

Easton Parish Council

Minutes of the Meeting of Easton Parish Council held on
Monday 1st October 2018 at 7.30pm in Easton Village Hall

1. **Chairs welcome to the meeting**

Present: Peter Milliken (Chairman) PM
Mark Caton MCa
Mark Cordy MCo
Clare Chisholm CC
Francis Woodcock, Parish Clerk FW

Also present - 3 members of the public were in attendance.

2. **Apologies** Jan Hudson, Mike Jobling , Jonathon Bailey, Margaret Dewsbury

3. **A presentation was given by David Martin from Condimentum, supported by David Bond from the Norfolk Mint Growers Group.**

They explained that they wished to set up a Mustard and Mint processing business. This explained their role as prospective tenants within the proposed Broadland Food Enterprise Zone and the reasons for the planning application for increasing the building height for the milling towers to 20m from 10m as set within the LDO. This centred on the requirements for needing increased building heights for milling towers to enable a gravity fed production process. The Council thanked them for coming to speak to the meeting.

4. ***Adjournment for public participation.***

A question was asked as to whether there was any special suitability of placing the proposed development within the Food Enterprise Zone and not elsewhere. This was answered by stating that the location would cut down on critical transport times from field to factory and that on a green field site specially designed buildings including the milling towers could be built from new for optimum efficiency.

A question was asked about whether consideration had been given within the development plan, for seeking guidance on setting up very visible structures near listed buildings as part of an environmental impact assessment (EIA). This was answered in the affirmative, stating that the milling towers would be graduated in colour. Other buildings would be designed to comply with the LDO. There was further discussion on additional tree screening with general agreement that this would be a positive step to reducing the visual impact of the towers from the Church and Village. It was established that the contours of the land of the site were not marked and siting of the towers in a different location would not make a material difference.

A question was asked about potentially high noise levels arising from the increased tower height and processing plant. Placing of the monitoring device was discussed as this would currently be sited upwind of Easton. There was general agreement that placing a second position on the boundary between the buildings and village downwind would be a useful addition in line with the view from Broadland Environmental Health Officer.

A question on air filtration for dust and odour emissions was raised and answered by stating that the milling of mint would be fully enclosed within the building with a separation process not exposed to the air. In relation to the mustard seed and its 40% oil content, it was explained that this was a dry process without oil cooking odours.

A question on employment opportunities was raised that the initial aim was to hire staff from the local community.

A question was asked about effluent discharge from the production process and it was confirmed that there was no effluent output, save for foul from staff that would require compressor treatment.

A number of issues were raised concerning the volume increases and vehicle size of traffic along Church Lane arising from this, and subsequent development growth within the Food Enterprise Zone. It was stated that, as there were concerns now for the pedestrian safety for people of all ages using St Peter's Church, the problem would only get acutely worse immediately site development work began. The consensus from the meeting was that it made sense for improvements to be made prior to any work starting. Further discussion then looked at what form those improvements could take. Separate access from the site, linked to improvements in the A47, was discussed and it was agreed that it would be unacceptable for the Village to have to wait for this. Placement of a traffic island to allow pedestrians a safer crossing from existing paths on different sides of the road and give access to the Church was seen as essential improvement. Together with this, the consensus from the discussion was that the creation of a car park was needed to remove the current requirement for on-road parking, especially given the increased size and frequency of the vehicle traffic anticipated.

5. General update on the Food Enterprise Zone planning applications.

It was reported that there still seemed to be a lack of factual information being presented by Broadland District Council. The meeting on 11th September 2018 had been positive to the extent that it was agreed to share Broadland Council correspondence on these proposals directly via email and in a timely fashion. However answers to questions previously raised had not been provided.

It was debated whether the Parish Council should now withdraw its objections to these planning applications, and now fully support the establishment of the Condimentum development within the Food Enterprise Zone. However it was noted that while there was general consensus at the meeting that solutions could be found for the major outstanding issues, and the Parish Council were supportive of the aims of Condimentum, as new neighbours to the area, there was no evidence that these matters would be resolved with the backing of Broadland DC. It was debated that the Parish Council had a duty to support its Neighbourhood Plan and the wishes of the parishioners.

It was insited by committee members that Easton PC should continue to seek solutions through where necessary legal redress and challenge Broadland DC on the basis of its actions to date. The chair was reminded that money had been set aside to seek legal advice at our last meeting in September and that Marlingford and Colton PC had also donated to the legal action. The Chair raised concerns that this would threaten critical implementation delays for Condimentum.

PM proposed that the PC should support this application but that proposal was rejected, after further debate a potential solution was agreed upon.

It was proposed that Easton Parish Council provide qualified support for planning application 20181994, subject to the following conditions being adopted by Broadland District Council should they not be adopted the Chair was instructed to take all necessary legal action on behalf of the Parish Council as appropriate and report back options as they become available;

PM

1. Site improvements to incorporate :
 - 1.1 Extended planting of established and fast growing trees, for example poplars, between the milling towers and eye line to Easton Village,
 - 1.2 An additional sound monitoring system on the edge of the site in proximity to Easton Village, which would measure noise levels down wind of the development;
2. Road improvements made to Church Lane prior to the commencement of site preparations for the Food Enterprise Zone (Broadland Food Hub), Honningham LDO 2017/0052, to incorporate;
 - 2.1 A traffic island sited along Church Lane, to ensure safe road crossing, and provide a link to paths for safe pedestrian access between St Peter's Church and the Village,
 - 2.2 Construction of an appropriate car park at St Peter's Church to remove the additional threat of increasing numbers of vehicles and lorries/tractors. In particular the car park will be required to screen off from on-coming traffic, weddings, funerals and services, involving large gatherings of people. This will ensure the continuation of church activity in safety.

Motion proposed by Clare Chisholm, seconded Mark Cordy, approved unanimously.

The Chair was tasked with taking this proposal to Broadland DC. PM

6. Update on the application for funding relating to the set up of a Community Benefit Society to manage assets purchased on behalf of the parish.

The clerk reported that £4,000 of funding from National CLT had been given to enable the Community Benefit Society to be set up and a meeting would be arranged to discuss the choice of solicitors to undertake its legal formation. FW

7. Review of the process for setting and managing parish council contracts.

It was agreed that this would be forwarded to the November meeting.

8. There were no declarations of interest and any requests for dispensation.

9. Minutes of the meeting of 3rd September 2018 were received and approved.

10. There were no matters arising from the minutes not on the agenda elsewhere,

11. There was no report from County and District Councillor Margaret Dewsbury.

12. Finance Sub Committee

i.) Payments for September 2018 were approved (listed separately),

ii). Minutes of the meeting of 26th September 2018 would be produced and circulated.

iii). A letter of thanks to be sent to Marlingford and Colton PC for donation towards legal costs. FW

13. *Adjournment for Public Participation*

A member of the public commented on the poor state of the grass cutting.

14. No correspondence was received.

15. Agenda items for the next Parish Council meeting.

Review of planning application 2018/2155

Review of Parish Council CGM contract

16. There were no urgent matters to be brought to the attention of the council.

17. Dates to note:

Next Parish meeting: Monday 5th November at 7.30pm Easton Village Hall

Signed : Peter Milliken, Chair

DRAFT