

SHROPHAM PARISH COUNCIL

Chairman: David Napier

Vice Chairman: Andy Thornton

MINUTES OF THE MEETING OF SHROPHAM PARISH COUNCIL on 24 September 2024 at 7.30pm at SHROPHAM VILLAGE HALL

Those in attendance: David Napier, Andy Thornton, Cliff Allen, Lesley Brown, Peter Bush,
Wayne Linge, Rob Wylie, Phil Cowen, Fabian Eagle

Members of the Public: One

1. **Apologies for absence**
None.
2. **To approve the Minutes of the Meeting held on Tuesday 25th June 2024.**
The Minutes of the meeting held on Tuesday 25th June 2024 were approved and signed by the Chairman.
3. **To record any Declarations of Interest and to consider any requests for Dispensations from Council Members.**
None.
4. **Guest speakers (County Councillor/District Councillor)**
District Councillor Phil Cowen
5. **Planning – Applications**
 - a. **3PL/2024/0511/LB** – The Grange Grange Farm Lane – Refurbishment of the building to include: replacement windows and external doors, replacement of cement render with line-render, installation of additional rainwater gutters. Improvements to cellar drainage. Improvements to internal ventilation. **Permission granted.**
 - b. **3DC/2024/0075/DOC** – Rustic Lodge, Low Road, NR17 1EH – Discharge of Conditions No5 & 6 on 3PL/2023/0659/F. **DOC – Complete.**
 - c. **3PL/2024/0306/F** – Land off Hargham Road NR17 1DS – Change of use to mixed use for agricultural land & equestrian (Suie-Generis), including new stable/hay storage building with perimeter fencing. **Withdrawn.**
 - d. **Enforcement**
Awaiting further developments.
 - e. **Local Plan Update**
Phil Cowen explained the recent letter sent by Cllr Sam Chapman-Allen in relation to the Local Plan. Due to the proposed changes to the National Planning Policy Framework (NPPF), the Local Plan is currently on hold pending the outcome of any changes. This is to avoid duplication of work and resources.

CHAIRMAN.....

DATED:

CLERK: Joanne Blackman, Daisy Barn, 42 Long Lane, Feltwell, Norfolk, IP26 4BJ
Tel: 01842 829821 Email: clerk@shrophamparishcouncil.gov.uk
<http://shrophamparishcouncil.gov.uk/>

There are several changes proposed, summarised as follows:-

- The numbers of new properties required under the current Local Plan have been increased by 39% from 661pa to 917pa. This number has previously been advisory, now they will become mandatory.
- The Government will appoint a third party to deliver these proposals.

There are many concerns regarding these proposals. There are insufficient builders and/or materials to achieve this increased level. This area has additional complications relating to Nutrient Neutrality. House prices will inevitably increase. Any attempts to mitigate this are geared towards the large builders rather than small independent builders. Mortgage providers are already experiencing difficulties securing applicants who meet the correct criteria.

There are currently 1300 applicants on the housing list, this is consistent and growing each year.

There is no question that housing is required however, this has to be sustainable and of the correct quality and in the correct place.

The Local Plan, in its current form, would not meet the requirements of any uplift.

There are three sites which have been identified to have potential for large housing projects, the nearest being in Larling, Robertson Barracks at Swanton Morley (this will however not be cleared in time) and another immediately west of Dereham.

Without one or more of these large sites, the requirement would not be met.

A Thornton said it feels like housing is being put before infrastructure. P Cowen advised that the District Council has no remit to provide infrastructure. Doctors/dentists and the NHS are not statutory consultees and this is not a valid reason to refuse a planning application.

The belief is that the proposed numbers cannot be achieved and the fear is properties will then be built all over the place and remain unsold.

Settlement Boundary – currently, anything inside the settlement boundary is favourable but building within can change the whole village. It would be preferable to see applications considered on their own merits so the village develops organically over time. Breckland are considering removing settlement boundaries.

Housing Policy has become mixed in with Planning Policy and sustainability is beginning to go out the window.

The Local Plan will most likely be delayed to 2026 and this puts everyone at risk of development because by the end of the year, Breckland will no longer be able to demonstrate a 5 year housing land supply.

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

- a. To approve salary payment including holiday pay allowance to the Clerk, Mrs Joanne Blackman for the month of September in the sum of £310.63.
- b. To approve payment to Shropham Village Hall for hall hire on 24 September 2024 in the sum of £10.00.

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- c. To ratify salary payment including holiday pay allowance to the Clerk, Mrs Joanne Blackman for the month of July in the sum of £310.63.
- d. To ratify salary payment including holiday pay allowance to the Clerk, Mrs Joanne Blackman for the month of August in the sum of £310.63.

The above payments were proposed by D Napier and seconded by L Brown. All voted in favour.

7. Matters to Report

a. Financial Balance

Shropham Parish Council - £5,435.80

b. Parish Land/Land Registry

A Thornton produced a sample plan of the area which was recently registered. It shows slim strips of 'no man's land'. It was agreed that this should be referred back to the Solicitors to sort out. A Thornton will do so. The possessory title enquiry is a separate issue which has been raised with the solicitors.

c. Highways

F Eagle joined the meeting.

The subsidence on the Hargham Road requires some digging out as some of the subsidence is too deep just to be covered over. The Westgate/Church Road junctions have been cut back using F Eagle's budget. Some of the smaller white lines have also been repainted.

A question was raised as to who is responsible for verges and hedges. F Eagle explained that generally the first metre on the verge is the responsibility of the County Council. Hedges are generally the responsibility of the landowner.

Any obstructions of road signs should be reported to Highways.

D Napier asked if the Rangers were going to be reinstated. This will be dependent on the budget but it is not hopeful.

F Eagle also spoke about the devolution deal. There was £10m up front payment when the deal was to be signed but there was a delay in signing and the plug has been pulled. Norfolk/Suffolk are now excluded from any deal. The fear is that the Government's vision for Norfolk is a solar desert.

8. Any items to be noted for the next Agenda

None.

9. Correspondence

None.

The Chairman opened the meeting to allow public participation.

A member of the public asked when was the Local Plan due to have been completed. P Cowen advised that it was meant to be the end of this year but it is now delayed until 2026, leaving villages at risk of housing for two years.

10. To agree date for next meeting: Monday 11 November 2024.

Agreed.

Meeting closed 8.30pm

Jo Blackman
Parish Clerk

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