

HEMPNALL PARISH COUNCIL

Minutes of the Parish Council meeting held on Tuesday 10th April 2012 at 7.30pm in The Mill Centre

ACTION

Present

Chairman Geoffrey Moulton, Vice Chairman David Hook (from Public Participation), Debbie Ashford, Kevin Cunningham (to Correspondence from Parishioners), Richard Delf, Mike Turner, Peter Workman and the Clerk Ian Nelson.

Members of the public present

Mrs Julie Parker, Mr Roger Parker, Mr Martin Ogilvie, Mrs Melanie Hook, Mr Paul Rand.

Apologies

Apologies were received from County Councillor Alison Thomas, District Councillor Windridge, David Pointer, Liz Allen.

Declarations of Interest

Mr Moulton and Mrs Ashford declared an interest in the Wind Turbine matters. Mr Hook declared an interest in the Krons meadow matter.

Minutes of the previous meeting

The minutes of the meeting on 6th March 2012 were approved and signed.

Public Participation

No comments made.

Planning Applications

New applications since the last meeting:

Mr & Mrs A Buck, Colreen, Mill Road, Hempnall, Norwich, NR15 2LP - Proposed Extension – Recommended approval. IN

Mr & Mrs J Howkins The Grange, Hardys Loke, Hempnall, Norwich, NR15 2NR Retrospective application for single storey extension, dormer windows and internal alterations. – Recommended approval. IN

Mr & Mrs P Wilding, Hempnall Stores, Connaught House, The Street, Hempnall - Extension of time limit to planning permission 2008/2163/F - Proposed conversion and extension to barn to form residential accommodation. Blocking up of conservatory wall on Connaught House. – Recommended refusal on same grounds as previous application for this site. IN

Mr & Mrs P Wilding, Hempnall Stores, Connaught House, The Street, Hempnall - Extension of time limit to planning permission 2008/2164/LB - Proposed conversion and extension to barn to form residential accommodation. Blocking up of conservatory wall on Connaught House. – Recommended refusal on same grounds as previous application for this site. IN

Mr W Le Good, Town House Farm, Lundy Green, Hempnall - To replace existing windows with aluminium & 1 door and erection of horizontal bars to frames. – Recommended refusal on the grounds that it is not clear which windows are to be replaced, thus insufficient information. IN

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Applications refused since the last meeting:

ACTION

Mr & Mrs R Easby, Land rear of Old Mill Barn, Mill Road, Topcroft, NR35 2BW - Change of use of land to residential garden and erection of mower shed, greenhouse and summer house.

Applications withdrawn since the last meeting:

Mr & Mrs Saffron Housing Trust, Land at front of Millfields, Hempnall - To convert a grass bank outside the front of the Millfields sheltered accommodation scheme into 12 standard parking spaces and 1 disabled parking space.

Change of use of Queens Head

Mr Moulton read the letter of 7th April from Mr Ellis.

Mr Parker asked if the council had had opportunity to consider the marketing report. Mr Moulton indicated that the marketing report had been circulated to councillors in advance of the meeting.

The clerk read out an email from District Councillor Windridge. He also read out three letters from parishioners in support of the change of use, given the lack of use of the building by parishioners as a pub and its poor state of repair when under the ownership of the brewery.

The clerk reported that he had now received a communication from Richard Bacon's office stating that he had referred our question re the process for registration of Community Assets to the relevant minister, a response is awaited.

Mrs Ashford proposed, Mr Delf seconded and it was unanimously agreed that the clerk should write to SNC with the following comments:

That time be given to the parish to fully consider possible protection of the community asset using powers given in the Localism Act. The parish council had allowed Mr Ellis opportunity to properly run/market the property as a pub but as it feels that this has not been done to its satisfaction it must now take further action. Unfortunately the mechanisms by which community assets are treated under the Localism Act is not yet clear and ministerial assistance has been sort via Richard Bacon MP to overcome this but a response is awaited. It is considered that as the Act is in force time should be permitted to explore the possibility of preserving the community asset and possibly invoking the community right to buy before considering change of use.

The property was sold to Mr Ellis at a reduced price without development gain restriction. It is considered that SNC allowing marketing at a similar price without the benefit of development gain is totally unjustified and that this severely restricts any potential interest in the property, given that it would be necessary to make improvements to it in order to run it effectively.

It was reported that Mr Ellis had informed people after he purchased it that he was required to run it as a pub for 6 months in order to prove whether or not it was a viable trading concern. This had not taken place.

It is also considered that there were shortfalls in the marketing of the property with regard to exposure and It was noted from conversation with staff at SNC that they had not appreciated that the Three Horse Shoes PH was so far from the centre of population and that there was some disagreement as to the appropriateness of the sanction by SNC solicitor re the planning gain clauses.

IN

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Apple International Inc site

ACTION

The clerk had written to SNC requesting action be taken re planning issues on the Apple International Inc site and chased for a response, however no response had been received to date. The clerk to continue to chase.

IN

Krons meadow

The clerk read Michael & Margaret Macpherson's letter to SNC planning that had been copied to the parish council.

Mr Moulton commented that there was a remarkable inconsistency in SNC notifications and that he had met with Mr & Mrs Macpherson and reported that he felt that they were not particularly objecting to the plans but would have liked to have been consulted.

The points raised in their letter were responded to as follows:

1 Planning notices were posted.

2 The parish council does not have a duty to and historically not consulted directly with neighbours with respect to any application it considers. It was also noted that SNC are not required to consult neighbours although it is considered good practice to do so.

3. Mr Hook reported that at first the Church & Town Estates Property Charity was informed that the project would not require planning permission and had intended to consult the neighbours. However when it was discovered that planning permission was necessary, the charity had assumed SNC would carry out neighbour consultations and in order to facilitate this ticked the box on the planning application that indicated that consultation had not taken place in order to prompt SNC into undertaking this aspect of the planning process.

IN

The clerk to copy the Macphersons into the relevant minute of this meeting.

Mr Cunningham left the meeting.

Correspondence from Parishioners

Mr & Mrs Cundy's letters

The clerk read the rail of correspondence between himself and Mr & Mrs I Cundy. It was disappointing that the Cundys were unable to attend either this or the meeting on the 8th May to receive a response to their enquiries or make their points in person.

The collective feeling was that matters have been dealt with in the clerk's responses and in meetings and minutes thereof, however the clerk will respond to the comments made in their latest letter re procedural issues to explain how correct procedure was followed.

IN

Effect of Precept on Council Tax bill

The clerk read out the one item of correspondence received re the increase in the parish precept which represented 36.8%. It was agreed that the clerk should respond pointing out that the parish council by setting funds aside to deal with exceptional circumstances related to proposals by TCI for a wind farm in the parish was merely responding to the wishes of the majority of parishioners (97% of parishioners in the poll taken at the public meeting expressed opposition to a wind farm) The parish council would much rather it did not have to spend funds on such issues, especially for a second time. The increase represented £1 per month on a band D property, which is only a 0.007% increase in the council tax charge overall. David Cameron's freeze on council tax referred to in the letter did not apply to parish precept.

IN

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Post Office Changes

In view of government announcements relating to the possible changes to local post offices, the clerk is to make enquiries of McColls, regarding the concerns expressed in the village and seek assurance that such changes would not apply to Hempnall.

ACTION

IN

Mr Rand requested that Topcroft parish council be informed of the result.

IN

New items for next main meeting agenda

- none

Wind Turbines

Mr Hook took the chair

Bat Survey Summary

This had been received by the clerk and will be distributed and placed on the parish council website following agreement by the author to a couple of typo amendments.

Land Owners Permission

The clerk had hand delivered letters requesting access to land in owned by both G H Allen (Farms) Ltd and C G Moore and Sons in order to allow the parish council to undertake a full independent bat survey. A response had been requested by 7th April, however, one had not been received from C G Moore and Sons and G H Allen (Farms) Ltd declined access.

Mr Delf expressed disappointment as this is the parish council's only chance to obtain independent evidence, not commissioned by the developers or an opposition group.

The chair was handed back to Mr Moulton.

[Note from the clerk – on the 11th April a letter dated 4th April but not posted until 10th April was received from C G Moore and Sons also declining access.]

There being no further business, the meeting was closed at 9:18pm.

Signed _____ Date 8th May 2012