

KETTLESTONE PARISH COUNCIL

Clerk: Mrs Joanna Otte,

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Present: D Burgis, S Hipkin, M Hoad, R Kilbourn, T Rivett, P Whitehead (Vice-Chairman),
and: A Green (District Councillor) and 16 members of the public

Kettlestone Parish Council Meeting on
Monday 17 September 2018 at 7.30 pm in the Village Hall

MINUTES

Welcome

- 1) **Apologies** from G Ashby (Chairman) and S Aquarone (County Councillor) were accepted.
- 2) **Declarations of pecuniary interest** by the Councillors in any of the agenda items listed below. None.
- 3) **Minutes of the previous Meetings** (16 July) were approved and signed as a true record.
- 4) **Matters arising:** Progress on items from previous meetings for information or reminders only. Items not on this agenda requiring decisions will be placed on the agenda for the next meeting.
- 5) **The meeting was temporarily closed for Parishioners to express any concerns they may have and for District and County Councillors and police to report.**


A member of the public clarified the reasons behind his application for variation of unilateral undertaking under section 106, attached to planning permission ref: PF/14/0852 to permit the use of 91 The Street.

Members of the public raised concerns during the meeting regarding the applications for prior approval for change of use to residential at Church Farm and East Barn; and for the application for an additional duck rearing unit at Clipstone Farm.

The Vice-Chairman re-opened the meeting.

- 6) **Highways and footpaths**
 - a) **Items to report:** none.
- 7) **Planning**
 - a) **Planning applications received** since the previous meeting.
 - i) SV/18/1415: Variation of unilateral undertaking under section 106, attached to planning permission ref: PF/14/0852 to permit the use of **91 The Street**, Kettlestone as a long-term residential let | 91 The Street. Link circulated. Objection submitted on 17 August:
The original planning permission for this property, and the associated section 106 obligation, date back only 4 years to 2014. The key point of the argument to vary this agreement is based on the downward trend of holiday bookings. However, this was already evident in 2014 when the original application was submitted, and no new evidence has been submitted. Due to the relatively recent nature of the covenant Kettlestone Parish Council have no alternative but to object to this application for a variation of the unilateral undertaking under section 106, and therefore reinforce the original permission with its section 106 covenant.
 - ii) PU/18/1575: **East Barn, Snoring Road:** Prior approval for change of use from light industrial building (B1) to 3 residential dwellings. Link circulated (also to email database).

- 259 -

Signed 
Chairman

Date.....12.11.18

KETTLESTONE PARISH COUNCIL

- iii) PU/18/1574: **Church Farm Barn**, Snoring Road: Prior approval for change of use from light industrial building (B1) to 5 residential dwellings (C3). Link circulated (also to email database).

Response for East Barn and Church Farm Barn:

Kettlestone Parish Council has no objection to change of use to residential, and indeed would rather see this site put to that use.

However, we have concerns about the following:

1. The number of houses proposed for this small site – would prefer to see fewer.
2. Pedestrian safety on Little Snoring Road to access public transport, local shop and post office, pub and school in one direction and the Village Hall / Social Club and Church in the other direction. Little Snoring Road is a single track but well-used road only partly within a 30 mph speed limit (the rest is 60 mph), there is no pavement, it is unlit and there is only a narrow verge with hedges on both sides, and with very little safe refuge for pedestrians. Although the road has notices that it is unsuitable for HGVs, it is the access route to a large duck farming unit which has regular HGV and tractor /trailer movements and seasonal access by HGVs for potatoes etc.
3. The isolation of this site from the main part of the village. Despite it being geographically close to the centre of the village there is no direct access to The Street – access is via Little Snoring Road (see above).

The Parish Council would like it to be noted that any development on the site should be sympathetic with the rest of the village and adjacent buildings, and that any outdoor lighting (which should be kept to the minimum) should be fully shielded (enclosed in full flat glass cut-off fittings), directed downwards (mounted horizontally to the ground and not tilted upwards, switched on only when needed (no dusk to dawn lamps), white light low-energy lamps (Philips Cosmopolis or fluorescent) and not orange or pink sodium sources.

We hope these matters of concern are addressed when the planning applications are considered.

- iv) PF/18/1460 **Clipstone Farm House**, Clipstone, Fulmodeston: Erection of 1No. additional duck rearing unit and 1No. straw barn. Link circulated (also to email database).

Kettlestone Parish Council has no objection in principle to the application for an additional duck rearing unit and new straw barn at Clipstone Farm House ref PF/17/0862. However it has concerns about traffic management and environmental offset:

Traffic Management: (1) Request a condition that Holbrigg Lane is not used by any vehicular traffic (not just HGVs as suggested in the design and access statement). This should include all construction traffic.

(2) Request a condition that vehicle passing places are constructed on Fulmodeston/Little Snoring Road, to prevent further erosion of the verges. The Parish Council wishes to highlight that it is misleading to quote average vehicle movements in connection with this type of business, when the reality is that there are times of peak activity which can cause extensive disruption on the small rural roads.

Environmental Offset: (3) Requests further environmental offset e.g. planting of native trees/ shrubs/ flowers and the creation of wildlife habitats. Kettlestone Parish Council also wishes to see that the environmental offset relating to the previous application is completed.

(4) Requests public access to be secured to the new wildflower meadow.

(5) Requests a large wildlife pond and woodland as extra environmental benefits with public access.

(6) Requests a footpath for the community to enjoy the benefits of the open countryside.

(7) Verification of environmental data presented by the applicant by an independent expert.

b) **Decisions taken by the District Council** since the previous meeting.

c) **Enforcement**

- i) It was noted that the Planning Inspector upheld the decision by NNDC to refuse the retrospective planning application at land adjacent to 7 The Street for the siting of a mobile home. The caravan is no longer being lived in so that enforcement case has been closed.

- 260 -

Signed

Chairman

Date.....18.11.18

KETTLESTONE PARISH COUNCIL

- 8) **Financial business** to consider payment of invoices and other financial business.
- a) **Receipts** since previous statement: Barclays interest £1.63
 - b) **Regular payments** since previous statement: salary and on-costs.
 - c) **Balances on statements** at 28 August: Current Ac £2,905.08; Savings Acc £3,276.73.
 - d) The following **payments** were approved:

to whom	cheque no	amount
J Otte (expenses)	100382	36.86

9) **Maintenance**

- a) **Village Sign** (£1,600 reserved in budget) quotes from 2017:
 - i) Fiona Davies: restoration £825 (or including dismantling and reassembly £1,025)
 - ii) **Signs of the Times**: polyurethane copy £970 (not allowed for hawk - will need to see how it is made) (plus carriage + VAT) March 2017. **New revised total probably £1,200 (including hawk), plus carriage approx £135 each journey (+ VAT). Sept 2018.**
 - iii) **Palletways delivery: £64.50** (dependent on size and weight)
- It was agreed to use Signs of the Times to make a polyurethane copy of the Village Sign (and to have the original sign returned). T Rivett and D Burgis would pack the sign on a pallet ready for delivery. The Clerk would organise delivery.

- b) The Clerk was asked to get quotes for re-varnishing / repairing the **notice board**.

10) **Parish Plan Actions**

- a) **Litter Pick** date to be arranged.

11) **Reports from Parish Councillors**

- a) R Kilbourn attended the meeting at County Hall on Regional Counter-Terrorism (and combating drugs) in July. The basic message is for people to keep their eyes open and report anything suspicious.

12) **Mail** circulated as usual

- a) Commemorative poppy seeds received from the District Council were handed on to the Village Hall Committee.

13) **Other business** for placing on the **agenda for the next Meeting**

- a) Setting the Budget and Precept.
- b) Fencing at old pub site

14) **Next Meeting of the Parish Council on Monday 19 Nov 2018 at 7.30pm in the Village Hall**

Meeting closed at 8.40 pm

Signed

Chairman

Date.....18.11.18