

GREAT WITCHINGHAM PARISH COUNCIL

Minutes of a meeting held at 7.45 p.m. at Gt. Witchingham School on Thursday 1st November 2007

Present : Roy Church, Mark Pead, Pauline Brown, Kevin Francis, Stephen Williams, Tania Spelacy and Ron Cornell in the chair.
Clerk: Peter Dilloway, Mike Haslam (M.Haslam Associates Ltd, Planning advisor to GWPC), James Joyce (County Cllr), Simon Woodbridge (District Cllr), Nick Johnson & Natalie Levett (NCC Planning) and 12 members of the public

(803). Apologies: None

(804). Policing issues. The beat officer was unable to attend and the matter was deferred to the next meeting.

(805). Rendering Plant - Clay Hall Farm.

- (i). The NCC officer's arrival had been delayed by an accident at Taverham. The Chairman asked Mike Haslam to give a brief synopsis of the present situation: The first application is presently suspended awaiting further information arising from the regulation 19 Notice served in March 2007. The later application to vary conditions against the original permission awaits the adoption of a screening opinion for the need for a new Environmental impact assessment. Presently neither application can be declared suitable for determination by County members. The Pollution Control permit application before Broadland District Council is also unable to be determined. A request for further information has been sent to BCL and a response is due on or before 21st November. If all the answers are deemed satisfactory, the application will be considered in early January. There appears to be a willingness by County Officers to ignore Government guidelines set out in PPS23, which suggests that both PPC and planning application are dealt with in parallel to ensure a satisfactory development. Under normal circumstances these would both be obtained *prior* to construction. There are a currently a number of factors in the preparation and handling of both planning applications which, if not remedied prior to determination, and in the event that the one or both applications are granted permission, leave the Parish Council and other objectors sufficient grounds to challenge the decision(s) by Judicial Review.
- (ii). The NCC Officers arrived at this point. Mike Haslam stated that there is an indication that one or both applications may be referred to Committee at the end of November. He asked the officers to defend their stance in ignoring the advice given in PPS23. Nick Johnson said that the guidance document did not *require* the applications to be handled together and if deemed appropriate planning permission could be granted. He advised that the situation was as outlined above and that without further information and the adoption of a screening opinion neither would go to committee.
- (iii). Over the course of the next hour a dialogue of questions and answers passed covering much of argument and objection which has thus far been put forward in objector's submissions. The first application has remained suspended since March and the second application is seen as nothing more than a cheap shortcut to legitimise what is actually on the ground. If granted, the impetus would revert to obtain permission for the first application.
 - (a) It eventually became clear that the process would not go on *ad infinitum*. There appears to be willingness by County, at long last, to put a limit on the time that they will await information on the first application.
 - (b) With regard to the second application, it appears that a consultation response is awaited from Natural England (English Nature re-named) who, as a consultee not to be ignored, has some strong criticism of the proposal.
 - (c) Some of the key procedural and legal points which are disputed were aired. Doubts as to the validity of BCL's statement to source raw material from within Norfolk and North Suffolk, and therefore accordance with waste policy were also expressed.
- (iv). NCC were asked (for legal reasons) whether the building is or has been confirmed as 'substantially complete' and if not to notify us when it is.
- (v). NCC were asked to qualify the basis of the professional judgement in determining that the changes on the ground were not considered sufficient materially different to the extant permission to warrant use of the enforcement procedure. Nick Johnson promised to respond as soon as possible.
- (vi). The discussion was rounded off by pointing out that it was of by saying that it was of some concern that NCC appeared to be maintaining a lenient stance with BCL. In his 40 years of professional experience, Mike Haslam knew of no other authority which would have remained as amenable with protracted delays in responses from a developer and in the face of considerable public criticism. He suggested that as a matter of course, NCC should give notice to BCL, to concentrate their mind, to complete their applications within a limited period of time or withdraw them, else they would be refused for lack of information.
- (vii). The Chairman asked for final questions or comments and wound up the session, thanking the NCC officers for their attendance.

(806). Minutes of the meeting held 12th July 2007 were agreed to be a true record and duly signed by the Chairman.

(807). Matters Arising: None

(808). Correspondence:

- (i). Letter from Keith Simpson MP outlining a response from NCC over his concerns at the delay in hearing the applications. The response was considered to be the standard retort we have come to expect.
- (ii). Letter from the Standards Board requesting confirmation that the Code of Conduct has been adopted. The Clerk advised that a letter was sent in September and a copy was emailed by way of response.
- (iii). Request for donation to funds from Citizens Advice Bureau. The Council has always supported this service and resolved to donate £25.

- (iv). Request for donation to funds from Wensum Valley Trust. Councillor Church declared an interest, as he is Chair of WV Trustees. Members resolved to give consideration to this for the next meeting.
- (809). A47/A1067 Link Road. There has been some confusion circulating over available options for consultation. The Chairman said that he found no confusion. Option 6 (as supported by this council) is undergoing re-assessment for inclusion in the next round of consultation.
- (810). Memorial Hall/War Memorial. Roy Church gave a resume of the present situation: The Council needs to appoint trustees. The insurance is about to lapse. Outline planning permission is awaited. The rating Officer contends that the building is capable of repair and rates are payable, which is going to appeal. The cost of demolition is £10K-£15K. The school, whilst interested in acquiring the hall, appears not to have the financial backing of NCC. The low cost housing scheme off Fakenham Road promises to give rise to a donation of land for a new hall by Broadland. The actual site and access to it are to be discussed. See below. Some members were not entirely happy that the option to repair the hall has been fully explored. All options remain open. Reverend Tillet had asked the Council if there is an alternative site for the memorial as the present site will soon be marketed for sale. It was resolved that the Clerk reply asking that the vendor pay, the costs of removal or 50% of the increase in sale value arising from the inclusion of memorial land, whichever is the greater.
- (811). Planning Matters
- (i). Low cost housing scheme off Fakenham Road. 15 dwellings for Broadland Housing Association. Members considered the plans. There were no specific objections to the layout and no representations from adjacent neighbours have been received. Members were concerned that the concept and offers made in respect of the benefit of hall land have changed several times since the proposal was first tabled. As yet no firm commitment has been made by BDC. Members resolved to meet with the parties concerned to agree a firm proposal.
- (812). Payments/Financial Matters:
- (i). Outline planning fees – Memorial Hall site. BDC. . Cheque no. 100508 £122.87. (Retrospective approval).
- (ii). Costs of Olen Trip K.Francis. . Cheque no. 100509 £698.92. (Retrospective approval).
- (iii). War memorial/ litter clearance Jul- Oct. R Cornell. Cheque no. 100510 £122.87
- (iv). Clerk's Salary (£243.00) & expenses to date (£256.52). P. Dilloway. Chq no. 100511 £499.52
- (v). Donation to funds-Citizens Advice Bureau. Chq no. 100512 £25.00.
- (vi). Precept 2008/9. Members debated whether to reduce or retain the precept. After much discussion it was resolved to retain the precept at £3500 in view of the uncertainty surrounding the Clay Hall Farm planning application which requires the retention of our planning advisor.
- (813). Any Other Business:
- (i). The Hall Walk streetlight is out. The Clerk will report it for repair.
- (ii). There is often broken glass left lying in Hall Walk after the bottle bank is emptied. A dog recently required medical attention as a result. The Clerk will report this to BDC.
- (iii). The Council has received a copy of the licence to spread compost at Clay Hall Farm, granted by EA. It was resolved to arrange a meeting with EA to discuss the matter further. Roy Church will arrange this.
- (iv). Caravan site – Bridge PH. Council had been approached informally to consider the proposal. Members were unhappy that the site would be close to the War Memorial and that the egress from the pub car park is hazardous at the best of times. With a caravan in tow it would be the more so. The Clerk was instructed to consult with NCC Highways.
- (v). It was suggested that Council investigate what land falls within their ownership and obtain deeds. It was resolved to do this as soon as possible.
- (vi). The Council will next meet at Lenwade House Hotel. If this proves a more suitable venue for meetings, then a permanent arrangement will be made for the foreseeable future.
- (814). 24th January 2008 at 7.45pm To held in the Boardroom, Lenwade House Hotel.

Meeting closed 10.00pm

AGENDA
GWPC – 24th January 2008 at 7.45pm
At the Boardroom, Lenwade House Hotel

- (815). Apologies
- (816). Policing issues (if beat officer able to attend)
 - (i). Elderly or vulnerable residents
- (817). Minutes of meeting 1/11/07 & 10/12/07
- (818). Matters Arising
- (819). Correspondence:
- (820). A47/A1067 link road
- (821). Memorial Hall
- (822). Planning Matters:
 - (i). Low cost Housing development adj. Hall Walk
 - (ii). Rendering plant - Clay Hall Farm
 - (iii). Creation of lake – Aisle Valley Farm
 - (iv). Utility room - 5 The street
- (823). Payments/Financial Matters)
 - (i). Litter clearance/war Memorial maintenance payment
 - (ii). Clerk's salary & expenses
 - (iii). Donation to Wensum Valley Trust
 - (iv). Donation to Norfolk Accident Rescue
 - (v). Purchase of Laptop (Confirmation of position)
- (824). Any other Business
- (825). Date & time of next meeting: **AGM Thursday 3rd April 2008 Venue To be advised**