

Easton Parish Council

Minutes of the Meeting of Easton Parish Council held by Video Conference
on Monday 3rd August 2020 at 7.30pm

1. Chairs welcome	Action
Present: Peter Milliken PM	Gillian Landles GL
Jan Hudson JH	Martin Betts MBe
Mark Caton MCa	Mike Jobling MJ
David Lewis DL	Mike Cordy MCo
Francis Woodcock - clerk FW	

There were no apologies for absence. Notice of a resignation by Cllr Mike Bowman on personal grounds was received. One member of the public attended.

2. One declaration of interest was accepted from MCa relating to a connection with planning application 2020-0762, ref agenda item 13.1. Councillors agreed that a dispensation should be given to enable MCa to participate in the discussion to follow, regarding this matter.
3. The minutes of the meeting of 6th July 2020 were approved – proposed MCa, seconded MJ, agreed by all.

4. **Matters arising from the minutes not on the agenda elsewhere.**

PM reported that the Council's detailed response to Persimmon Homes planning application 2020/0962 had been submitted, received and acknowledged by NCC Highways Dept and the Lead Local Flood Authority (LLFA), together with the Design Officer within the Planning Dept of SNC.

5. **Questions raised in the adjournment for public consultation.**

The poor state of the village sign and nearby seat with missing slats was raised. It was determined to review the funding of repairs from monies to be received from the sale of land at Dereham Road. Prior to this the work required and cost quotes would be obtained.

MCo & FW

6. **Persimmon Homes planning application 2020/0962**

PM updated members of the Council on the lack of response so far, from the NCC Highways Dept and SNC, regarding assessment of the scheme's shared road access plans, given the requirement for developments to have complied with the Equalities Act 2010 s.149 which refers to the Public Sector Equality Duty. Correspondence with NCC argued that an equality impact assessment should have been undertaken to ensure the planning process did not breach the conditions laid out within this legislation and discriminate against protected groups where these were different from the needs of other people. NCC were reminded that the EQIA was an assessment of safety when combining road space between pedestrians with any vehicle. The EQIA would ascertain any potential risks and then manage this through mitigating actions,

highlighting the dangers of shared roads for disabled, and particularly visually impaired, pedestrians.

Regarding plans for the new Village Hall, building work was currently due to commence at the start of Phase 2, but to work to bring that forward to the start of Phase 1. The plans showed the building turned 90 degrees which would sit better in the designated plot but would only provide 22 parking spaces with 3 disabled places, motorcycle and bicycle racks.

7. Discussion of issues re St Peter's Primary School

MBe/FW reported that a meeting would be held between NCC Education department and the governors of St Peter's Primary on 11th August 2020, with representation from the parish councils of Easton and Costessey, plus District Councillor and County Councillor Margaret Dewsbury. The Chair of Governors had been in contact with the heads of other feeder schools for the Ormiston Victory Academy with a positive response received from the head of Queens Hill Primary. The meeting would look at the NCC's feeder school policy over the coming years, given the lack of places at OVA for Year 7 pupils at St Peter's for the coming new academic year.

8. JPF update

The clerk brought up the state of the Jubilee Playing Field with the swing being set for repair but the slats for the wooden seat requiring attention ahead of the annual inspection. The Council were informed that quotes had been received for this and the Playground Inspection Company chosen. It was decided to obtain a quote locally for the seat repair. **FW**

9. Discussion of installation of OpenReach Community Fibre Broadband in Easton

PM advised councillors that a scheme guaranteeing 150mb speed across the Village was available to all through a "fibre-to-pole" arrangement without need to dig up roads - Buxton Close and College Heights already containing pavement ducting so would not need poles erected to carry the new cable. Lower Easton would require a separate application due to the number of properties on private land. Grants would be available to bring down the installation cost though an additional cost for participants would need to be factored into the Village cost as a whole. The Council was keen to see more detailed proposals from the provider.

10. Discussion of the overgrown St Peter's Path

The state of the footpath was discussed but no complaints had recently come to the Council. Clearing the path was SNC's responsibility unless private property had overgrown. Owners should be contacted and asked to perform the work or SNC would do the work themselves and charge. The clerk was instructed to check Fix-My-Street for any issues recorded. **FW**

11. Discussion of return to physical meetings at the Village Hall.

FW reported that the VH Committee had indicated that the hall would likely be available from October. Councillors agreed that meeting by Zoom would continue for the September meeting.

12. Update: setting up a Youth Group in Easton

MBe reported discussions held with a youth worker, Julia Fairbrother, working with young people for the past two years as part of a project based at Diss, and in which time a Youth Town Council has been formed and is now running successfully. The Council agreed to invite her as guest speaker. **MBe**

FW reported discussions with Angela Makinson, Councillor from Horsford Parish Council, on their use of CIL monies to contract with the YMCA for a complete youth service in their Village. The Council agreed that it would be interested in looking at this for the near future.

13. Planning applications

13.1 Review of Planning Application 2020/0762: Two storey and single extensions and alterations; 13 Buxton Close, Easton.

In reviewing the application, Easton Parish Council considered the additional information submitted by the applicant; and provided after the initial response made by the Council to SNC on 8th July 2020. The Council raised concerns that this scheme would be unable to meet polices 7.3 and 7.5 of the Neighbourhood Plan's requirement for Housing Design (policy 7): Policy 7.3 – Off road parking standards based on the number of bedrooms contained within the property. A four bedroom property requires three parking spaces. It was unclear whether the plans demonstrate this requirement. Policy 7.5 – Accessible screened storage space for refuse and recycling within the curtilage.

Easton Parish Council considered that the application should be Accepted With Conditions. by a vote of 6 to 1 (with 1 exclusion on the grounds of a declaration of interest), on condition that policies 7.3 and 7.5 of the Easton Neighbourhood Plan were adhered to.

The Council wished to state for the record that they were dismayed to see that South Norfolk Council had initially put forward an incomplete application for consideration. The Parish Council wanted to know why this was allowed to happen. To date no response or clarification on this point had been received by SNC. This question would be included within the Council's formal response to the planning application.
FW

13.2 Review of Planning Application 2020/1150: Remove all dormer windows and build up first floor to new roof height front and back, replace roof with shallower pitch; Avondale 15 Marlingford Road, Easton.

The Council raised major concerns that this scheme would be unable to meet polices 6 and 8 of the Easton Neighbourhood Plan. This considers Housing and Its Setting (policy 6) and the Housing Mix & Character (policy 8).

Policy 6 – The plans did not demonstrate that the scheme would preserve and enhance the village of Easton by ensuring proposals were sympathetic to the existing rural context and feel of the Village.

Policy 8 – The plans did not recognise or reinforce the village character in relation to height, scale, features and building features of the other dwellings in close proximity to the development. There was no attempt to integrate into and enhance the existing street scene of predominantly chalet style dwellings in this part of Easton.

In addition, the scheme failed to comply with the National Planning Policy Framework (NPPF) 2019 Section 12, Paras 127 A, B and C which states that development should function well and add to the overall quality of the area, be visually attractive as a result of good architecture and landscaping, and be sympathetic to the local character and build environment. No attempt was made by the applicant to contact or connect with the Parish Council over this development, contravening Para 128. Given the location at the centre of Village and the visual impact of the scheme, the Council voiced their dismay and disappointment. Easton Parish Council rejected the above application by unanimous resolution by vote of 8 to 0, in the response to SNC. **FW**

14. There were no questions raised in the further adjournment for public consultation.

15. Finance Sub Committee

- i. The Council approved the Annual Governance Statement for 2019-20.
- ii. The Council approved the Accounting Statements for 2019-20.
- iii. Payments were approved totalling £1,406.44 – see list.
- iv. It was agreed that the Council pay for a new general bin be erected on the Bawburgh Road near to the Easton Gym Club, Proposed MCa, seconded PM, all in favour.
- v. FW presented the Financial Reserves position as at the end of July. The Council had a balance of £38,520 in earmarked funds, together with £13,045 in general funds, matched by reconciled balances in the Barclays Community and Deposit accounts. It was forecast that by the end of the year the balance would increase by a further net £792. (This excluded capital receipts from the Dereham Road development).

16. Correspondence and urgent matters brought to the Council requiring action

Dereham Road development. PM raised the point that the contractor, Orbit, was yet to commence work due to wider issues surrounding the economy and building funds being provided by Homes England for house building. A further update would be made at next month's parish council meeting.

17. Agenda items for forthcoming Parish meetings

- For information: request speaker from Diss Town Council re youth group
- Update PM: Dereham Road Site
- For discussion (MB/FW): Feeder arrangement for St Peter's School places

18. Dates to note:

Parish Council meeting: Mon 7th September 2020, 7.30pm by video conference.

The meeting closed at 9.17pm.

Signed : Peter Milliken, Chair

<u>July 2020 payments</u>			NET	GROSS
				Approved EPC August
				£
Clerks travel and phone				32.92
F Woodcock July - Council				
14 hrs basic			722.42	
overtime			-	
Paid to HMRC (Tax + NI)	ref 120PH0029272220--		0.00	
Net Pay				722.42
J Cordy July			100.00	
paid by SO/BACS (£100/£4)			4.00	104.00
M Jobling reimbursement - Lock for allotment gate			25.82	30.98
P Milliken - reimbursement for Zoom subscription			47.96	57.56
F Woodcock reimbursement of expenses re Emergency Plan				
1 x mth phone contract - Inv 24/07/20			15.00	18.00
CGM Grass cut to 3rd June			182.97	219.56
Repay Marlingford Council for legal fees			200.00	200.00
HMRC J Cordy - June	ref 120PH0029272221--		21.00	21.00
Grand Total				1,406.44