

WHISSONSETT PARISH COUNCIL

The next meeting will be held at 7.30pm on Monday 9th September 2019 in the Village Hall.

Whissonsett Parish Council welcomes the public and press to its meetings.
You may address the Council during the public participation session
but standing orders do not allow participation in the debates.

AGENDA

1. Welcome and apologies for absence.
2. To co-opt a new member to the Council.
3. To receive any declarations of interest.
4. To approve the minutes of the meeting held on 8th July 2019.
5. Open Forum for Public Participation.
6. County & District Councillors Reports.
7. Planning Issues
 - a) Decisions to note.

Application	Parish Council Comments	Current Breckland Status
3PL/2019/0444/D Telephone Exchange, Mill Lane Erection of one dwelling - approval of reserved matters following outline permission 3PL/2017/0433/O.	Whissonsett Parish Council are concerned by the potential height of the proposed development and would expect height restrictions similar to those applied to nearby permissions 3PL/2018/0283/D and 3PL/2015/0401/F. The Council do not believe that the overall design is in keeping with the character of the village. The Council has an ongoing issue with Openreach parking vans on the highway north of this site on a daily basis to attend their equipment located on the site of this application. Having spoken with the applicant we would expect some parking provision adjacent to the road to reduce the frequent nuisance.	APPROVED
3PL/2019/0408/F Development plot next to The Paddocks, London Street Two bungalows. One Self-Build and one market housing – amended to one bungalow.	Whissonsett Parish Council observes that development on Plot 2 would protrude to the west of the line of development and gardens to the west of London Street. It would prefer not to see a spread of development beyond the existing, quite distinct line, away from the highway. Councillors have witnessed and been made aware of drainage issues in the northern end of London Street and would seek assurances that new development relying on existing drains would be adequately served by current capacity or that the relevant agency will make the required improvements before problems arise. Council had no objections to the application for one bungalow.	APPROVED

<p>3PL/2019/0565/F 1 & 2 Sunnyside, London Street Two new 3 bedroom dwellings</p>	<p>Whissonsett Parish Council objects to this planning application. Policy HOU 05 of the emerging Breckland Local Plan states that: 2. Development must be of an appropriate scale and design to the settlement. The Parish Council considers this proposed development of two large dwellings to be too large in their scale in comparison to the current settlement. However, support would be given to an application for one, appropriately scaled dwelling. In addition, the Parish Council does not consider the access road to be adequate for a two-dwelling development in that the access road is too narrow as vehicles moving to and from two properties could not pass one another in the narrow section once off the highway.</p>	<p>REFUSED</p>
<p>3PL/2019/0798/O Land to the north of Rectory Road Outline planning permission for the erection of five dwellings including means of access (Cllr's Dye, Edge and Daniels declared an interest and did not take part in any Council decision.)</p>	<p>Whissonsett Parish Council make the following comments in respect of this application: The large four bedroom properties planned will all be £450,000+ to purchase, making them out of the reach of most local people. If Breckland were mindful of approving this application they should bear in mind that it would be much better for the village if the properties were smaller, two or three bedroomed properties which would then be in keeping with the village. The emerging Breckland Local Plan, Policy HOU5, states that development must be of an appropriate scale and design to the settlement, which this is clearly not. The access road is inadequate as it leads onto a narrow highway, well used by pedestrians, and, given the large size of the proposed properties which will likely mean at least 2-3 cars per property, there will be a large increase in traffic onto a very narrow road on which there is no capacity for two cars to pass, unless established hedges are removed, which Council object to. Policy HOU5 also states that any development should comprise of sensitive infilling and rounding off of a cluster of dwellings - any further development would not meet this requirement.</p>	<p>REFUSED</p>
<p>3PL/2019/0834/O - The Old Gravel Pit, Mill Lane. Outline planning for one residential dwelling</p>	<p>Whissonsett Parish Council has no objections to this application and believes that suitable development of one property is potentially good use of a largely redundant site.</p>	<p>Undecided.</p>

b) Applications to consider.

	Application Location	Application Proposal
i.	3PL/2019/0896/HOU - The Swallows, Wash Lane	Proposed replacement single storey extension and new pitched roof to replace flat roof extension.
ii.	3PL/2019/0952/F – Holmdoyle, London Road	Proposed new residential dwelling.
iii.	3PL/2019/0940/F – Field between London Street & New Road.	Self build three bedroomed bungalow.
iv.	Any other Planning Applications received following the publication of the agenda.	

8. To consider any Highways matters.
 - a) To receive an update re matters previously reported.
 - Footpath 5 – new signage required – this will be replaced.
 - Grass cutting around Village Sign – no response from Broadland.
 - To ascertain responsibility for East and North View – no progress has been made.
 - Punch bag in Church Lanes – this has been removed.
 - Drainage problems on London Street – no response received to a letter sent to Anglian Water.
 - b) To receive an update re Community Speedwatch.
 - c) To consider an application to the Parish Partnership Scheme for Highway Improvements – Potential pull-in at Telephone Exchange.
 - d) To consider appointing a volunteer to monitor the public footpaths.
9. To receive a report re the grass cutting.
10. To consider any maintenance required for Spring Well, the Campingland railings & turnstiles.
11. To consider issues relating to the Play Area.
 - a) To receive an update regarding the Play Area regeneration project.
 - b) To receive an update regarding the resurfacing of the playing field drive.
 - c) To consider repairs to play area fencing.
 - d) To consider action prohibiting vehicles on the playing field site.
 - e) To consider approval of an annual play area inspection.
12. To consider any issues relating to the Allotments.
13. To consider any issues relating to tree maintenance and to consider appointing a tree warden.
14. To consider any actions raised at the Village walkabout.
15. To consider the publication of a Parish Newsletter.
16. To consider the purchase of a sign for the Village Hall to publicise meetings.
17. Correspondence
(any correspondence received after the agenda has been published will be circulated at the meeting)
 - Police Parish Newsletter – July 2019
 - Vattenfall Newsletter
 - Review of Breckland Polling Districts
 - RAF Benevolent Fund in Norfolk
 - Farming & the Highways
 - Thank you letter – play area project
 - River Wensum Stakeholder Workshop – 8th October 2019
 - Independent Living Skills Programme

18. Finance & Governance Matters

- a) To receive financial statement for the year ending 31st March 2020.
- b) To consider dual-authorisation bank transfer payments.
- c) To note the achievement of CiLCA by the Clerk and employment contract detail.
- d) To consider adoption of the General Power of Competence.
- e) To consider any projects for the year commencing 1st April 2020.
- f) To approve the following payments:
 - Clerk (Salary/Allowance – Aug/Sept)/CILCA/Expenses £TBC
 - Norfolk Age UK Donation (approved 8.7.19) £50.00
 - Breckland Council (Election costs) £75.00
 - Amia Design (Website) £100.00
 - Grounds Contractor (Playing Field Drive Resurfacing) £540.00

19. To receive any new items for the next agenda.

20. To note the next meeting will be held at 7.30pm on Monday 11th November 2019 in the Village Hall.

Sheryl Irving
Clerk to the Council
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4th September 2019