

Great Ellingham Parish Council
Minutes of the meeting of the Parish Council
held at the recreation centre on Wednesday 19 September 2018 at 7.30pm

In Attendance: Cllr T Betts (Chairman) Cllr T Getley, Cllr S Banks, Cllr D Howe-Li-Rocchi, Cllr S Mellor, Cllr N Perkins, Cllr D Simpson

Parish Clerk Anne Rayner
District Councillor Bill Smith
County Councillor Ed Connolly
57 members of the public

The Chairman welcomed everyone to the meeting and proposed that as most people were present in relation to item 9c, that this agenda item be dealt with first.

9 c) 3PL/2018/0852/F – Land between Hingham Rd & Watton Rd – Residential development plus new village shop, village hall and allotments - This item was discussed at some length. Points raised by residents included:

- Why does the application suggest that no traffic assessment is necessary? The Chairman confirmed that Highways are a consultee.
- Although Breckland District Council's local plan has not been ratified, residents felt some weight should be given to the draft local plan, which has been submitted to the planning inspector.
- Why is there no affordable housing included in the proposal?
- Residents felt some of the planning gains offered were not required e.g. more allotments but that the village really needs medical facilities.
- Although the proposals include the shell of a new recreation centre, where will the money come from to fit it out?
- Housing for the elderly is included, which is welcome, but how are the elderly supposed to leave the village when the public transport provision is almost non-existent?
- Should the development go ahead it is vital to ensure a water tight agreement relating to the planning gains in order that the developer cannot simply build the houses and then withdraw.
- Concerns were raised regarding the observatory and the dark sky status of the village. The Chairman confirmed that the Chairman of the Breckland Astronomical Society has submitted comments confirming that he is satisfied that measures will be put into place to protect the dark sky status.
- Concerns were raised about the existing speeding problem in the village and how this will only be exacerbated by the additional development. The Chairman confirmed that negotiations have taken place to ensure that with the land donated by Flagship Housing (forming part of an alternative planning application) and the financial donation included as part of this planning application, this will allow a fully engineered roundabout to be constructed in place of the staggered junction.
- With additional housing and population can come an increase in crime.
- A resident suggested that the majority of those present were strongly against the development and that the parish council should not support the application, in order to support parishioners' views.
- The inclusion of a roundabout is not enough to outweigh the disadvantages of the additional housing. District Councillor Smith reminded those present that with 4000 additional houses planned for Attleborough and significant planned development for Diss, Watton, Hingham and

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Snetterton, the convergence point for a lot of that traffic is going to be at the staggered junction. With the Flagship housing development, if the opportunity is not taken now to deal with the traffic issues at the junction, there will be no opportunity to do so in the future as the land will be lost.

Councillor Terry Getley read a statement on behalf of Councillor Jan May, who could not be present at tonight's meeting. Concerns raised by Cllr May included: The village does not need more shops, the housing is not affordable, why hasn't the village been consulted about what amenities it needs, what guarantee is there that any of the planning gains will materialise and the location of the proposed new recreation centre.

Following an hour of public discussion, the Chairman asked Councillors to vote and Councillors voted by a majority of 5 to 3 to support the application.

The Chairman proposed that the rest of the planning applications be dealt with at this point.

9. To consider planning applications:

- a) 3PL/2018/0895/F – The Cottage, Town Green – Erection of dwelling and garage (amended scheme)** - Councillors raised no objections to this application.

Cllr Perkins declared an interest in the following application (9b) and left the room.

- b) 3PL/2018/0962/F – Rookery Farm, Watton Rd – New build farm shop with café and butchery**
- Councillors raised no objections to this application.

Cllr Perkins re-joined the meeting.

- d) 3PL/2018/0992/HOU – Coromandel, Attleborough Rd – Erection of 6 ft fence and gates to front of property** – Councillors raised no objections to this application.
- e) 3PL/2018/1000/F – White House Farm, 97, Long St – Revised application for new design and change of use of agricultural land to residential for enlarged curtilage to property** - Councillors raised no objections to this application.
- f) 3PL/2018/0918/LB – Glenfield House, Attleborough Rd – Replace 6 front windows and study window under thatch at rear** – Councillors raised no objections to this application, subject to the satisfaction of the historic buildings officer.

- 1. Open Forum – An opportunity for any parishioner to speak on parish matters and to hear reports from County and District Councillors, if available** – District Councillor Smith advised that anyone renting out houses of multiple occupation needs to contact Breckland District Council regarding changes to the rules, effective from 1 October 2018.
- 2. To consider apologies for absence** – Apologies were received and accepted from Councillor May.
- 3. To receive any declarations of interest in any item on the agenda** – Declared by Cllr Perkins during agenda item 9b.

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- 4. To confirm the minutes of the meeting of 18 July 2018** – An amendment was made to the minutes within item 1, bullet point 3. “The Pyghtle” was changed to “Church Road”. The minutes were signed by the Chairman.
- 5. To report matters arising not on the agenda and hear the Chairman’s report** – The clerk reported that a request at the last meeting for a road sign to warn of ducks on / crossing the road had been submitted to Highways and this request was refused.
- 6. Recreation Centre report** – Not available.
- 7. Planning applications considered between meetings:**
- a) 3PL/2018/0864/HOU – Demolish garage & erect new detached double garage, two storey rear extension, single storey sun room – No objections
 - b) b) 3PL/2018/0904/LB – Chequer Cottage, 1 Church Street – Upgrade windows, install new heating, remove chimney, restore exterior paintwork – No objections, as long as the works meet the satisfaction of the historic buildings consultant
- 8. To hear of planning decisions and other information:**
- a) 3PL/2018/0864/ HOU – Bush Green Farm – Two storey rear extension & new garage – approved
- 10. To consider a request for a new dog waste bin on Long Street** – Following discussion, it was agreed to purchase two additional dog waste bins, one for Long Street and one for Mill Lane.
- 11. To consider replacing the flashing speed signs on B1077** – The clerk has asked for costs but has not received a response as yet, so this item will be carried forward to next month.
- 12. To consider costs for village gates schemes** – It was agreed that village gates were not appropriate at this time, given the planned development in the village.

13. To receive the financial report and consider the following payments:

| Chq no | Amount | Payee | Notes |
|--------|----------|-----------------|-----------------------------------|
| 100565 | £ 488.58 | A Rayner | Aug & Sep salary |
| 100566 | £ 356.40 | St James Church | Car Park maintenance contribution |
| 100567 | £ 360.64 | Glasdon UK | Bin |

The financial report and all payments were approved.

- 14. To consider items from Councillors** – None to report
- 15. To confirm the date of the next meeting as Wednesday 17 October 2018 to be held at the Recreation Centre commencing at 7.30pm**

There being no further business, the meeting closed at 9.40pm.