

Wreningham Parish Council
Minutes of the meeting of the Parish Council
held in the Margaret Preston Room, Wreningham Village Hall on Tuesday 10 July at 7.30pm

In Attendance: Cllr M Hill (Chairman), Cllr H Glaves, Cllr S Lidington

Parish Clerk Anne Rayner
County Councillor Colin Foulger
9 members of the public

1 To consider apologies for absence – Apologies were received and accepted from Councillors Moon, Gauthier and Morris. District Councillor Phil Hardy also sent his apologies.

2 To receive declarations of interest – None to declare.

3 Open Forum, including reports from District & County Councillors – County Councillor Foulger reported that he had recently attended an Economic Development meeting at County Hall, the main subject of discussion being the Hornsea Project Three Offshore Wind Farm. Concerns were noted at this meeting about the potential height of the sub station building and the volume of lorries which will be accessing the site via the B1113, during the construction phase.

A member of the public also mentioned the changes to the junction of the B1113 at Harford, indications had shown there may be a roundabout there as part of the new development. Councillor Foulger advised that he was not aware of a roundabout in the plans but steps should be taken to sort out the unnecessary delays at that junction.

The Chairman indicated that he would accept comments from members of the public during the discussion regarding the one planning application on the agenda.

4 To approve the minutes of the last meeting (8 May 2018) – The minutes were approved without alteration and signed as correct by the Chairman.

5 Administrative Issues

- **Review the following policies: Equal opportunities and media relations** – Minor amendments were made to the layout and font. Councillors approved the updates.

6 Planning

- **Planning applications received**
 - **2018 / 1431 – Land west of All Saints Church – five self / custom carbon negative homes** – This application was discussed at some length. The applicant was present. The Chairman indicated that a concern had been raised regarding a statement made within the application that the landowner (and planning applicant) had gifted a part of the land in order to form a car park for the Church when, in fact, the PCC, with help from residents and the parish council, raised a significant amount of funds in order to purchase the land from the executors of the estate. The applicant re-iterated that he understood that he had purchased the entire field and had donated the land for the car park. The Chairman asked him to check his records relating to that matter and clarify this issue.
Further points raised, including by members of the public present included:

- The boundary hedge – the applicant confirmed that the hedge had been planted by the Church and belongs to the Church. The Chairman advised that this needs clarifying as the plans suggest it forms part of the applicants land.
- How will the 'carbon negative' status be achieved? The applicant confirmed that it is achievable.
- What will the height of the buildings be? The applicant confirmed they are 1.5 storeys and will be significantly lower than the houses opposite on Hethel Road.
- Why are the houses black? The applicant confirmed that black is considered to help the houses be recessive in the landscape.
- Community orchard – members of the public present did not feel it appropriate to highlight the community orchard as a benefit to the public, pointing out that every year buckets of unwanted apples go untouched in front of peoples houses.
- What would the timescale for the build be? The applicant confirmed that if planning permission is received he would then need to find the other four residents. South Norfolk Council have a list of people who have registered an interest in self build property but, due to data protection regulations, the applicant cannot access the list until planning permission is received.
- Access point floods. The applicant advised that he understood works had been taken to resolve this. The parish council and residents confirmed that the issue has not been resolved and the area floods every time there is any significant rainfall.
- Who will be responsible for maintaining the allotment areas and the community orchard? The applicant confirmed that the legal terms of purchase will have binding conditions to ensure residents have the responsibility for the upkeep of the areas.

The parish council agreed that they could not submit formal comments due to the inaccuracy in the application regarding the Church car park. The Chairman asked for the statement to be rectified and the plans re-submitted. The applicant confirmed that he would speak to South Norfolk Council regarding the matter.

- **Planning comments submitted between meetings - Nil**
- **Planning decisions - 2018 / 0854 – White Cottage, Church Road – Demolition of single storey extension and erection of two storey extension - Approved**

7 Village Maintenance and Highways

- **NCC Highways: Church Road Trod / School Barrier at Mill Lane / Finger post at Top Row** – Work relating to all three tasks is scheduled to begin at the end of July.
- **Play area repairs** – Despite approaching three companies for quotes, only one has responded. The quote provided was considered reasonable and the clerk was instructed to ask EPS Ltd to proceed with the work.
- **Mill Lane Ditches** – The instruction has been given to proceed with this work.
- **Parish Partnership Scheme** – Councillors agreed that they could not think of a suitable project for consideration this year.
- **Village hall refurbishment** – Councillors had asked for evidence of any suggestion that further refurbishment will result in increased bookings for the hall and had also asked the village hall committee to consider updating the toilets, which are in a very poor

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condition. A revised funding application was received and, on the strength of this, Councillors agreed to match fund the village hall committee on a 50/50 basis.

- **Grit bin** – Highways have given approval for the village to have a grit bin but it cannot be sited anywhere in the vicinity of Church Road. It was agreed to ask Highways if the bin could be sited on the village hall car park. This is close to the school and would also be a convenient stopping point for residents.
- **Saffron Housing** – The Chairman noted that he and Councillor Graves have recently been liaising with Saffron Housing, with the help of District Councillor Phil Hardy, to try to resolve some issues relating to some of the Saffron properties in the village.

8 Finance

- **To receive the financial report** – The report, circulated prior to the meeting, was approved.
- **CIL status report** – The clerk provided updated figures of the CIL finances.
- **To approve the following payments:**

Chq no	Amount	Payee	Notes
100236	£ 395.90	A Rayner	Jun & July salary
100237	£ 350.00	HL Perfitt	War memorial work – deposit

Both payments were unanimously approved.

9 Correspondence

- **Norfolk Minerals and Waste Local Plan Review – Consultation** – The clerk advised of the dates of this Norfolk County Council consultation.

10 Date of next meeting – 11 September 2018

There being no further business the meeting closed at 8.55pm.