged whilst a permanent choir leader was found. Twenty-nine people attended the first session on 31st January. The first weekly session will take place at the beginning of March with Anne Berry Smith leading the choir. There will be a charge of £8 per session with 5 funded places available. It's not known how big the choir will be eventually but assuming the regular group settles at around 20-25 this charge will cover the fees and travel, and contribute to hall cleaning, heating etc.

This request is for start up funding for the first year only as a contribution to the costs of photocopying songs and a small keyboard.

Breakdown of costs:

Keyboard £229

Photocopying: 4 songs per term £216

Total: £445

It would be helpful if WLPC can consider this request at its meeting on 13 Feb. 2023 rather than waiting until May.

Applicant's signature :

R. E. Goodall

For Parish Council Use

Decision by PC:

Any conditions to be placed when making donation :

Authorisation :

From: admin@saaa.co.uk
Sent: 01 December 2022 16:11
To: weston.longville@yahoo.co.uk
Subject: Notification of external auditor appointment

Notification of external auditor appointment for the 2022-23 financial year for the 5 year period until 2026-27

Weston Longville Parish Council, Norfolk,

Dear Clerk/RFO/Chairman, Weston Longville Parish Council,

Smaller Authorities Audit Appointments (SAAA) is the independent, sector led organisation responsible for the appointment and contract management of external auditors to smaller authorities since the Local Audit and Accountability Act 2014 established new arrangements for the accountability and audit of local public bodies in England. Smaller authorities are those whose gross annual income or expenditure is **less than £6.5 million**.

Under the Local Audit (Smaller Authorities) Regulations 2015, SAAA is responsible for appointing external auditors to all opted-in smaller authorities, for setting the terms of appointment for limited assurance reviews and for managing the contracts with the appointed audit firms.

This communication is to notify you that SAAA has appointed an external auditor to the authority for the 5-year appointing period from 2022-23 until 2026-2, following a procurement exercise to appoint auditors to each contract area from 1 April 2022.

Your current appointed auditor will conclude any outstanding work on the 2021-22 Annual Governance and Accountability Returns and the new appointed auditor (if changed) will be responsible for the arrangements in respect of the 2022-23 AGAR process onwards.

The contact details of your appointed external auditor and fee scales are shown in the appendix to this letter and can also be found on the SAAA website: www.saaa.co.uk.

The audit firms all have previous experience of conducting limited assurance reviews for smaller authorities and have dedicated support personnel. SAAA will monitor the performance of the appointed firms in providing the audit services in terms of quality and compliance with their statutory terms of appointment.

If your authority has any potential conflict of interest relating to the auditor appointment, for instance if a Councillor or close relation is employed by the appointed auditor, you should advise SAAA immediately.

Exempt authorities

Since 2017-18, authorities where the higher of income or expenditure for the financial year was £25,000 or less and who meet all the qualifying criteria have been able to declare themselves as 'exempt' from a limited assurance review by an external auditor. However, all authorities, even if they declare themselves 'exempt', still need to fully complete, agree and publish an annual return (AGAR).

All authorities require an external auditor appointment even if the authority meets the criteria to qualify for exemption, as a Certificate of Exemption is required to be submitted to the external auditor and a named auditor must be in place to deal with questions or objections from local electors about the accounts.

Annual Governance and Accountability Return (AGAR)

The Annual Governance and Accountability Return (AGAR) needs to be completed in accordance with "proper practices" as set out in '*Governance and Accountability for Smaller Authorities in England, a Practitioners' Guide*', and then be published in accordance with any applicable Transparency Code.

Annual Governance and Accountability Return forms will be sent out by your appointed auditor electronically at the end of the financial year. It is assumed that your authority is willing and able to accept documents electronically by e-mail; whilst an authority may request paper copies this may incur an administration charge.

Advice and assistance are available from the various sector membership organisations:

National Association of Local Councils and County Associations - www.nalc.gov.uk

Society of Local Council Clerks - www.slcc.co.uk

Association of Drainage Authorities - www.ada.org.uk

Yours faithfully,

Smaller Authorities' Audit Appointments Ltd

Appendix

Auditor appointments for smaller authorities for the five financial years from 2022-23 to 2026-27

SAAA announced the conclusion of its procurement process and the award of limited assurance review contracts for five years to the successful external audit firms on 30 November 2021.

Responsibilities under the new contracts will relate to accounts for the financial year beginning on **1 April 2022**. The details of your specific appointment by contract (County) area are listed below.

Your Authority's Audit Appointment for 2022-23 to 2026-2027

Your appointed auditor will be **PKF Littlejohn LLP**.

Their contact details are:

PKF Littlejohn LLP,
SBA Team,
15 Westferry Circus,
Canary Wharf,
London E14 4HD
Email: sba@pkf-l.com
Tel.: 020 7516 2200

All auditor appointments are listed by contract (County) area and all the Auditor contact details are listed on our website on the Audit Appointments page.

Scales of Fees 2022-23 to 2026-27

The following fees have been determined by SAAA following consultation for the Audit Years 2022-23 to 2026-27.

Scales of audit fees

Scales of fees for smaller authorities, are based on bands of annual income or expenditure, whichever is the higher. This means that the fees are broadly proportionate to the public funds involved and the ability of each authority to pay.

Table 1 sets out the scales of audit fees for smaller authorities that complete their AGAR fully and accurately within the required timescales and provide the necessary supporting information and any explanations sought.

Authorities with neither income nor expenditure exceeding £200,000 will be subject to basic limited assurance audit review. Authorities with either income or expenditure exceeding £200,000 will be subject to intermediate limited assurance audit review.

Table1 - Scale of fees for bodies subject to limited assurance review

INCOME/EXPENDITURE BAND (£)	FEE FOR LIMITED ASSURANCE REVIEW (£)
0 - 25,000	0 (if a Certificate of Exemption is submitted)
0 - 25,000	210 (if a LAR review is required)
25,001 - 50,000	210
50,001 - 100,000	315
100,001 - 200,000	420
200,001 - 300,000	630
300,001 - 400,000	840
400,001 - 500,000	1,050
500,001 - 750,000	1,365
750,001 - 1,000,000	1,680
1,000,001 - 2,000,000	2,100
2,000,001 - 3,000,000	2,520
3,000,001 - 4,000,000	2,940
4,000,001 - 5,000,000	3,360
5,000,001 - 6,500,000	3,780

Note: An authority with neither income nor expenditure exceeding £25,000 that is **not** able to certify that it is an exempt authority as it does not meet the qualifying criteria, or if the authority wishes to have a limited assurance review by the external auditor, then the fee payable is £210.

Reminder letters

Where the auditor is required to send a reminder to any authority that has failed to submit either an AGAR or Certificate of Exemption to the external auditor by the statutory submission deadline will be charged £40 + VAT for each reminder.

Additional work and variations to the scale fees

If an active authority fails either to submit its Annual Return to the supplier for review by 30 September or (if it is an exempt authority) to provide a certificate of exemption, the supplier will consider issuing a public interest report, the cost of which will be payable by the authority pertaining to the fee income band of that authority as in Table 1 (above).

Extra fees may also be charged in other circumstances, for example where auditors are required to:

- consider objections to the accounts from local electors, from the point at which the auditor accepts the objection as valid;
- exercise special powers in relation to the review, such as issuing a report in the public interest; or
- undertake any special investigations, such as those arising from disclosures under the Public Interest Disclosure Act 1998.

Extra fees will be calculated and charged according to the work required, subject to the maximum hourly rates set out in Table 2 below.

Table 2 - Maximum hourly rates for additional work at smaller authorities

STAFF GRADE	MAXIMUM £ PER HOUR
Engagement lead	355
Senior manager/manager	215
Senior auditor	140
Other staff	105

Value Added Tax

The fee scales exclude Value Added Tax, which will be charged at the prevailing rate on all work undertaken.

SAAA – Smaller Authorities' Audit Appointments Limited

77 Mansell Street, London E1 8AN www.saaa.co.uk

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