

SHROPHAM PARISH COUNCIL

Chairman: David Napier

Vice Chairman: Andy Thornton

MINUTES OF THE MEETING OF SHROPHAM PARISH COUNCIL on 26 SEPTEMBER 2023 at 7.30pm at SHROPHAM VILLAGE HALL

Those in attendance: David Napier, Andy Thornton, Lesley Brown, Cliff Allen, Peter Bush, Rob Wylie

Also present: 8 Members of the Public

1. **Apologies for absence**
Apologies were received from F Eagle.
2. **To approve the Minutes held on Tuesday 8 August 2023**
It was **RESOLVED** that the Minutes of the Meeting held on Tuesday 8 August 2023 could be signed, by the Chairman, as a true and correct record. All voted in favour.
3. **To record any Declarations of Interest and to consider any requests for Dispensations from Council Members.**
None.
4. **Guest speakers**
None.
5. **Co-option**
Robert Wylie was proposed to be co-opted to the Council by D Napier and seconded by P Bush. All voted in favour. Peter joined the Council and signed the Written Undertaking accordingly.
6. **Planning – Applications**
 - a. **3PL/2023/0883/O – Land off Hargham Road NR17 1DS – Outline application with some matters reserved, except access and layout, for the erection of 4no. two storey detached dwellings with garages, parking and associated works. *Undecided.***
The Applicant advised that the application is for four two storey detached houses with garages. There is to be one entrance via the existing farm track and they will be of a similar size to those already built but with a more traditional look.

A member of the public objected to the application as the houses are large executive homes, are directly opposite the entrance to Traditional Norfolk Poultry ('TNP') (which operates 24 hours a day) and the entrance is close to a sharp bend.

Another member of the public pointed out that the original application (next to this location) was for 8 homes but was reduced to 6 homes due to safety concerns. Farm access, for one small tractor, was added to this application but it has a high curb and should not be used. This entrance is directly opposite existing houses.

CHAIRMAN.....

DATED:

CLERK: Joanne Blackman, Daisy Barn, 42 Long Lane, Feltwell, Norfolk, IP26 4BJ
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There is the potential for 17 vehicles (plus agricultural vehicles) to come in and out from this new development on a daily basis.

Concern was raised regarding poor visibility as the entrance/exit is directly after a sharp bend in the road and at a point where vehicles are often travelling in excess of the speed limit.

Water drainage is also a concern on the Hargham Road.

The proposed properties are two storey where the existing properties are either one or one and a half storey.

There will be a loss of light into the properties opposite who have already lost light from the rear of their properties because of the slope built to protect them from the noise from the TNP factory.

The village does not have the infrastructure for more executive homes.

The Applicant advised that the garages would be set back from the main road and will be on a new private road.

Mark Gorton the Managing Director of TNP expressed concerns that this application is in the wrong place and is getting closer to the factory. TNP have expanded and in doing so, mitigating actions have been taken to protect the existing residents of Shropham.

The factory operates 24/7.

There are no mitigating factors applicable or relevant to this new application. The proposed site is 100 meters from the boundary of the factory entrance which is in a direct line to 2 or 3 of the new properties.

Lorries enter and exit the site at all hours of the day and night and due to weight restrictions, they have to turn left out of the site away from the village. Plot A is directly opposite the entrance to the factory. Concerns were raised that the lights from the vehicles would shine directly into the windows of this plot in particular.

There are surveillance cameras in the drive leading to the factory which will also be directed into the properties. These cameras are essential for the business and security.

The water pressure is already limited and additional housing would also have a bearing on this.

Boxing the factory in is not an amicable environment.

A Thornton raised the point that the building line shown in the plan is not representative of the site. Plot A is set back from the properties but should be in line and staggered like the rest.

The gardens are extremely tiny for such large houses, plot D specifically is not much larger than the footprint of the house.

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A query was raised as to whether there would be a reassurance that no further properties would be built on the land at the back of the properties.

A further query was raised as to who would be responsible for the road and the proposed laurels suggested for planting at the front of the properties.

The plan shows a straight road however, the site is on a sharp bend.

P Bush said that he was struck by just how little information was provided in the outline application and he felt constrained from commenting as so much information is not there. The road is of concern as it is on a bend, not a straight road as the plan would suggest. There is simply not enough information on which to base a decision, even for an outline application.

A Thornton suggested that he thought there may be issues with Highways regarding the splay to and from the property.

D Napier advised that he felt it was dangerous to put an entrance by a bend. Data provided by Speedwatch indicates that there is a high percentage of speeding at this location in both a westbound and eastbound direction and Plot D is directly on the bend in the road.

Concerns were raised for the leftover open land at the rear of the properties. The plans are not accurate and reference has been made to bus services which simply do not exist. The previous owner was refused permission to build on this section of land. There is no infrastructure and the application is not right for the village.

P Cowen offered some impartial advice:

- An outline application is middle ground and more information would follow if the application were approved.
- When the original plan for more houses was submitted, the Planning Department were not in favour of the density of the application for many of the reasons already raised.
- The application for 8 properties was thus reduced to 6 and subsequently approved.
- The application was approved on style and design quality.
- The history of the site raises concerns over ribbon development and the Planning Department are keen to see a break along the Hargham Road.
- Anyone making comments should do so in an objective manner. If there are policies that the Applicant is falling short of, these should be so referred.
- It is helpful to give the Planning Department as much information as possible from both the Applicant and residents alike.
- It is clear that the application is not accurate on various levels and P Cowen suggested that this is addressed by the Agent to more reflect what is in fact there. If information is not accurate, it cannot be supported.
- Breckland Council determines the decision, not the Parish Council.
- The Parish Council are a statutory consultee, as are Highways.

A discussion took place amongst the Council members and it was agreed that the Parish Council would object to this application on the following grounds:

- Road safety
- The effect on TNP

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- No infrastructure
- More information is required on which to comment.

Proposed by D Napier, seconded by L Brown, all voted in favour.

D Napier raised with the Applicant the building in his garden and suggested that retrospective permission should be sought. The Applicant advised that this was being dealt with.

- b. **TRE/2023/0211/TPO** - 1 Oak Tree Cottages Hargham Road Shropham NR17 1DS - Ref 2016 No.11 - Reduction to boundary, Semi Crown Reduction Lower Level Only. **TPO Work Consent.**
- c. **3PL/2023/0659/F** - Rustic Lodge, Low Road, NR17 1EH - Retrospective application for the retention of a replacement mobile home in same position. **Undecided – Subject to Planning Enforcement investigation.**
- d. **3PL/2023/0680/VAR** - 6 Harper Close NR17 1FX - Variation of Condition No 2 & 3 on 3PL/2023/0289/HOU - Amend size of carport (reduce length, increase width and lower height). **Permission granted.**
- e. **3PL/2023/0657/VAR** – East Cottage Watton Road NR17 1DY - Variation of Condition No 4 on 3PL/2021/0409/F - Removal of time constraint as set out in the condition to retain the mobile home in situ. **Permission granted.**
- f. **3PL/2023/0632/HOU** – The Beeches, Watton Road – Proposed single and double storey extension to side and internal alterations. **Permission granted.**
- g. **3PL/2023/0261/F** - ROUDHAM/LARLING: AND SHROPHAM The Furniture Station Watton Road - Retrospective permission for installation of 408 ground mounted solar panels (approx. 185kW). **Permission granted.**
- h. **3PL/2023/0183/F** – AND SNETTERTON Home Farm, Bradcar Road, NR17 1EQ – Proposed 2 no. Dwellings and Garages with new access. **Undecided.**
- i. **3PL/2021/0430/D** – Bradcar Farm, South Bradcar Road, NR17 1EG – Reserved matters for a proposed agricultural dwelling following outline permission 3PL/2020/1025/O. **Permission granted. Subject to Planning Enforcement investigation.**
- j. **3PL/2022/1300/F** – Land to south of Swangey Lane, NR17 1XJ – proposed 8 no. poultry houses with associated admin blocks and ancillary development (Revised Scheme) which is accompanied by an Environmental Statement and non-technical summary. **Undecided.**
- k. **Local Plan Update.** P Cowen advised that he has no current update.

7. **Finance – to approve and report the following expenditure:-**

- a. To approve payment to Shropham Village Hall for hire charges in the sum of £20.00 for 8 August 2023 and 26 September 2023.
- b. To approve payment to Westcotec for the flashing deer sign in the sum of £4,304.40 (incl £717.40 VAT). *(We are in total receipt of £2,696.00 from Norfolk CC Partnership Scheme and Fabian Eagle's Members' Contribution).*
- c. To approve salary payment including holiday pay allowance to the Clerk, Mrs Joanne Blackman from 27 August 2023 to 26 September 2023 in the sum of £327.66.
- d. To ratify salary payment including holiday pay allowance to the Clerk, Mrs Joanne Blackman from 26 July 2023 to 26 August 2023 in the sum of £361.08.

Proposed by D Napier, seconded by P Bush, all voted in favour.

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8. **Matters to Report**

a. **Financial Balances**

Shropham Parish Council £9,568.84

b. **Noticeboard**

Further to discussions regarding the Noticeboard, Shropham Village Hall have a spare brand new board which is surplus to their requirements and have asked whether the Parish Council would like to purchase the same (£253.50). An alternative estimate has come in way over and above this figure and it was therefore decided that the Parish Council would purchase the same from the Village Hall. All voted in favour.

c. **Parish Land**

A Thornton explained that there is no further update at the present time.

d. **Highways**

- F Eagle and D Napier have spoken at some length regarding the speeding issues.
- There has been a new Highways Engineer appointed who will be reporting back in relation to the subsidence issues on the Hargham Road.
- The new footpath is not considered to be at intervention stage at the current time.
- The junctions have been cut.
- The BT kiosk drain is to be rodded.

- e. **Website/email addresses.** The Clerk advised that the new website was up and running and she had sent all Councillors details of their new emails and how to access them on their devices. D Napier and A Thornton have successfully installed the same. C Allen and P Bush are experiencing problems. L Brown has not received the email.

Clerk to resend details through to L Brown and seek a new password for C Allen and P Bush. A new email address and password will also be obtained for R Wylie.

9. **Any items to be noted for the next Agenda**

None.

10. **Correspondence**

None.

11. **To agree date for next meeting: Monday 27 September 2023.**

Agreed.

Jo Blackman

Parish Clerk

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