

CASTLE ACRE PARISH COUNCIL

Minutes of the Parish Council meeting held in the village hall on Thursday 11 April 2019

Present: Mr T Hubbard (TH) Mrs S Moister (SM)
Mr M Tate (MT) Mr S Allen (SA)
Mr N Patrick (NP) Mr L Fisher (LF) Vice-Chairman

In attendance: Ms L Roast (Clerk) and 4 members of the public

Apologies: Ms C Williams (CW), Mrs H Breach (HB), Mr M Hickey (MH) Chairman, Mr James Moriarty (Borough Councillor)

1. Minutes of PC meeting on Thursday 14 March 2019

Minute amendments: 119.60 Bailey Street amended to Newton Road. 119.94 Pot 'hole' inserted. 119.107 amended to The "No Smoking" sign. 123 line 6 'there' deleted. Mr Martin Tate proposed the amended Minutes and Mrs Sheila Moister seconded.

Minutes of PC Extra Planning meeting on Thursday 29 March 2019

Held over for approval in April.

2. Actions from previous meetings

28. Bailey Gate – English Heritage is obtaining quotations to repair and then re-instate the portcullis on Bailey Gate. No further update.

51. Newton Road bridge flooding – Work scheduled.

28. Directional sign on Stocks Green to the Ostrich car park – still waiting for Highways to produce draft designs for Stocks Green and also revised signage on the Town Lane island. The Clerk has chased but with no response. Chase again sating it is imperative to get this in place before the summer.

56 South Acre Ford road closure consultation in September 2016 – No response has been received from County Councillor Graham Middleton.

At previous meeting Cllrs unanimously agreed to contact NCC's Monitoring Officer to instigate a judicial review into both the original consultation and the current lack of cooperation and action from officers and our representative. LA suggested that the PC re-attack the issue at the next meeting.

60. Hedges along south side of Newton Road at A1065 - the Clerk contacted the landowner last December to trim the brambles outgrowing form the south facing hedge on Newton Road between the A1065 junction and the bridge. Still not done. Cllrs requested the Highways Rangers be asked to trim the brambles back. The Clerk to email the Rangers.

66. Rights of way and open access land – no further update from Holkham until May. A further Mass Walk is planned for Sunday 26 May at 11.30am starting at the Village Hall. The Clerk to place article in Nar Valley News.

80. Grass footway along Newton Road – the verge has been trimmed. TH to review. It is suggested the Greens cutting team could keep a path trimmed during the summer.

94. Orchard & Archer Lane hedges – Clerk to add this to the Highways Rangers list so they may cut back the brambles.

107. Bus Shelter – no smoking and no litter signs – the No Smoking sign is installed and cleaned. The litter team has installed the bin and will empty as necessary. The PC asked for the two residents who installed it to be thanked by the PC.

113. Replacing bus stop sign and outstanding Highways requests – the Clerk has emailed photographs to NCC with a request for signage. Redressing North Street/St James Green road surface – planned for this summer; replacement 30mph repeater sign on St James Green - waiting replacement; ‘Deep Water’ signs placed as close as possible to each side of the ford – waiting installation; extra grips at the top of Orchard Lane and along Rougham Road – work ordered. No updates at this meeting.

116. Priory Lane potholes – done.

120 Report on North Street alley – behind 109 North Street - TH reported that the bushes can be trimmed and that the corner will need a clear up. To be confirmed at May meeting.

121 Sam2 Calibration – no confirmation has yet been received on whether any speeding vehicles outside of the 30mph zone are included within the data capture.

123 Church Handrail to South Acre Road – Handrail from church down to South Acre Road needs replacing. The Clerk is expecting the first quote in tomorrow. Already agreed with the church, is that the cost will be shared between the PCC and PC.

3. **Health & Safety matters (including Tree Report)**

Updates for tree report in progress

4. **Matters requested by Councillors**

Green Bin for Playing Field. Purchase has been approved and is in budget. Councillors agreed to go ahead with purchase. NP previously offered to extend bin housing. The Clerk to organise.

5. **PLANNING**

Borough Council Local Plan Review to 2036 - to agree CAPC policy on responding to the proposed building site options - deadline 29 April

The PC’s draft response was discussed. Second draft to be circulated to all Councillors for comment.

Draft response to BCKLWN on Local Plan to 2036 site option recommendations.

Castle Acre Parish Council (CAPC) strongly objects to the two parcels of land, designated as H030 and H032, being recommended as suitable for building development in the extended Local Plan (LP) to 2036. CAPC’s objection is mirrored by the village’s emerging Neighbourhood Plan (NP).

The reasons for our objections are as follows:

Land area H030

This submission is for eight dwellings on land west of the ‘new’ school, off Back Lane, known historically as ‘Further Pond Close’. Back in 2011, this area of land was designated by the Borough Council as 1193 in its call for sites as part of its LP to 2026. It was rejected then by both BCKLWN and CAPC and was considered by the Independent Inspector of the Local Plan to 2026 who stated in his report: ‘...*development would not contribute significantly to improving the setting of the village*’.

There are substantial grounds for objections on access safety, historical and environmental grounds:

- This site is approximately 6 acres sitting on the North Western side of the village surrounded on three sides by mature hedge and trees. Any development would be obtrusive to the visual amenity of the countryside. It would be very visible on approach to the village from the North Western direction.
- Highways and safety - all access traffic for the development would have to come through the Castle Acre Conservation Area. This could amount to a minimum of some 20,000 plus vehicle movements per annum, assuming all properties have two vehicles. There would be increased congestion within the village road network at various points during peak times and an increased risk factor for vehicles and pedestrians. For example: at the access road to the school, the current road layout is totally unsuitable. The school road narrows to single width on the bend by the school gate and bus loading/unloading area. In addition there will be difficulties with access for emergency services. None of this extra traffic being forced through the village centre would be conducive to preserving the character of this historic conservation village.
- This parcel of land, with its dense hedgerows, was once called ‘Further Pond Close’. The site has significant historical significance. Aerial photographs show a moat, faintly visible, which formed part of Fox’s Manor in the reign of Henry III (1216 to 1272). On the ground two sides of the moat still exist and are filled with water. There is also an 18th century field boundary, and a pit in the middle of the field that could once be a marl or a gravel pit.
- This field was subsequently an ancient meadowland for grazing and has now been left unworked for about 18 years. The adjoining Tipple’s Wood, with its deep perimeter ditch, has been in existence at least thirty years. This is a rare habitat created because the land has not been intensively managed for modern arable farming. The site supports a diverse range of wildlife including a pair of Barn Owls (*Tyto Alba*) which have protection under the Wildlife and Countryside Act 1981 (as amended). Barn Owls have nested on this site for a minimum of 38 years. Barn Owls are a BAP species and have their own Biodiversity Action Plan.
- Countryside Stewardship/Higher Level Stewardship. The site is bordered on two sides by land that has been specially developed over a number of years to form protected wildlife corridors leading directly to the River Nar (SSSI).
- Light Pollution - there has always been a strong wish within the village to preserve our dark skies at night. This would be an issue with any new development on this site. Currently the school are very considerate in helping to keep our skies dark, they minimise light pollution by turning all their lights off at night.’

CAPC is critical of the Borough’s own housing and economic land availability assessments for H030 that uses statements such as ‘reasonably mitigated or compensated’ to try and justify the unjustifiable. Quote: ‘site not adjacent to a sensitive landscape’. It is. Quote: ‘Negative impact on townscape unlikely’. It will have – see bullet points above. Quote: ‘Detrimental impact...protected species...reasonably mitigated’. Wrong for all the reasons stated above.

Quote: ‘Detrimental impact on...heritage asset...reasonably mitigated’ Again wrong for the reasons stated above. Quote: ‘Functioning of local roads...impact...reasonably mitigated’. Completely wrong – see above.

In responses to resident consultation, any future development on this land was heavily criticised. For all these sound reasons, CAPC calls for the removal of this land from the Local Plan to 2036.

Land area H032

The landowner, Holkham, proposes 20 dwellings on the land behind the front part of their field off the Massingham Road (designated as G22.1) which has approved planning permission for ‘at least’ eleven dwellings. There is an outstanding application for a further four semi-detached units that has CAPC’s support. None of the 14 dwellings have yet been built.

Both CAPC and respondents to the NP questionnaire object to extending any built development further into this field. It will cause the village to ‘sprawl’ outwards and would create a very large housing estate which would not be appropriate, given the size and profile of the existing village boundary. There is the danger of development ‘creep’ further into that field, even as far the rejected H030 land.

It is important to take into consideration that Castle Acre is a historic village nestling in the Nar Valley and the surrounding rural landscape and that this essential character must be preserved. Sprawling out from the inherent compactness to add 20 dwellings is totally contrary to the ethos of this conservation village and should be rejected.

CAPC is equally critical of the Borough’s own housing and economic land availability assessments for H032 that uses statements such as ‘reasonably mitigated or compensated’ to try and justify the unjustifiable. Quote: ‘not located adjacent to a sensitive landscape’. It is. The whole historical, conservation village, when viewed from the Peddars Way, is a sensitive landscape. Quote: biodiversity...detrimental impact...reasonably mitigated’. Wrong, extending building across this field will have a substantial detrimental visual impact. Quote: historic environment... detrimental impact...reasonably mitigated.’ Again wrong, for the reasons stated above.

Number of proposed dwellings: CAPC rejects BCKLWN’s apparent acceptance of 28 new dwellings in Castle Acre in the period 2026 to 2036 that would appear just to reflect the quantity suggested by the two landowners, rather than be based on population growth and demand. The picture is also confused by the contradiction of this quantity juxtaposed with the statement in the Neighbourhood Plan section of Castle Acre’s Local Plan Review online document which states:

12.3.5 Castle Acre Parish Council have designated their Area, in 2017, which corresponds with the Parish Boundary. Therefore it is not the Borough Council’s intention to make further allocations at this Key Rural Service Centre to accommodate the identified growth within the Local Plan review. However, within the spirit of the NPPF (2018) and the Localism Act (2011), through their Neighbourhood Plan the Parish Council and local community will be able to decide how this is best accommodated.

12.3.6 In early discussions between the Borough Council and the Parish Council an indicative figure of at least an additional 12 new homes for Area through to 2036 has been shared. The Castle Acre Council are currently preparing a draft version of their Neighbourhood Plan for consultation. Their Neighbourhood Plan will assess sites and allocate sites to meet the agreed identified need for the village in a sustainable manner. Once made their Neighbourhood Plan review will form part of the Local Development Plan and will sit alongside the Local Plan. It

will assist in guiding development within the Neighbourhood Plan Area through local policies and allocations.

Given that the very recent and outstanding planning application for two semi-detached units on the Massingham Road site would not have been included in the earlier demand calculations for Castle Acre – and most importantly - to be erected on already approved building land - Additionally, based on an occupancy level of one greater than the number of bedrooms, CAPC believes the net need for dwellings to 2036 is no more than eight. In addition this figure does not take into account for windfalls (infills). Of note, in the 5 year period to 2019, the windfall has been greater than the required 8 homes.

CAPC believes that there are three more suitable alternative parcels of land to consider for new housing development to 2036.

1. On part of Holkham's agricultural field that lies between the 'new' water tower and St James' Green. This land was included in the Local Plan to 2026 consultations and designated as 509. Building there would keep the development close to the village envelope and be adjacent to the Conservation Area with the consequential constraints on designs and materials.
2. Behind Manor Farm, off the West Acre Road. There are already residential dwellings there.
3. On the church glebe land off South Acre Road.

Castle Acre's Neighbourhood Plan will reflect this lower number of eight dwellings as well as the three new development site options.

In line with other Parish Councils in the Borough, CAPC also calls for the words 'at least' not to be placed in front of any agreed housing numbers to stop any unwanted increases in building allocations.

Green King – Local Plan call for sites – school site Back Lane

An email received from Greene King representatives was read out. The Clerk to draft a response and circulate for comment.

6. Correspondence

Pales Green Lorries and parking

A letter received from a Pales Green resident was read out, which stated that delivery lorries damaged the dwelling and were too big for the road. There was also an issue with parking in the road, which could exacerbate, the problem. Another resident had suggested that Pales Green hedge should be a fence to give a little more width to the road. TH to go to look at the area.

Cllrs agreed that the problem would not go away because there are now more delivery lorries, more people have cars and there is no alternative parking in the area. Suggestion was to ask the local Police force who would be the best body to consult or whether they could help. The Clerk to put piece in Nar Valley News to ask that all residents can help by making sure that delivery lorries know the problems faced when delivering to Castle Acre.

Playing Field Netball Court clearance email.

Email received from resident saying that there were health and safety issues around having the Netball Court. Report to be made at May meeting.

Newton Road – closed with diversions.

Information received is that the new house along Newton Road is being joined to the power sources. The road is due to be closed from Monday 15th to Wednesday 17th April.

Adnams delivery lorry – Bailey Street

Reported was an Adnams delivery to the Ostrich. The lorry drove up Bailey Street and could not go through the arch and then proceeded to unload the barrels there and then, rolling them across Stocks Green to the pub. On completion of the task, the traffic build up behind the lorry had to reverse all the way downhill along Bailey Street to allow the delivery lorry to exit. The Clerk has written to Adnams and been assured that their drivers will be told the correct way of entering the village along Newton Road.

7. Reports

Highways – no further report.

School – no report.

Village hall – The Clerk reported: three concerts being set for 2019 and more repair work being scheduled in for the fabric of the building.

CAPFA – no report.

Neighbourhood Plan (NP) – MT reported: still in draft stage but moving ahead and formulating the layout of the document. Still writing to complete. BCKLWN to read the draft to check the draft document is legally water tight before submission.

BCKLWN – no report.

County Council – no report.

8. Accounts to be paid

Accounts due for payment proposed by Mr Tim Hubbard, seconded by Mr Sean Allen.

Berrymans Glass Recycling Ltd (URM UK Ltd)	£ 31.92 (£5.32 VAT) 1*
E.on Energy (electricity)	£ 68.29 (£3.25 VAT) 1*
Borough Council KLWN (dog waste disposal)	£ 631.62 (£105.27 VAT) 2*
Borough Council KLWN (litter collection/disposal)	£ 210.30
Gary Lake (Playing Cutting 1 st payment)	£ 950.00
Norfolk Rivers Drainage Board (upper Nar)	£ 26.13
Paul Slocombe (litter bin for bus shelter)	£ 63.04 (£10.61 VAT)
NALC membership fee	£ 186.97
K&M Lighting – 9016 Foxes Meadow light	£ 78.00 (£13.00 VAT)
Linda Roast (clerks wages)	£ 556.00 3*

1* Change in amount due to bill received after Agenda issued

2* Held over from March to fall into financial year

3* Amount changed due to a Clerk accounting mistake

9. Village Maintenance –

Light at the corner of Pyes Lane near Castle Car Park permanently on – Clerk to report.

Parking issues surrounding the Ostrich and the signs required directing drivers to their car park are imperative to complete before the summer. Customers and employees of the pub do not use the car park. Whole village parking issue needs further discussion and should link into the Neighbourhood Plan. Evidence based conclusions should be presented to Highways and then funding for solution would be more feasible. Roll over to May meeting for in depth discussion.

TTSR who cut the village greens to be reminded to leave the daffodils until June so they can regenerate and multiply. The Clerk to contact TTSR.

The Clerk to ask the Rangers to cut the Brambles around the walk at the back of De Warrenne Place.

10. Public Question Time

Resident suggested that villagers tell their delivery companies the difficulties of castle Acre. See section 6.

The meeting closed at 9.00pm.

The next full Parish Council meeting is on Thursday 9 May at 7.30pm.