

Easton Parish Council

Minutes of the meeting held at Easton Village Hall, Easton

Friday 2nd November 2018 at 8.30pm

1. Chairs welcome to the meeting.

2. Present Peter Milliken (Chair) PM
Jan Hudson (Vice Chair) JH
Mark Caton MCa
Mike Jobling MJ
Francis Woodcock (Parish Clerk) FW

Apologies : Mark Cordy

Also present : 4 members of the public were in attendance

3. Chair's update on issues raised as a result of the planning application meeting of 25 October 2018 at South Norfolk District Council.

It was reported with regret that negotiations at the meeting had ended abruptly without agreement. Subsequently a pre-action protocol letter for planning applications 20181294, 20181336 and 20181177 has been served on Broadland District Council.

Councillors engaged in debate over the legal costs (excluding any VAT reclaimed) that had been incurred to date, plus the additional costs required to prepare a judicial review application. A total cost of £6,000 was identified. If papers were to be lodged at the High Court an additional cost of £550 would be incurred.

A discussion was held to clear up the confusion over a monetary sum of £100,000 previously quoted by Broadland District Council for works required to enable a crossing point by St Peter's Church to be constructed, together with a competing request for a figure of compensation of £60,000 made by Easton Parish Council. It was resolved that the construction of some form of safe crossing prior to activities commencing on site was a key demand, though it was felt assigning a cost to this appeared to be premature at this stage. There was agreement that the request for a specific sum for amelioration of £60,000 should not be made by the Parish Council but a negotiated amount would be sought.

It was acknowledged that as Easton would not benefit from CIL payments, the Village should look to receive compensatory sum to offset the disruption from both the current and future phases of the development. However a sum should be determined once there is a better understanding of the cost of these works and how the funding is to be provided.

4. There was an adjournment for public participation.

A member of the public enquired if the Pre-Action Protocol Letter would be made available, it was explained that until we had formal legal advice as to this matter the parish council was hesitant in providing a copy of the letter as it did not want to undermine due process.

It was explained that any legal action was being brought against Broadland District Council and the way in which it had conducted the planning process and at times its lack of open and transparent approach to the planning process.

5. After further debate the package of measures required to ensure Easton is fully ameliorated was identified and in line with the aims of the Parish Council to protect the policies within the Neighbourhood Plan.

- i. All legal costs covered up until the point of agreement reached.
- ii. The trod on Church Lane needed to be uninterrupted.
- iii. A safe crossing point for parishioners to be delivered by the time trades were on site and prior to the commencement of operations on site.
- iv. Car parking to be provided at St Peter's Church.
- v. Extra tree planting to be provided near towers and on LDO boundary.
- vi. No removal of trees or bushes near the church as this would have an impact on the setting. Current plans or revised plans would need to be studied to confirm this.
- vii. Extension of the 30mph zone.
- viii. A compensation amount to acknowledge the disruption from the site as it grows, acknowledging the lack of any CIL payments that might otherwise be available to the parish in the future.
- ix. Any agreement to be legally binding on all parties.

PM read out the current negotiating position of Marlingford & Colton Parish Council in relation to this matter as they were a contributor to the legal action being sought.

The Parish Council recognised and acknowledged the fact that discussions to date had already been able to progress to address a number of these issues, and was hopeful that this would act as a basis for further successful negotiations.

6. Motion proposed by the Chair. PM proposed a motion to instruct Andrew Gore of Fenner's Chambers to prepare the Judicial review application in advance of the parish meeting on 12th November, at which the Council will be asked to decide whether to lodge the application with the High Court. Seconded by MJ, approved unanimously.

7. Other matters to be brought to the attention of the council.

PM explained that he was unable to attend the next meeting of the Western Link Liaison Group on Tuesday the 6th November at 5:30pm and looked for a replacement. FW agreed to attend and report back at the next meeting.

8. Dates to note: Next Parish meeting: Monday 12th November at 7.30pm Easton Village Hall

Signed: Peter Milliken, Chair