

# HEMPNALL PARISH COUNCIL

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Minutes of the Parish Council meeting held on Tuesday 26 February 2019 at 7:30pm  
at The Mill Centre

## **Present**

Chairman Mr David Hook, Vice Chairman Mr Richard Delf, Mrs Liz Allen, Mr Stephen Burley, Mr Hamish Rose, Mr Mike Turner, Mr Peter Workman and the Clerk Mr Ian Nelson.

## **Members of the public present**

Mr Julian Wells – Director of F W Properties, Mr Martin Lewis – Director Chaplin Farrant, Mr Adam Nelson, Mrs Yvonne Davey, Mr Ian Cundy, Mrs Sylvia Cundy, Mr Andrew Driver, Mr Robert Webb, Mr Trevor Shurmer, Mr David Daynes, Mr Richard Deller, Mrs Christine Barnes, Mrs Alison Harris, Mr Robin Harris, Miss Charlotte Harris, Mrs Diane Freeman, Mr David Burroughs, Mrs Julia Mealine, Mrs Kate Davnes, Mr David Key, Mrs Julie-Ann Squires, Mr Simon Loades.

## **Apologies**

Apologies were received from Mr Kevin Cunningham, County & District Councillor Alison Thomas, Mr Roger Parker.

## **Declarations of Interest**

Mrs Allen declared a pecuniary interest in the Land off Bungay Road, Hempnall – Development – Parishioner Feedback matter and a non-pecuniary interest in the Affordable Housing / Millfields matter.

Mr Hook declared a non-pecuniary interest in the Land off Bungay Road, Hempnall – Development – Parishioner Feedback matter.

## **Minutes of the previous meeting**

Mr Rose proposed, Mr Turner seconded, and it was unanimously agreed the minutes of the meeting on 15 January 2019 be approved.

## **Public Participation**

Matters were taken under each heading below.

## **Planning Applications**

### **Land off Bungay Road, Hempnall – Development – Parishioner Feedback**

Mr Hook explained that a planning application had not yet been submitted but the developers had indicated it would be in late March. Following the developer's consultation evening, the parish council was keen to know the views of parishioners in preparation for such an application.

The main points raised by parishioners were:

| <b>Parishioner's points</b>   | <b>Responses to points</b>  |
|---|---|
| Mrs Davey representing the village hall committee expressed concerned about the closeness of the road to the village hall windows (under 11m) and said it would be detrimental to users of the village hall and they were concerned about shared access issues. | Mr Wells said the road will be at least 11m away from the closest corner of the village hall. The current plans would create 14 new car park spaces. The access road would be fully adopted by NCC so no costly repairs for the village hall.<br><br>Due to liaison with the village hall committee Mr Wells was now looking at new access options but felt it was a shame as it would result in loss of amenity for the village. |

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| Parishioner's points   | Responses to points  |
|--|--|
| Mr David Daynes a resident of Bungay Rd will oppose any scheme for a separate access (off the B 1527) to the site as he considers this would increase dangers for traffic and walkers. In his view the entrance to the playing field / village hall should be combined with the site entrance.   |  |
| Richard Deller pointed out that although the road giving access to the site would be a NCC adopted highway it would not have the same status as the B1527 and could be given a 20 mph speed limit.   |  |
| Mr Adam Nelson representing the tennis club stated he had no formal feedback from members to report to the meeting.  |  |
| Mr Shurmer representing the football club, had not seen any detailed information but the only issue he can see is the possibility of losing balls over private gardens. Balls may also cause damage to property. He asked if there is a possibility of providing a perimeter net.  | Mr Wells said it was possible to write into the deeds that balls must be returned. The border trees and hedge will remain in place. The hedge is owned by Allen Farms Ltd. There is no intention to alter the hedges. Mr Wells said he would investigate this further.   |
| <p>Mr Richard Deller a resident of Roland Drive made the following points:</p> <p>A local estate agent estimated the properties currently backing on to the new site would lose £10,000 in value if the development went ahead. Mr Deller felt the existing properties would be blighted due to being overlooked by houses.</p> <p>There was a danger residents on the new road will use the village hall car parking spaces as an overflow.</p> <p>Hempnall School's fundraiser fireworks display will no longer be able to take place on the playing field as the development will be too close and therefore the display will not be allowed because it will be deemed too noisy and dangerous.</p> <p>There would probably 2 years of construction work looking at hoardings or arris rail, not to mention the noise and dust.</p> | <p>Mr Lewis said it was not possible to just have bungalows on the side near Roland Drive, but following residents feedback the orientation of buildings will be adjusted, and the internal layouts changed to avoid privacy issues.</p> <p>Mr Wells said the car park will be in private ownership and control of the village hall. The houses have been designed with adequate parking</p> <p>Mr Wells said there was no reason why the firework display should not take place.</p> <p>Mr Wells said the whole development will be completed in 18 months.</p> |

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| <b>Parishioner's points</b>  | <b>Responses to points</b>  |
|--|---|
| <p>Mr Deller asked if the parish council's views in 2011 responding to the Joint Core Strategy consultation re the site (HEM1) were still current.</p> <p>Mr Deller pointed out that the footway on the southern side of the B1527 was narrow and concerns for the safety of pedestrians have been raised after a number of RTA's on the bend. The proposals would increase pedestrian usage on this footway.</p> <p>Further points made by Mr Deller:</p> <p>There are rumours that Bungay road would go to 20mph.</p> <p>HEM1 would be a much denser development than Rowland Drive.</p> <p>It would benefit local business.</p> <p>He was concerned it will lead to further development in the village.</p> | <p>Mr Hook explained the council's response to the consultation on the Joint Core Strategy was to oppose building on HEM 1 because at that time (2011) the site was outside the development boundary and this approach was in line with HPC policy. Since then the site has been allocated for housing by the GNDP in the adopted Joint Core Strategy and thus is now inside the development boundary. The small field in front of the village hall is not part of the development and not included on the map of the delineated HEM 1 site that is published on the SNC website.</p> <p>Mr Wells said the small field in front of the village hall was in the conservation area, but the local plan states that it can be used for access to HEM 1.</p> <p>Mr Wells said that Bungay Road will remain 30mph.</p> <p>Mr Wells stated that by modern standards it was a low density development.</p> |
| <p>Mrs Jane Chellis, a 50-year resident of Roland Drive asked if there had been an environmental impact assessment.</p>  | <p>Mr Hook explained that an Environmental Impact Assessment was not required, however the development would need to comply with the following development requirements:</p> <ol style="list-style-type: none"> <li>1) Retain the agricultural barns alongside the B 1527.</li> <li>2) Respect the setting of adjacent buildings and contribute positively to the adjacent conservation area.</li> <li>3) Have appropriate boundary treatment to minimise the impact on the open landscape to the south.</li> <li>4) Have access via Bungay Road.</li> <li>5) Provide public open space between the village hall and Bungay Road, retaining views of the countryside from the road.</li> </ol>  |

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| <b>Parishioner's points</b>  | <b>Responses to points</b>  |
|--|---|
|  | <p>Mr Wells stated many assessments will be undertaken prior to the planning application being made covering:</p> <ul style="list-style-type: none"> <li>• Ecology</li> <li>• Noise</li> <li>• Wildlife</li> <li>• Heritage</li> <li>• Highways</li> <li>• Utilities</li> <li>• Drainage</li> <li>• Foul drainage</li> <li>• Power</li> </ul> |
| <p>Mr Daynes explained that rain water drainage on Bungay road was not good.</p> <p>Cunningham's garage already has a separate access, there will not be room for three accesses and traffic calming.</p>  | <p>Mr Lewis said that planning rules ensured that surface water must be no greater than current run-off from the field.</p>   |
| <p>Mr Ian Cundy a resident of Bungay Road reiterated the surface water issue and asked what access from Bungay Road would look like.</p>   | <p>Mr Wells explained it would have splayed access giving 59m vision each way. There would also be pavement provision in line with NCC rules.</p>   |
| <p>Mr Hook stated the parish council wanted some form of traffic calming in this area as a planning gain from this development. The B 1527 is a dangerous road at this and many other points in the village and it is essential that physical speed reduction measures are engineered in to the entrance design. Currently there almost daily collisions at the point delineated for access to the site.</p> |   |
| <p>Mr Turner reminded the meeting that the actual speed of traffic on Bungay Road evidenced by the SAM2 units is much higher than 30mph so without traffic calming it would be dangerous.</p>  |   |
| <p>Mr Hook pointed out that there is a public right of way along the existing village hall entrance road which may need to be formally re- directed if the access route is altered to a combined route leaving the B 1527 slightly to the west of the existing entrance.</p>   |   |

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| Parishioner's points   | Responses to points   |
|--|---|
| <p>Mr Hook remembered the acquisition of the playing field by the Parish Council as a gift from a local farmer in 1952/3. However it was not completely clear what rights and land had been transferred by the parish council to the village hall prior to the construction of the hall. Mrs Davy thought the land on which the access road had been built was conveyed to the village hall.</p> <p>Mrs Cundy, who was Clerk to the Council at that time, did not consider that the entrance route had been conveyed. Mrs Davy agreed to show the parish council the relevant deeds. Mr Hook stressed that this is an issue that must be resolved.</p> |   |
| <p>Residents raised concerns re. the possibility of the "ransom strip" off Roland Drive being used as access to the development.</p>   | <p>Mr Wells assured the meeting Roland Drive would not be used to access HEM1 as:</p> <ul style="list-style-type: none"> <li>• The allocation states the access must be via Bungay Road.</li> <li>• The biggest comment from parishioners at the consultation event was not to put access there.</li> </ul> |
| <p>Mr Andrew Driver a resident of the Greens asked whether the building development would be environmentally friendly.</p>   | <p>Mr Wells said there would be air source heating and 10% renewable technologies.</p>  |

Mr Hook proposed, Mr Turner seconded, and it was unanimously agreed (excluding Mrs Allen who was not allowed to vote due to her pecuniary interest) that the Clerk should write to NCC Highways to state that it is essential, if the development is to be permitted, that traffic calming measures are included at the access point to the site as the development would result in increased traffic joining/exiting an already dangerous Bungay Road. Traffic calming measures must be treated as an essential planning gain resulting from this development.

IN

In addition, it was agreed the Clerk should investigate ownership of the access road and liaise with Mrs Davy re the deeds.

IN

**New applications since the last meeting:**

2019/0282 - Mr P Ellis, Old Mill Cottage Field Lane Hempnall - Subdivision of garden of Old Mill Cottage Field Lane Hempnall erection of detached dwelling and garage

It was noted that a previous similar application for this site was rejected by the parish and district council. Mr Workman proposed, Mr Delf seconded, and it was agreed, 6 votes for and 1 abstention, that, in accordance with parish council policy, the application be refused as it is outside the village development boundary.

IN

2019/0215 - Mr & Mrs R K Johnson, The Thatched House Fairstead Lane Hempnall - Single storey extension to rear east elevation, block 2 windows to west elevation. Install up to 4 conservation type roof lights to west elevation. Mr Turner proposed, Mr Delf seconded, and it was unanimously agreed that the application be approved.

IN

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2019/0237 - Mr Nicholas Waymont, Home Farm Alburgh Road Hempnall - Removal of cement render and replace with traditional lime render on all elevations. Repairs to timber frame as required – Mr Burley proposed, Mr Turner seconded, and it was unanimously agreed that the application be approved.

IN

**Applications approved since the last meeting:**

There were none.

**Applications refused since the last meeting:**

2019/0008 - Mr Dan Gray, Agricultural Building at Field House Stud, Field Lane, Hempnall - Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwelling house (QA and QB)

**Applications withdrawn since the last meeting:**

There were none.

**Applications outside the parish boundary since the last meeting:**

Planning application 2018/2631 and 2632 – An email had been received from Nick Chandler for Saving Swainsthorpe Campaign Group which the Clerk had distributed to councillors prior to the meeting. In summary, it requested surrounding parish councils object to the application by Ben Burgess to re-locate its business to an 11.5 hectare site in Swainsthorpe.

The Clerk had written to Swainsthorpe PC to obtain their views on the application and they responded *“Swainsthorpe PC will be opposing this application and are currently consulting a planning consultant to help formulate our response. We will be discussing it in a couple of weeks at a planning meeting. As you can imagine the village are against the development due to the size, the pressure on the A140 and the fact that other sites have been overlooked.”*

Mr Hook stated the 11.5-hectare site is not an allocated site in the Joint Core Strategy and is outside the development boundary of Swainsthorpe, it is a greenfield site.

Mr Hook proposed, Mr Rose seconded, and it was agreed 3 votes for and 4 abstentions that the Clerk should write to the action group and copy in Swainsthorpe PC to support objection on the basis that it is not an allocated site in the Joint Core Strategy and is outside the development boundary of Swainsthorpe and it is a greenfield site. Furthermore, there are many other, as yet unused, allocated sites in the Joint Core Strategy that are available for this type of industrial development.

IN

**Affordable Housing**

Despite chasing no report had been received so the matter was carried forward.

IN/DH

**Field Lane Bungalow Development**

It was noted the parish council objected but SNC approved this development despite it being outside the development area.

**Bypass Proposals Briefing**

SNC are holding a briefing meeting at 2pm on 12 March at South Norfolk House. Mr Hook will be attending and will report back to the following parish council meeting. The Clerk has booked his place.

DH

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## **Greens' Bus Routes**

Mr Andrew Driver brought the following to the attention of councillors:

Connect Bus 87 and 88 have been cut (Norwich to Bungay) except a few services on Sunday and Monday. Many other Connect Bus rural bus routes have been cut.

The 84 (Norwich/Hempnall/Harleston) bus is the only local service left and is therefore vulnerable.

Local authorities are receiving less funds from central government to fund rural bus routes and 84 is totally subsidised by NCC, thus with NCC budget deficit he felt it was vulnerable.

NCC had stated Connect agreed to continue the service.

The 84 service is not consistently used, sometimes very full, others not, however it is vital for many people in the village.

Mrs Allen commented that parishioners had complained the shortened gap between buses going in to Norwich and those coming out make it difficult for people to have enough time to shop etc. It was hopefully not a deliberate policy to diminish the attractiveness of the service to customers thus making it less popular and supporting closure.

Mrs Allen proposed, Mr Workman seconded, and it was unanimously agreed that the Clerk should write to NCC to express support for the service and highlight the issues re timing of services.

IN

## **Items for next newsletter**

The Clerk to draft and issue covering the following matters in the next issue:

- Hedge cutting whilst birds nest

IN

## **Items for next main meeting**

- No extra items identified

## **Date of next meeting**

The next Parish Council main meeting on 19 March 2019 at the Mill Centre at 20:00 preceded by the Parish Meeting at 19:00.

IN

There being no further business, the meeting was closed at 9:35pm.

Signed \_\_\_\_\_ Date 19 March 2019