

GREAT WITCHINGHAM PARISH COUNCIL

Minutes of a meeting held at 7.45 p.m. at The Memorial Hall on Thursday 25th January 2007

Present: Roy Church, Kevin Francis, Pauline Brown, Stephen Williams and John Willmore. Ron Cornell in the Chair.

Clerk: Peter Dilloway, James Joyce (County Councillor), Mr. S. Woodbridge (District Councillor) and two members of the public: Mrs. M. Kinsley, Mr. D. Sayer.

(734). Apologies. Bridget Wright.

(735). Minutes of the meetings held 26/10/06 were agreed to be a true record and duly signed by the Chairman.

Matters Arising:

- (i). Affordable Housing Development. The Council had received a request for assistance from Broadland Housing Association, to obtain a small piece of neighbouring garden for part of the visibility splay for the entrance to the site on Fakenham Road. Together with the request, was a plan for 15 dwellings (phase 1) and further 6 dwellings (phase 2). Phase 2 is hypothetical at present and there no plans to build further unless a need is identified. The Plan also earmarks 0.4 hectares beyond the housing which will be transferred to the parish at nil cost as a potential village hall site. Members discussed the request and resolved to assist subject to receipt of written intent to make the land transfer.
- (ii). Village Hall. The situation remains unchanged, with the hall closing at the end of March. The Clerk advised members that both Weston Longville village Hall and Sparham Old School Room were available for meetings from next April at £5/hour. Lenwade House hotel has a room available but has yet to confirm costs. Members agreed to wait for their price before making a firm commitment.

(736). Correspondence:

- (i). Letter from Norfolk Assoc. of Parish & Town Councils outlining the position the council should take on the siting of protest notices. The letter was read to members to enable a conclusion to be reached. See 739 (vii) below

(737). Payments/Financial Matters:

- (i). Precept. Set at £3500 See 741 below
- (ii). Audit 2005/6 The audit has been completed without adverse comment.
- (iii). Audit fees 2005/6. Audit commission. Cheque no. 100492 £58.75
- (iv). War memorial/ litter clearance Oct - Jan. R Cornell. Cheque no. 100493 £80.00
- (v). Clerk's Salary (£243.00) & expenses to date (£69.98). P. Dilloway. Chq no. 100487 £312.98
- (vi). Planning assistance (Banhams). See 739 (vii) below. D. Sayer. Cheque no. 100495 £320.00.

(738). Any Other Business:

- (i). Dog fouling. The incidence of this anti social behaviour is again causing nuisance. The Clerk was instructed to put an article in the Wensum Diary outlining the penalties.
- (ii). Attempted car thefts. There have been several recently and the Clerk was instructed to put an article in the Wensum Diary warning residents to be vigilant.

(739). Rendering Plant Clay Hall Farm.

- (i). Roy Church outlined the present situation. The application made to Broadland and passed to Norfolk County Council has been considered invalid. A new application will arrive shortly. Despite much work by David Sayer and John Martin in establishing shortcomings in the existing permissions, NCC has ruled them to be valid but would not disclose their reasoning for the decision. The works presently being carried out have been inspected by County Enforcement Officers. No enforcement action is thus far being taken. NCC has stated that "*The applicant has been made aware that they are undertaking works at their own risk*". This may indicate that both NCC & Banham's acknowledge that the work exceeds that presently permitted.
- (ii). The view was expressed that there is the danger of NCC considering the application against land use rather than the overall pollutant effect of the site. Simon Woodbridge indicated that even if NCC granted permission for the plant, Broadland would not automatically grant a Pollution Prevention & Control Certificate if the applicant could not demonstrate compliance with the regulations and thus would be unable to operate the plant. He emphasized that obtaining planning permission to build does not guarantee licence to operate. One of the principal conditions forbids odour to pass the site boundary more than two times per annum, which history reveals to have been hitherto impossible, given the geography and atmospheric conditions at the site.
- (iii). Mr. Sayer had established that that NCC's reason for considering the earlier permissions to be extant is on the basis of section 286 The Town & Country Planning Act 1996. The principal objectors will examine the provisions of the Act closely.
- (iv). John Martin had established that, having received planning permission for the VCU manufactured sealed container composting plant at Carlton Rode, Banham's immediately presented an amendment altering the building and substituting the equipment for the TEG system, as proposed at Clay Hall Farm. The amendment to plan was not deemed significant and passed by County planners without further consultation under delegated powers. The amended IPPC certificate was also issued and does not attract consultation anyway.

- (v). Members were asked to bear in mind that at present no valid application has been set before them and that there is an element of conjecture. The construction work taking place is however an indication of the magnitude anticipated. Stephen Williams proposed that the Parish Council should, in tandem with the other principal objectors, seek the assistance of expert advice. If the Council did not, it may leave it at a disadvantage when the application is determined. If permitted there is no way of knowing what future legislation may allow it to grow into. Duly seconded, members discussed the necessity for professional advice and unanimously concurred upon the need being now paramount. If necessary the Council would seek private donations towards the costs. The proposal was carried unanimously.
 - (vi). The Council acknowledged and gave a vote of thanks for the efforts made by the principle public objectors. John Martin has made a stalwart effort at challenging every possible flaw in the application processes to date, David Sayer and David Beaumont have attacked flaws in the extant permissions and the environmental statement to great effect. The Clerk reminded members that as a public body they are duty bound to support both objectors and supporters, however previous applications at the site have never attracted more than zero support. Members considered the funding of protest signs. Members did recognise the effort and expense of Mr Sayer in obtaining important evidence and passing it freely to the objectors. Mr. Church proposed that a payment of £320 be made in consideration of part of the expenses. Seconded by Mr. Cornell carried unanimously.
- (740). Agenda for a meeting with Keith Simpson MP 2/2/07. Members had been asked to prepare an agenda for the meeting. John Martin had presented a list of headings for inclusion and discussion. It is some time since the meeting was arranged and events since then, together with the imminent arrival of a new application may force change to agenda. Those present discussed the requirements of the meeting. The following points were raised for inclusion (no particular order).
- (i). Time limit for speaking at committee.
 - (ii). Detail of reasons for validity of extant permissions
 - (iii). Impact of technology changes at Carleton Rode
 - (iv). Funding for representation
 - (v). Enforcement action
 - (vi). Impact upon the Wensum Valley
 - (vii). Relationship within NCC as Statutory Waste authority and Planning Authority
 - (viii). Relationship between Planning Permission and issue of IPPC certificate
 - (ix). Communication of information between objectors and NCC & Banham's
 - (x). Potential capacity of the plant
 - (xi). Objection by K. Simpson MP

The Clerk will draw up a draft agenda for consideration.

- (741). Parish Precept. The Clerk had produced figures upon which a precept could be set with the exceptions of hall hire and professional planning representation. Hall hire was estimated at £50 - £60 pa. The cost of representation is unknown and dependant upon the workload it entails. A fair estimate was thought to be between one and three thousand pounds. The council presently has funds in the order of £6000. So that future contingency is not compromised Roy Church proposed that the present precept of £2500 be increased to £3500 giving a buffer of £1000 to existing funds. The proposal was seconded by Stephen Williams and carried unanimously. In the event that funding is not used, a reduction in next year's precept equivalent to a rebate will be proposed.

- (742). Date and time of next meeting: AGM 22nd March 2007 at 7.45pm

There being no further business the meeting closed at 9.15pm

AGENDA GWPC– 22nd March 2007 at 7.45pm

**Due to the forthcoming Council & Parish Council elections in May
AGM business will now take place after the May elections**

- (743). Apologies
- (744). Minutes of meeting 25/1/07
- (745). Matters Arising
- (746). Correspondence:
- (747). Planning Matters:
 - (i). Clay Hall Farm: to include update by the Chairman following briefing from M.Haslam.
 - (ii). Decisions as to expenditure of fighting fund (Counsel's opinion, Environmental expert etc)
- (748). Payments/Financial Matters)
 - (i). Memorial/ litter clearance £To be advised
 - (ii). Clerk's salary & expenses to date £To be advised
- (749). Any other Business
- (750). Date & time of next meeting Annual Parish Meeting 26th April 2007 at 7.45pm
Venue to be advised.