

Easton Parish Council

Minutes of the Meeting of Easton Parish Council held at
Easton Village Hall, Marlingford Road, Easton on
Monday 5th August 2019 at 7.30pm

1. Chairs welcome

Action

Present Peter Milliken PM

Jan Hudson JH

Mike Bowman MB

Mark Caton MCo

Mark Cordy MCo

Francis Woodcock - clerk (FW)

There were 5 members of the public present including DC/CC Margaret Dewsbury

2. Apologies for absence Mike Jobling (MJ), Gillian Landles GL, Ian Norman IN

3. There were no declarations of interest or requests for dispensation.

4. The minutes of the meeting of 1st July 2019 were approved – proposed JH, seconded MB, all in favour.

5. Matters arising from the previous minutes not on the agenda elsewhere (for information only):

Item 8: Easton & Otley amalgamation. The College had informed the Parish Council that they would not come to talk until after completing the consultation process.

Item 10.3: Planning application 2019/1251 erection of chalet bungalow. This has been approved by SNDC with full engagement of the Easton Neighbourhood Plan.

6. Adjournment for public participation

A member of the public raised the issue of the state of disrepair of the Easton Village sign. This was discussed by the Council and It was agreed to obtain decorator quotes.

MCo

The issue was raised that paths off Marlingford Road were starting to get overgrown and brambles were a nuisance on St Peter's path as well as on Jubilee Playground. The Council would contact the Rangers to look at their autumn work schedule.

FW

7. Food Hub

7.1 Update on road works along Dereham Road. It was reported that Church Lane would be fully closed from 19th-23rd August to lay electricity cabling,

although previous communications with the contractor had stipulated on lane at a time closed by the roundabout.

7.2 Liaison Group meeting 16th July 2019 report. It was reported that Ian Moncur would no longer chair the meeting and the new chair would be agreed. Works to install the crossing point by St Peter's Church and the new 30mph signs would begin once contractors had finished laying their cable.

8. Update : Enforcement of no parking on zig zag lines by St Peter's Primary

One example of inappropriate parking was given but the feedback was that the new measures were mainly successful. This would be reviewed after the start of the new autumn term. It was noted that the police will take action against offending vehicles but need evidence of the offence. There was disappointment that the road resurfacing had been undertaken in patches only.

9. SAM2 signs

The Marlingford road SAM2 sign batteries would be replaced.

MCa

The new police officer for the Easton area Stuart Barnard Stuart.Barnard@norfolk.pnn.police.uk agreed to receive the latest SAM2 data to target speeding motorists and this would be sent to him.

MCa

10. CLT Update

MB and PM attended a meeting with SNDC and Broadland DC on 18th July 2019. Both councils are keen to assist CLT in their districts. The CLT will work with the developer and Orbit to resolve the issue with SNDC over the lack of one bed properties in the Dereham Road development which the CLT would like to be able to include within their portfolio of properties. It was noted that a further 13 applications to join the CLT had been received from parishioners.

11. Planning Advisory Group. For information - It was reported the terms of reference had previously been signed off.

12.1 Update : Planning application 2019/1251 - Dereham Road development. The consultation was closed. NCC Highways department had stated that they see the infrastructure requirements for the development as part of the larger building scheme for Easton. Potential ramifications of this would be brought back to the Council when details were known.

12.2 Planning application 2019/1940 – Diocesan House 2 storey annexe.

Adjournment for public participation

Issues raised by the public were that the new building would not be in keeping, and there were concerns over the size of the extended car park in terms of noise, and

light pollution created by security lighting. There were further light concerns for additional security lighting on the building itself shining out and affecting nearby residential properties. An additional concern was raised on the removal of trees previously covered by a TPO.

Review of the application by the Council

MB reported that the Planning Advisory Group had been to meet representatives from Diocesan House and advised the Council that the applicant did not make reference to the Easton Neighbourhood Plan in the discussions

Councillors reviewed the application by measuring this against the planning criteria contained within the 14 policies identified within the Easton Neighbourhood Plan (ENP). It was noted with great disappointment that the applicant has made only one minor reference to the ENP in its Travel Statement which formed part of its application and decided to completely ignore this key element of South Norfolk's planning process, which was created to enable the local community to have positive effect on planning in the Easton parish for the benefit of all residents.

The Council determined that Policies 1,4,5,8,12, and 14 are relevant to this application and these were discussed more fully.

Policy 1 – Heritage Protection

The view of the Council by a majority of 4 to 1 was that the metal clad extension was not an appropriate material to preserve the local heritage of the existing listed building and its setting, and only amplifies the fact that the proposed size dominates and overwhelms the setting of the existing building and site location. It was felt a use of combined materials, for example wood and brick, could be used to much better effect to preserve and enhance the features of the existing building while still enabling designers to be dynamic and forward looking in their plans. Reference was made to the refectory at Norwich Cathedral as an example of where the historic and the modern could work to great positive effect and enhance a heritage site. The view of the Council was that this proposal fails to meet the standards set within this policy, this position we believe has merit given the comments made by Chris Bennett Senior Conservation and Design Officer at SNC on the 30th July 2019 in relation to this proposal.

Policy 4 – To safeguard the integrity and setting of the Church of St Peter

The Council were somewhat surprised, given the nature of activities conducted by the applicant, that consideration was not made to protect and enhance the setting of the church. Due to its size the proposed extension this proposal may be visible from the Church of St Peter during the winter months. The Council discussed the matter of the height of the extension being a determining factor. There was concern that this appeared to be driven by the proposal for second floor conference facilities, as these are normally built at ground level. The view of the Council was that this

proposal fails to meet the standards set within this policy by not providing any evidence to demonstrate its compliance in relation to this policy.

Policy 5 – Enhance Bio-diversity

The Council discussed the issue of pine trees marked for removal and replacement with an extended car park. Plans citing the removal of 3 pine trees were at odds with the fact that this area is covered by a TPO Order 2018 No SN0501. The Council require clarification in relation to this matter. The habitat of wildlife such as bats and rooks living in the immediate area was discussed and what the impact would be from the proposed planting changes. The view of the Council was that this proposal fails to meet the standards set within this policy by not providing enough comfort that this policy will be delivered.

Policy 8 – Building (Housing) mix and character

Buildings should demonstrate how they integrate into and enhance the existing village form and character . It was noted that the height of the roof of the proposed extension is above the limit of 2.5 storeys as laid down in the ENP Policy 8.2. However, as this is a non-domestic building it is the understanding that an exception rule can be applied in this instance, though this will not set a precedent for future buildings. It is the considered view of the Parish Council that any exception should it be granted must comply with all other relevant policies within the ENP.

Policy 12 – Traffic impact

It is noted that the ENP requires an assessment of the potential impact of road traffic increases, quantifying the levels of traffic movements and its cumulative effects with other developments. Particular reference needs to be made to increased traffic numbers through the village, and measures to mitigate any negative impacts on road safety, pedestrians, safe road crossings, cycling, parking and congestion through the Village.

Councillors cited concerns that the transport statement prepared failed to cover the following areas:

- Increased traffic through the village,
- Possible parking on Dereham Road,
- Safe crossing points, particularly between bus stops as proposals cited the potential number of conference delegates that could journey by public transport,
- Potential impact of the North Western Link and Food Enterprise Zone developments,
- A47 - removal of the Easton Roundabout,
- suitability of the entrance - given it is on a slope and bend, is narrow with limited passing, and therefore could result in the backing up of cars on Dereham Road.

The view of the Council was that this proposal fails to meet the standards set within this policy by not providing any evidence to demonstrate its compliance in relation to any part of this policy.

Policy 14 – Support for commercial activities subject to respect for immediate surroundings, the rural character of the ENP area, and impact on amenities and of adjacent residential properties.

Concerns were raised over the impact of PIR lighting or other lighting that could be installed on the extension walls to light the building at night and for security. This would create noticeable light pollution for local residents especially anyone backing onto the property. These concerns were also voiced in respect of further security lighting for the proposed extended car park.

Other aspects that would impact on nearby residential properties from an extended car park include increased noise pollution from car engine noise and doors, and additional car headlight movements at night.

Concern was raised as to increased noise levels due to traffic movements over gravelled areas and the reduction in privacy that this proposal will have.

No mitigations were not offered, despite the fact that the impact would be felt not just during the week but also at weekends and throughout the year up until 11pm.

While the Parish Council looks to support small scale employment opportunities the view of the Council was that this proposal fails to meet the standards set within this policy by not providing any evidence to demonstrate its compliance in relation to any part of this policy.

Easton Parish Council refused the above application, proposed PM, seconded MCA, agreed by unanimous decision.

It was noted that The Council does not in principal object to the project and acknowledges the current size of the existing building is not sufficient for the current and future projected use as detailed in the application. This application requires substantial rework to specifically address the relevant policies identified within the Easton Neighbourhood Plan, as detailed above.

Since South Norfolk Council has fully adopted the Easton Neighbourhood Plan within its approved planning process, this application we believe must follow the requirements within the policies of this legally adopted document. Once the necessary policy compliance is achieved then Easton Parish Council would look to be reconsulted on this matter.

13. Norfolk Showground Licencing Application WEB-PRN-6

The application to encompass an umbrella licence for the entire showground for 4/5 events a year was approved by the Council. Proposed PM, seconded JH, all in favour.

- 14.** A report was received from DC/CC Margaret Dewsbury (MD) on the joint SNDC/BDC cabinet meeting of 22nd July 2019. A key theme was to work with voluntary groups to prevent duplication of activities. It was reported that SNDC would be handing over litter picking equipment to designated parish groups. MD was asked to provide details of what litter picking responsibilities SNDC were responsible for.

15. Finance Sub Committee

- i. The financial position was reviewed with a schedule of year end reserves that identified an Earmarked Funds balance of £46,072 and a General Fund balance of £11,207 by 17th July 2019.
- ii. A schedule of July payments were received -see below.
- iii. Minutes of the F&G meeting of 17th July 2019 were approved by the Chair of the committee.

16. Correspondence received requiring action

A letter detailing the forthcoming Insurance policy renewal was received and it was agreed that 3 quotes would be obtained for the forthcoming F&G meeting to review.

17. Agenda items for the next Parish meetings

- The countywide rollout scheme - full fibre broadband across the village
- Update on planning application 2019/1400 Diocesan House

18. Urgent matters to be brought to the attention of the council

PM raised the issue of a forthcoming meeting that would be arranged with SNDC and legal representatives relating to the new village hall funding. MCa to also attend.

19. Dates to note:

Easton Council meeting, 2nd September 2019, 7.30pm, Easton Village Hall,
Finance and Governance Committee 18th September 2019, Easton Village Hall

The meeting closed at 9.20pm.

July payments

Good Companions donation	50.00
Clerks travel and phone	28.10
F Woodcock July	619.22
J Cordy - July	100.00
CLT Contribution to Easton PTA	10.00
CLT Contribution to Grapevine	10.00
CGM	1757.45
Total payments	<u>2574.77</u>

Signed : Peter Milliken, Chair