

**GARVESTONE, REYMERSTON & THUXTON
PARISH COUNCIL**

Minutes of working group meeting on Tuesday 14th June 2021 virtually by Zoom at 7.30 pm

Present: Cllrs G Smith (Chairman), Mrs C Harris, Mr M Garrod, Mr S Smith, Mr L Smith and Mrs T Garrod. Also present: residents and the clerk.

Mr G Smith welcomed everyone to the meeting and reminded councillors that as a working group meeting, formal decisions cannot be made at this meeting.

21/93 To receive apologies for absence

Apologies were received from Mrs Reade. Apologies were also received from District Councillor Ian Martin and County Councillor Ed Connolly.

21/94 To receive matters arising from last Parish Council meeting

21/50 The new benches have been delivered. Mr L Smith, Mr Garrod and Mr G Smith will put the benches in place.

21/54 Mrs Garrod said that she reported the broken bridge on the footpath across the railway at Thuxton to Highways in April but it has not yet been repaired and is hazardous. The clerk will follow this up.

21/95 To receive clerk's report

20/165 An invoice for £200 from Norfolk County Council Highways for "Thuxton Station Lane Speed Limit review" has been received. It was agreed that the clerk will ask Highways for clarification as the understanding was that the contribution would be for installation costs, not for a review.

20/188 The clerk has been contacted about more obstructions on the verges on Mattishall Road. These have been reported to Highways and Ed Connolly has been informed. The clerk will liaise with NCC and Ed Connolly to find out what action is planned.

A member of the public contacted the clerk after the May meeting about a skylight on the apex of the new house being built on the land behind Thuxton Grange (planning application 3PL/2019/1542/D). The skylight is contrary to the planning permission. The clerk consulted by email with councillors who agreed that this should be reported to Enforcement. The clerk submitted a complaint to Enforcement. A reply was received saying that the developer would be submitting a planning application to amend the approved plans. Once the application is received the Enforcement case will be closed, however should the application be refused Enforcement will re-open the investigation and take the appropriate action to remedy matters. The application is 3PL/2021/0757/VAR, see item 21/99.

21/96 To receive any reports from District and County councillors

A report from District Councillor Ian Martin was read out.

21/97 Meeting adjournment – members of the public invited to speak

The following issues were brought up

- Four members of the public spoke in opposition to planning application 3PL/2021/0696/F at Tanners Green House.
- A member of the public spoke in favour of the Parish Council returning to having all meetings in-person as soon as possible.
- Mr Goolden, footpath warden, said that a member of the public had requested wood chip to spread on footpath 8 and he has requested that some be delivered. Mr Goolden also

reported that a group of walkers have complained that footpath 5 from Rookery Farm to Wyvern Farm is very overgrown. Mr G Smith will have a look at the footpath.

- A member of the public thanked the Parish Council for their continued support in getting a reduced speed limit in Thuxton.
- A member of the public spoke about the amendments to planning application 3PL/2021/0344/F/3PL/2021/0345/LB at Reymerston Hall. There is still a lack of clarity and anomalies between the proposals and publicity materials and the approved plans and conditions. A clear unambiguous proposal is needed for the application to be considered

Members of the public were reminded that they can submit objections to planning applications directly to Breckland Council in addition to putting their comments to the Parish Council.

21/98 To agree comments to Breckland Council on any new planning applications

3PL/2021/0696/F

Tanners Green House, Tanners Green, Garvestone

Re-division of existing cottage into two dwellings including single storey side & rear extensions, & erection of a new dwelling on subdivided land adjacent

Objections: would result in three households where currently one, extreme over development, increase in traffic and parking, very narrow track with few parking places, flooding and drainage problems, unacceptable density of dwellings, gardens too small to be in keeping with the locality, detrimental effect on the privacy of The Lilacs due to overlooking windows, increases in noise and light pollution, severely detrimental effect on the amenity of neighbouring residents. The District Councillor will be asked to request the application is called in to the Planning Committee.

Correspondence from three members of the public objecting to the above planning application has been received by the PC and forwarded to councillors.

3PL/2021/0344/F

Reymerston Hall, Reymerston Road, Reymerston

3PL/2021/0345/LB -

Amendments

Use of site & buildings for residential (Reymerston Hall), bed & breakfast accommodation, and events (Use Class F.1) including weddings, wakes, day courses and catering events

It was agreed to put this on the agenda for the meeting on 21 June. The clerk will seek clarification from the planning office of any of the points previously raised which are not addressed in the updated documents.

21/99 To note comments on planning applications decided by email since the last meeting

3PL/2021/0693/HOU

White Willows, Town Lane, Garvestone NR9 4QP

Proposed Single Storey Extensions to Front and Rear

No objections but concern that extensions will make the house large for the size of plot

3PL/2021/0729/D

Plot 3, The Lings, Reymerston Garvestone

Reserved matters application for Plot 3 (detached dwelling house and detached garage) following outline application 3PL/2019/0019/O **No objections**

3PL/2021/0757/VAR

Land adjacent Thuxton Grange 1 Station Road

Variation of Condition No 2 on 3PL/2019/1542/D -To include new roof windows and minor changes to window sizes and positions

Objections: eyesore, out of keeping, excessive light pollution, loss of amenity for neighbours

3PN/2021/0017/UC – amendments

Manor Farm Town Lane

Prior approval for conversion of agricultural building to 1 dwelling (MOU building only)- General Permitted Development England Order 2015 as amended Schedule 2 Part 3 Class Q

Objections: unsuitable track, drainage problems, shared driveway, unsuitable for the area, no need for larger four/five bedroom dwellings

3PL/2021/0538/HOU – amendments Accra, Dereham Road, NR9 4QT

Two storey side extension with a garage at ground floor level, a single storey extension to the rear with a flat roof, a loft conversion with a dormer to the rear elevation

Objections: rear windows still overlook neighbouring property to an unacceptable extent

21/100 To note results of planning application

3PL/2021/0205/F Thuxton Fisheries, Station Lane

Proposed temporary dwelling (mobile home) and fish hatchery **Permission**

3PL/2021/0413/VAR Plot 1 The Lings, Garvestone

Variation of Condition No's 2 & 6 on 3PL/2020/0432 **Permission**

3PL/2021/0351/F Land adjacent to Ivy Cottage, Mattishall Road, Garvestone

The construction of 1no. detached, one and a half storey, 3 bedroom residential dwelling with detached twin garage **Withdrawn**

3PL/2021/0538/HOU Accra, Dereham Road, NR9 4QT

Two storey side extension with a garage at ground floor level, a single storey extension to the rear with a flat roof, a loft conversion with a dormer to the rear elevation **Permission**

3PL/2021/0559/HOU The Haven, Town Lane, NR9 4QR

2 Storey side extension to provide enlarged family Kitchen and Breakfast room, a Sunroom and upper floor bathroom facilities with Study room **Permission**

3PN/2021/0017/UC – amendments Manor Farm Town Lane

Prior approval for conversion of agricultural building to 1 dwelling (MOU building only)- General Permitted Development England Order 2015 as amended Schedule 2 Part 3 Class Q **Prior approval given**

21/101 To discuss how to proceed with a campaign with other town and parish councils for improvements to B1135 from Dereham to Wymondham

The clerk reported that all the town and parish councils along the B1135 except Dereham Town Council have replied that they would like to join a campaign for improvements to the road. Mr S Smith will put together some ideas on how to proceed, which will be agreed by email and then sent to the other councils with a view to representatives from all councils meeting up. Mrs C Harris will put together a survey.

21/102 To discuss plans for any events this year eg VE and VJ Day, Remembrance space opening

It was agreed to hold an event on Remembrance Day (Thursday 11 November 2021). This will be a joint VE and VJ Day, Remembrance Day and Remembrance project opening event.

21/103 To discuss problems in Garvestone and Reymerston with straying sheep

The clerk reported that the tenant of the Garvestone Trust Surveyor's land has had problems with sheep straying on to the land. Also a resident from Garvestone has contacted the clerk about sheep straying on to land and gardens along Dereham Road. On two occasions the sheep strayed on to the B1135. In both cases considerably annoyance, inconvenience and damage were caused. It is thought that the owner of the sheep in both cases is the same person. It was agreed that the clerk will write to the landowners in Garvestone and Reymerston to inform them that their tenant has been allowing sheep to stray which is causing nuisance to other people and ask them to ensure that this does not happen in the future.

21/104 To discuss repairs to the bus shelter

The carboard covering the hole has come off. Mrs T Garrod will replace it. The clerk will get a quote for a replacement piece of Perspex.

21/105 To receive correspondence

- A member of the public emailed to ask the Parish Council's views on a possible future planning application. The clerk will reply that the Parish Council do not comment on planning applications until they are formally notified of them.
- Simon Lonsdale, District Commissioner for Central Norfolk Scouts – Mr Lonsdale emailed to introduce himself as the person responsible for Garvestone Scout Campsite and the contact for the Scouts. The old building is not now to be replaced but various improvements are underway and the site will be used more now Covid restrictions are lifting. Mr Lonsdale asked about the possibility of using Garvestone village hall car park for parents dropping off and picking up. The clerk has suggested he contact the village hall trustees and has passed on their contact details.
- A member of the public emailed to thank the PC for reconsidering the application to build on the land next to Ivy Cottage and for the way in which councillors responded to the points that were raised - it was particularly pleasing to hear that many Councillors had taken the time to visit the site so they could take an informed view. The member of the public said that knowing that residents have the support of the PC is a real tonic and an example of local democracy at work.
- Local Government Boundary Commission – final recommendations for future electoral arrangements for NCC proposing that the boundaries of Breckland division should change.
- Norfolk County Council - A new single phone number, 0344 800 8013, for flooding in Norfolk has been launched, allowing residents to report any sort of flooding quickly and efficiently. The Norfolk Strategic Flooding Alliance has identified sixteen sites across Norfolk that are regularly at risk of flooding. These sites will form the first tranche of locations that the NSFA will inspect with a view to proposing how to minimise or mitigate local flooding risk. Sites in Yaxham and Mattishall are included in this list.
- Marion Danby, Reymerston village hall - New trustees were appointed at the AGM: Chairman Dr Polly Anna Ashford, Treasurer Amanda Ward and Secretary Sophie Thompson.

21/106 To decide dates and venues (including via Zoom) for forthcoming meetings

It was agreed to return to monthly in-person meetings from now on. The meeting dates for 2021 are 19 July, 16 August, 20 September, 18 October, 15 November and 13 December (all Mondays). All meetings are at 7.30 pm in the main hall at Garvestone village hall.

21/107 To discuss arrangements and risk assessment for the meeting on 21 June 2021

The clerk will complete a risk assessment for the meeting. There are three screens available.

21/108 To receive members' items and items for the next agenda

Mr G Smith said that he has attended the first part of the Charing Successful Meetings course and it has made him reflect on what a pleasure it is working with this council.

It was agreed to put the following items on the agenda for the meeting on 19 July: verge cutting, litter pick in September, reduced speed limit near Garvestone Primary School, the Queen's Platinum Jubilee.

The next meeting of the Parish Council will be at 7.30 pm on Monday 21 June 2021 at Garvestone village hall. The chairman thanked everybody for attending and closed the meeting at 9.26 pm.

Signed.....

Date.....