Barford & Wramplingham Parish Council (BWPC)

MINUTES of the Parish Council Meeting

Meeting held on Tuesday 18th July 2023 at 7:30pm

Present: Keith Waldron (KW), Mary Dorrell (MD), Ian Irving (II), Sara Harrold (SH)
Jeremy Hyam (JH),

Attended by: 2 members of the public, [District Councillor] Richard Elliot (RE), [County Councillor] Margaret Dewsbury (MD2), [Clerk] Penny Hubble (PH)

1, Apologies: Sandra Betts (SB), David Evans (DE)

2, Adjournment for Public Participation
meeting closed: 19:35
MD2 gave a verbal report. People are protesting pylons to the coastal wind farm.
RE gave a verbal report. Note for community groups that various grants are available.
"Small member grant"
"Go for it" grant of £300
"Pride in Place"
Further information available upon request.
meeting opened: 19:40

3, To record declaration(s) of interests and any requests of dispensations.
II – declared a direct interest in planning application 2023/1921
Proposal: II may comment but may not vote.
Proposed: KW Seconded: MD Vote: Unanimous
MD – request of dispensation on flooding issues
MD has performed work in addressing flooding which affects residents including herself.
Proposal: MD may comment and vote.
Proposed: KW Seconded: MD Vote: Unanimous

4, To ratify and sign the minutes from the previous meeting.
The venue of the meeting should be named as "Barford & Wramplingham Village Hall"
Proposed: KW, Seconded: II, Vote: Unanimous

5, Matters arising from the minutes of the previous meeting.
Meeting closed: 19:47
Member of public commented about the noise complaint saying they are waiting for it to happen again as it has happened many times before.
Clerk gave report about the noise complaint issue.
Noise complaint should be submitted to South Norfolk Council to build up a history.
https://www.southnorfolkandbroadland.gov.uk/noise-smells-light-issues/noise-issues

SH: continues to investigate benches of 3 in number.
1, Outside B&W Village Hall.
2, Clarke's Close near Norwich Road junction.
3, Was this purchased?

K.W. Waldron

Meeting opened: 19:55

6, Correspondence, to receive and to agree any responses.
None

7, Planning, to agree responses

a, [2019/0530] Unit 3 – Variation of condition 3 of permission 1993/1125

KW read out proposal by working group which suggests the council should stand by their previous stance and "oppose with comments". See paper A.
Submit to planning by deadline. Clerk to ACTION.
Proposed: KW Seconded: MD Vote: Unanimous

b, [2023/1921] Proposed 2 single storey dwellings

KW read out proposal by working group to "oppose". See paper B.
Comments were made suggesting changes and once updated by the Chair and sent to the clerk to send to planning. Clerk to ACTION.
Proposed: MD Seconded: KW Vote: Unanimous, II did not vote.

8, Finance

a, Bank Reconciliation, to note (noted)
b, Budget Overview, to note (noted)
c, Payments, to agree

All payments totalling £812.71 agreed.
Proposed: KW, Seconded: MD, Vote: Unanimous

The Council is considering making the Clerk a signatory for the bank account.
This will enable the Clerk to communicate with the bank as they will only communicate information and share details of the account with a signatory.
The account will continue to require two signatures, who should be councillors, to make any changes in details, and authorise payments

9, Rent Agreement

for Land to the South of Chapel Street, Barford, Norfolk.

Meeting closed: 20:37

The chair had an open discussion with the current tenants. Both parties agreed they were happy to renew the tenancy agreement without change, and to continue at the same rate of rent.

Meeting opened: 20:43

Note: Add "rent agreement renewal" to workflow schedule.
Proposed: KW, Seconded: MD, Vote: Unanimous

10, Policies & Documents, review & updates to agree

Post election is always an ideal time for Councillors to seek Councillor training. If the need arises we can organise a training session with a professional body.

The Council asks all Councillors to spend some time reading the policies of the Council, with the aim to review the framework the Council has set to discharge its responsibilities.
https://barfordpc.wixsite.com/home/polices

All public documents that have references to the previous Clerk's contact details should be updated. Clerk to ACTION.
Pro: KW Sec: MD Vote: Unanimous

a, General Risk Assessment

KW read out proposed changes to General Risk Assessment policy.
Proposed: KW Sec: II Vote: Unanimous

b, Asset Register

A maintenance routine should be developed, reviewed, and carried out.
Clerk to formulate draft.
Clerk to email Insurance Schedule to Councillors.

K.W. Waldron

c, Annual Workflow Calendar.

Move Annual Parish Meeting to March.
Add Budget Agreement for February
Add Rent Agreement Renewal for November.
Consider Precept Agreement for November, to avoid exceptional meeting in January.
Proposed: KW Sec: JH Vote: Unanimous

11, Flooding, to record update

MD gave verbal report noting that Anglian Water are progressing. See Paper C.

12, Wind Farm Cabling Working Group, to record update

SB sent report. See Paper D.

13, Village Issues, to record

a, Consultation period of the federating of Barford Primary School

The Council felt that as they had limited understanding that they were unable to make any informed comments. The Council suggests that individuals are able to make personal comments through the consultation mechanism.

b, Noise Complaint at Style Loke

One resident at 3:30am was unable to complain directly to the residence of the source.
Police were contacted with no action.
Parish Council to write to SNC and include the following points…

repeating statutory nuisance & continuing disturbance
use contents of letter of complaint and residents statements

Proposed: KW, Seconded: II, Vote: Unanimous

14, Highways Issues, to record

MD gave a verbal report, including details of flooding issues in Style Loke, and the garden gate at the rear of the Cock Inn. See Paper C.

15, The next Parish Council Meeting is set for 19/09/2023 as per calendar of meetings.

Meeting closed: 21:24

K.W. Waldron
3/10/23

A

Concerning:

Proposal: Variation of condition 3 of permission 1993/1125 - Amendment of opening hours to 7.00am to 6.30pm Monday to Friday inclusive and 7.00am to 14.30pm on Saturdays. No use is permitted outside these hours nor on Sundays or public holidays.
Location: Unit 3 Industrial Estate Watton Road Barford Norfolk
Applicant: Longwater Properties Ltd
Application Type: Removal/Variation of Condition (S73 / S19)
The above proposal has now been amended copies of the amended plan(s)/additional information
can be view online at https://info.southnorfolkandbroadland.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=PNWCCFOQJ7A00

Barford and Wramplingham Parish Council have considered the above "amended" proposal.

Barford and Wramplingham Parish Council continue to oppose the "amended" proposal.

Barford and Wramplingham Parish Council wish to make the following comments:

- As of 7th July 2023, the only recent documents on the portal comprise a Site working methodology report dated 12th May 2023, an Environmental quality team consultee comment dated 16th June 2023, and two public comments (5th and 6th July 2023), both objecting to the proposal.
- The Site Working Methodology Report apparently describes the basic works activity, processes and operations undertaken/associated with Unit 03 on the site.
- The Parish Council does not consider this makes any material difference to the application originally proposed and stands by its previous responses which maintain that the application for amendment of opening hours be refused for the reasons given. The Parish Council wishes to draw attention to the recent Environmental Quality Team comment of 16th June and its recommendation to refuse, which is in keeping with our view.
- It has been brought to our attention by a resident that the Site Working Methodology Report includes the use of Unit 1. However, the resident suggests that Unit 1 has been out of operation for some time, and thus the report may be out of date. We request that the Planning Office explore the validity of the report.

K W Walk

B

Planning application 2023/1921 Proposal for 2 single-storey dwellings

Barford and Wramplingham Parish Council opposes this planning application.

Barford and Wramplingham Parish Council has made the following comments concerning the application. We request that the Planning Officer visits the site.

Access Track

- Local knowledge indicates that the access road / track (single, unmetalled, rough track, also serving as a footpath named Barford FP2) is poorly drained, with some of the ditching piped and inefficient; the track is known to become waterlogged and floods in winter months. Floodwater can amount to 200 to 300 mm in depth.
- We understand from the Highways map (online Norfolk Highways and Public Rights of Way) that the track is maintained by Norfolk County Council (not Highways Agency). What maintenance will be carried out to ensure access is open all year round?
- The applicant does not appear to reference ownership of the track and any permissions needed for use of the track as an access route to the proposed properties. Is the track owned by Hadera Farm?
- The access track joins onto Chapel Street on a difficult bend with poor visibility, near to several other junctions, and with cars parked on the side. Access is likely to be hazardous for vehicles and pedestrians. Any vision splay requires proper assessment.

Trees (see Section 4.3.4 of the planning statement)

- Local knowledge indicates that most of the trees referred to in the application are outside the boundaries of the properties on either side of the track. Has ownership of the trees been established, and permission for tree surgery and felling obtained?

Drainage

- The sewerage system in Barford is still unable to cope with the current load. The proposed additional properties will only add to the problems, which include regular release of sewage into residents' gardens (particularly in Park Avenue). Anglia Water are "working" on the problems, (and have been for about 18 months, after complaints going back over ten years). But we are not aware that the problems have yet been solved.

Proximity to other properties.

- The proposed bungalows are placed adjacent to the boundary with the next property. We request that any development does not result in an invasion of privacy (e.g. overlooking windows etc).

KWWalden

Services and facilities

- Section 4.2.2 of the planning statement states a number of services and facilities within a very comfortable walking and cycling distance of the application site. We have the following comments:
    - Bus Stops: 85m. Yes there is a bus stop, serving a bus that goes to Wymondham once every week. However, this stop DOES NOT serve the No 3 service mentioned. The bus stop for that service is on the B1108 and is about 600m from the proposed properties. The Parish Council considers this oversite is relevant to the reference to the suitability of the proposed housing for disabled people (Section 2.2 of the planning statement) because it may require qualification of the claim that "*The proposed development site, therefore, has good access to schools, work, health care, bus stops, and shops by sustainable modes of transport.*"
    - Takeaway: 300m. We dispute this claim. There is no takeaway in Barford.
    - Public House: currently closed.
- Collection of refuse occurs only on Chapel Street. Hence, the residents of the proposed properties (disabled or not) will need to ensure their bins are taken along the access track to Chapel Street.

K W Waldron

C

REPORT OF MEETING WITH NCC HIGHWAYS 27/06/2023

UPDATED

JULY 3rd Rob Newby Area Technician South 2 Area

JULY 12th Adam Mayo, Highway Engineer South (S2)

PCllrs Keith Waldren, Mary Dorrell and County Councillor Margaret Dewsbury, NCC Highways engineers, Mr Mayo & Mr Newby

Drainage: ENQ-629455-S5Y5C6

1. Telephone follow-up with resident
2. We studied the gateway to the property, noted sandbags, evidence of past water scouring/damage, and the vulnerability of the front door
3. We were told that there is scope to install additional gullies on entry to Style Loke . This work will be updated in the next couple of months.
4. We walked the upper end of Style Loke to consider amelioration of flash flooding from that end
5. We were offered information about grants to assist properties subject to flooding. As the resident is elderly and does not use computers, I have offered to be put in touch with her daughter, who is local, and does.
6. In the event of a future flash flood causing problems, Mr Mayo requested photographs. I discussed with the resident how this might be achieved.
7. **Adam Mayo July 12th**: Works have been raised to install additional catchment units (gullies) at the junction with B1108, some markings on the ground demonstrate our intentions here. Discussion are ongoing with our contractor as to how we can manage the traffic during works, the road width is minimal and with it a dead end street there will be some disruption to residents gaining access/egress whilst excavations in place. Measures will available i.e. gate men/steel plates etc to manage vehicles in/out at those times. A public information notice will be issued to affected properties ahead of works commencing . We are hopeful this will negate the % of run off water from B1108 as further measures towards the end of Style Loke would prove expensive.
8. List of various links available on the website for flood protection/management etc

https://www.norfolk.gov.uk/

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Surface water drainage B1108, Sutton's Loke. Barford

This matter only came fully to my attention on 26th June. here is my email follow-up with resident

"Thank-you for the email below and the helpful telephone conversation last night.

As I reported, the junction of B1108 and your loke was studied carefully yesterday afternoon.

Interesting to hear from you the history of road surfacing in the area and how that has led to the current configuration of drainage holes/gullies in the area. **Adam Mayo** was going to look into the records. I am sure he would appreciate your knowledge.

K W Waldren

Good to hear that you still have the **video** of the problem of flash flooding. Please could you send it to Adam Mayo (and Cc the parish council, myself, please)"

Videos received

Adam Mayo July 12th "This is ongoing"

Barford to Wramplingham Trod

"Thanks for spotting that the work on the trod has ***not*** been done and offering to chase up on the matter Much appreciated"

Rob Newby JULY 3rd "I have looked into this, and the contractors had some issues with the Traffic Management and the two Bus Stops on either side of the road.

I have made arrangements for both the Bus Stops to be suspended for the duration of the works, and reissued a work order. Once the contractor has confirmed their date of attendance, Bus Operators will be informed and all being well the work order completed."

Traffic and road safety: ENQ-629444-S7J4T2

Email follow-up with resident

1. Together with PC Chairman Keith Waldren and County Councillor Margaret Dewsbury, we met with two NCC Highways engineers yesterday. I made the case that nowadays we are trying to encourage walking to school and there were future issues as older children will be walking into the village centre to catch the High School bus. They were very sympathetic, but it is a difficult location.
    a) A footway is not possible on the bend
    b) Any form of pedestrian crossing is enormously expensive (requires a great deal of legal costs) and is only considered in areas of high residential concentration.
    c) Improved signage is the only possible answer?
    d) It is a long way from the western parish boundary (well over a mile) so "village gates", which are only installed on parish boundaries, would be no good
    e) They are going to investigate the existing triangle signs and see whether they can improve position and include a warning of pedestrians using the road
    f) They are going to investigate the possibilities of a "roundel" in the road surface, although these have to be renewed annually and incur a significant cost.
    g) Of course, the trouble with signage is that road users get used to it over time and it becomes less effective. A problem everywhere, I'm afraid.
    h) We need a warning sign that is unique and will always catch attention!!

Adam Mayo July 12th "As listed, all options are being explored and will be costed up"

K W Waldren

D

Gmail

Barford & Wramplingham Parish Council <barfordpc@gmail.com>

Windfarm Update Item 12

1 message

Sandra Betts <sb-wramplers@outlook.com> 15 July 2023 at 14:43
To: Barford Council <barfordpc@gmail.com>

Penny
Update follows
Sandra

The 17th July 2023 was the final deadline for the close of the Examination by the National Planning Inspectorate. They now have 6 months in which to consider and make their recommendation to the Secretary of State.
The final submission was made on behalf of the Norfolk Parishes Movement for an OTN before the final deadline. All major points have been made consistently throughout. The final submission related to a letter from the Minister of State, Andrew Bowie, concerning the relevance of a fair consideration of alternative developments and this letter was drawn to the attention of the Examining Authority as it reinforces the case for consideration of Walpole.

Sent from my iPad

K W Walden