

Swainsthorpe Parish Council
Minutes of the meeting of the Parish Council
held at Mulbarton Village Hall on Wednesday 14 November 2018 at 7.30pm

In Attendance: Cllr G Frost, Cllr P Frost, Cllr P Webster, Cllr Y Folkard, Cllr B Lincoln, Cllr J Casey

Also present: Parish Clerk Nicola Ledain, District Councillor Philip Hardy and 13 members of the public

1. To consider apologies for absence

1.1 All councillors were present.

2. To confirm the minutes of the meetings held on 12 September 2018

2.1 The minutes were approved without alteration and signed as correct by the Chairman.

3. Declarations of interest for items on the agenda

3.1 Cllr B Lincoln declared an interest in item 8 on the agenda and would leave the meeting at that point.

4. Public Open Forum including reports from District and County Councillors

4.1 District Cllr Phil Hardy reported that he had £500 waiting to give to the Parish Council and would liaise with the clerk.

4.2 The deadline for the Greater Norwich Local Plan was 14th December and he encouraged all those present to respond individually as well as any groups that they might be part of. The sites earmarked for Swainsthorpe would be assessed by certain criteria. It was thought that the proposed sites were high and that 5-10 dwellings would be acceptable compared to the 45 that had been proposed.

5. Planning

5a. To review Planning Meeting decisions since the last full Parish Council meeting

There had been none.

5b. To report on planning information circulated via e-mail

There had been none

5c. To hear a report on plans approved/refused by South Norfolk Council

2018/2038: 6 Church Close; Non material amendment to permission 2018/0058 - change the style of window to include a single horizontal Georgian bar – APPROVED WITH CONDITIONS

5d. To consider planning applications.

2018/2194; Malthouse Farm; Conversion of existing farmhouse and rear old adjoining cottage to 4no dwellings, partial demolition of agricultural barn, conversion of agricultural barn for storage areas for new dwellings and improved access onto A140.

After much discussion with points as detailed below, the Council **AGREED UNANIMOUSLY** to **OBJECT** to the above application.

- According to the 'recent' traffic study, the movements of traffic created by the proposed dwellings are not credible estimations considering there are four substantial dwellings. The extra traffic created would add to an already pressurised junction leading onto the A140, which presently takes 20-30 minutes to enter onto at peak times. The entrance is too close to the farm entrance adding extra hindrance.

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- The Parish Council are not convinced that the parking allocated for the dwellings is sufficient. We are concerned that due to the limited allocated parking at the proposed dwellings, there are no other suitable parking in the Village.
- Considering the size of the Village, and the existence (or non-existence) of amenities, the size of the Village and the proposed layout of the dwellings, three dwellings would be more suitable than four.

There were several other points that would be submitted regarding the process of the application, and as a result of the following points, the credibility of the planning application has been questioned, and it has tarnished evaluating the application on its merits. The following points have made trusting anyone associated with this planning application and the application for the Ben Burgess headquarters extremely difficult.

- The plans in the public domain and those that the Parish Council had to base their thoughts on are not the most recent submitted plans. The Council have had sight of plans which the planning authority may have received and would of superseded the substantive plans.
- The planning application has been submitted after work had been going on for months and was at an advanced stage.
- The application had been submitted with incorrect information on as it states that work has not commenced when, as stated above, we know that it has been happening for a few months.
- Building inspections have not taken place on the 'unauthorised' work.
- It has been noted that no ecological survey has been carried out before commencement of work on the farmhouse, which falls under regulations requiring that one be done by virtue of its age, position and proximity to water, also noting that there is evidence of bats in the old cottage.
- Although work has been halted on the old cottage, it is still continuing on all of the rest of the site.

6. Correspondence

6a. Work for the Rangers

The clerk reported that the rangers would be in the Village soon and if there were any problems that could be solved by them to let the Clerk know.

6b. Budget Consultation from Norfolk County Council

The Clerk had circulated via email information on the Norfolk County Council budget consultation. If there were any thoughts or responses, the Clerk would reply on behalf of the Parish Council.

7. To consider and agree a response for the Greater Norwich Local Plan.

Council considered the Greater Norwich Local Plan and the proposed sites for development for Swainsthorpe. The Council asked the District Councillor if he could provide them with a copy of the site specific document which couldn't be found anywhere online, and he agreed to do so.

The Council **AGREED** to provide the following comments for each of the sites;

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GNLPO191; Residential development of 20 dwellings

There were concerns from the Council regarding the access from and to these dwellings. The current access to the land was via a track, so there would have to be a new road developed. However, this would be problematic as the access would fall on Common Land and a D Restricted Road. Twenty dwellings were also deemed to be too many for the Village, considering its size.

GNLPO603; Residential development of 25 dwellings

The Council had the same concerns as those mentioned above with the amount of proposed dwellings for the area proposed and the size of the Village. There were also concerns about the access to this development as it was on a blind bend with a play area opposite. There was also no amenities or public bus stops in the Village which were indicated on the plans. The only bus that stops is the school bus which already has generated its own parking issues. There was also no continuous footpath from the bus stop on the A140 to the proposed development site.

GNLPO604; Workshops, stores, offices, agricultural sales

The Council had grave concerns with the above proposed site which would also be discussed when the planning application is submitted, and this is when it would be discussed fully. However, the main points discussed for this site was the concern of generation of extra traffic that it could cause, adding to an already congested junction onto the A140. This would be increased by clients and visitors arriving throughout the day, and at peak periods during the year such as harvest. If the proposed development went ahead on this land, slow speed agricultural vehicles would be driving through the Village, potentially on low loaders which would be even bigger and hazardous than the vehicles it was carrying.

The Council objects strongly to the proposal of industrial development on a pristine greenfield site not contiguous with any other residential or commercial property and has concerns about:

Loss of amenity, walks and views

Pollution by noise, lights and effluent

Disturbance to village life of 24/7 working

Impact on traffic flow

Impact on the water course and possible surface flooding.

8. To consider quotes for the grounds maintenance contract renewal

Four quotes had been circulated to the Parish Council. On consideration of the quotes, it appeared that there was some discrepancy with one of them. The Council **AGREED** to discuss this at the January meeting.

9. Finance

9.1 The financial report was received and agreed.

9.2 The following payments were agreed and signed;

Chq no	Amount	Payee	Notes
100692	£322.82	Nicola Ledain – clerk	Salary Oct & Nov and expenses

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100688	£100	SCCT	2017
100695	£70.00	SCCT	2018
100690	£65.00	Mulbarton Village Hall	Paid in advance
100691	£375	Brian Lincoln	
100693	23.96	TT Jones	
100696	190.69	Mr J Parker	

10. To receive items for the next agenda

To set the precept and agree the budget for 2019/2020

Grass cutting renewal for 2019

Malthouse Planning Application

11. To confirm the date for the next meeting as 9 January 2019.