

## CASTLE ACRE PARISH COUNCIL

### Minutes of the Parish Council meeting held in the village hall on Thursday 13 June 2019

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

**In attendance:** Ms L Roast (Clerk), Mr James Moriarty (JM) (Borough Councillor)

**Apologies:** Ms C Williams (CW) **Apologies not received:** Cllr G Middleton.

#### 23. Minutes of PC meeting on Thursday 9 May 2019

Two amendments requested: Local Plan - insert 'not to support. 17 Correspondence - change to: 'Cllrs noted that organised barbecue events occasionally occur on the playing field. Permission for barbecues would be required from CAPFA'. With these amendments, Mr Tim Hubbard proposed approval of the Minutes, Mr Laurie Fisher seconded.

#### Minutes of PC extra planning meeting on Thursday 23 May 2019

One amendment requested: 1619/00684/FM installation of ground source heat pump - last line change to: delete 'Unanimously' and replace with 'Agreed to object'. With this amendment, Mr Laurie Fisher proposed approval of the Minutes, Mr Neil Patrick seconded.

#### 24. Actions from previous meetings

**28. Bailey Gate** – no response from English Heritage since January as to when the portcullis will be reinstated. Clerk to chase for an update.

**51. Newton Road Bridge flooding** – the south side is owned by Narford Estate who have been requested by highways to dig out the ditches. Highways have programmed clearance of the drain and gully.

**28. Directional sign on Stocks Green to the Ostrich car park** – MH confirmed that Highways is reducing their original quote of £304 to £204 as they will absorb the installation cost, due their delays in designing and contracting this sign. A sketch of new design received. Design work on the Massingham Road/Town Lane island signage (with two directional signs to the Ostrich car park) is still being processed.

**56 South Acre ford road closure consultation in September 2016** – still no response received from County Cllr Graham Middleton to MH e-mail dated 16 March. MH is contacting NCC's Monitoring Officer to determine what steps might be taken to make an official complaint about the poor attendance record and inactions of our County Cllr, as well as forcing a judicial review into the way the Highways consultation was conducted and the refusal to re-run it properly.

**60. Hedges along the south side of Newton Road at A1065** - TH and MH to cut back the brambles.

**66. Rights of way and open access land** – a meeting between Holkham management and Castle Acre representatives is set for 26 June when a request will be made for Holkham to register further public rights of way (PROW) in addition to their recent offer of declaring the

footpath across Minns Meadow as a PRO. MH reported on the successful second Mass Walk on 26 May with over 70 participants. The village school helped to publicise this event and through donations will receive £160 towards their camping gear project, net of £10 for walk expenses. Thanks go to Mrs Sally Hubbard and others for their excellent cakes. MH noted that the PC now has 200 footpath user evidence forms to send to NCC in the event of no agreement with Holkham.

**80. Grass footway along Newton Road** – this needs to be cut. NP to contact TTSR to make the first cut of the path.

**113. Updates on outstanding Highways requests** – bus stop flag, now in place; redressing North Street/St James Green road surface – not on this summer’s schedule; replacement 30mph repeater sign on St James Green – not yet done; ‘Deep Water’ signs on each side of the ford – ordered; extra grips at the top of Orchard Lane and along Rougham Road – work scheduled for this summer.

**120 Report on North Street alley, behind 109 North Street** - TH will cut back the overhanging bushes.

**123 Handrail on gate from church to South Acre Road** – Cllrs favour the first quote at £380 (with concrete supports). However, after on-site investigations, the selected contractor has determined that the concrete foundations are more extensive than thought and will need clearing with a hired jackhammer. This will increase the job cost to £520. Cllrs suggested the Clerk and HB look into replacing the wooden rail with one in metal, similar to outside the village hall. HB to get details of the metal railing supplier.

**20 Extra litter bin - playing field**– for delivery within two weeks. NP to install.

**Laying new sewerage pipeline across Water Meadows** – MH explained that following concerns expressed by the Fishing Club about the environmental impact of laying the new pipeline, a site meeting was arranged with Anglian Water who gave assurances that a full ecological appraisal had been taken. The pipeline across the SSSI will be seamless and bored. at least two metres under the Nar River. Converting the sewerage plant to a pumping station doesn’t require planning permission. Anglian Water will issue further updates on the project.

**Seat on St James Green** – this is in a better condition than suggested at the last meeting. It could be sanded down and re-varnished (by a PC volunteer?).

## **25. Health & Safety matters (including Tree Report)**

Following e-mail exchanges and a site meeting with the resident at Boundary Cottage who expressed concerns about the high branches of the tree on the playing field close to her property, it was determined that the tree does not need remedial work. The resident was informed that as a householder, she had the right to cut back any overhanging branches back to her boundary. In a subsequent e-mail, the resident stated : *“As I am undertaking this task to limit the Parish Council’s liability for any damage to my property caused by the over hanging trees - will the Parish Council be making a contribution towards the cost? I do not expect the PC to pick up the whole cost, but a contribution would be fair. I will be happy to discuss / negotiate this.”*

Cllrs agreed that they could not make an exception and pay towards the costs as this would be setting a precedent for all PC trees in the village for which the PC had not budgeted . The Clerk to inform the resident accordingly.

## 26. Matters requested by Councillors

**Ostrich decking and seating area** – the Borough Council’s Licensing Officer’s detailed explanation of the type of liquor licenses held by the Ostrich was circulated to Cllrs without making it clear as to the scope of the pub’s on and off licenses. MT suggested that the Officer comes to a PC meeting for further clarification on the licensing laws. MH is of the view that objecting to a planning application on health and safety and noise grounds will be the best option in getting the outdoor seating area removed. Agreed. The Clerk and JM to chase the Borough’s Enforcement Officer to take action.

**Parish Council Annual Accounts 2018/19** – Cllrs were presented with the accounting statements prepared by our internal auditor for approval. Proposed by Mr Tim Hubbard, Mr Laurie Fisher seconded. All agreed. LF asked how the fixed assets figure of £10,446 was arrived at. The Clerk to ask the internal auditor.

**Registration of member’s interests forms** – all completed apart from Mr Laurie Fisher.

**Highways proposals for safety measures at the Massingham Road/Back Lane junction** – Highway’s Safety Officer is currently dealing with similar requests from five villages, including Castle Acre.

**Vacancy for Parish Clerk** – the position is advertised in the Nar Valley News, NextDoor and with NALC, as well as on the village noticeboards. No candidates so far. Cllrs were requested to spread the word.

## 27. PLANNING

### **19/00148/F - 4 small dwellings and associated landscaping at land adjacent Rose Cottage Massingham Road.**

Having considered the recent changes to the position of the eight car parking spaces for the four semi-detached dwellings, Cllrs are in favour, as are Highways. Mr Neil Patrick proposed to ‘Support’ the new site plan, Mr Sean Allen seconded. All agreed. The reasons given are shown below, as communicated to the Borough planners:

‘CAPC supports the new layout of the eight parking spaces, noting a big increase in garden space for Plots 13 & 14 as well as an increase in tree planting in the north west corner behind these two garden plots’.

Cllrs are unconvinced that the bland assurances about changes to the Landscaping Plan stated by the applicant’s architect in his e-mail to the Borough will be adhered to and called for conditions to be imposed. Nor is the stated position of the soakaways satisfactory. Mr Laurie Fisher proposed that the PC should continue objecting to the Landscaping Plan, Mrs Sheila Moister seconded. All agreed. The reasons given are shown below, as communicated to the Borough planners:

‘CAPC does not have confidence in the architect’s bland assurances in his posted e-mail of 23 May 2019 in respect of:

1. The rear fence. It is stated that *‘the rear fences between the back of the gardens and the new dwellings... is to be positioned appropriately in order to ensure no detriment to the existing hedge’*. CAPC calls for a planning condition that this fence is at least one metre

away. Moreover, CAPC's earlier objection that *'as the boundary hedgerow behind Plots 3-9 is subject to a Protection Condition within the original planning application (15/00942/OM), the placement of the Plot 8 SUDS at the base of this hedgerow and other mature trees (within the hedgerow) may adversely affect the health of the existing hedgerow and trees and therefore not meet the requirements of the existing Planning Condition'* has not been addressed.

2. While welcoming the revised landscaping to the northern boundary, the revised landscaping plan is still "indicative". CAPC calls for a planning condition that both the trees on the northern and western boundary, as well as those shown as bordering the four detached properties on Massingham Road, are planted as part of the approved landscaping scheme.

3. SUDS (soakaways): the statement that *'the design of the SUDS (soakaways) has been appropriately considered by the project's consulting engineer (Plandescil) doesn't give CAPC confidence that the Consultants are aware of the lower gardens at No 1 and 2 Bungalow, Massingham Road. CAPC calls for a specific statement from the Consultants confirming how their design takes into account the lower ground levels, otherwise CAPC doesn't have confidence that the gardens will be safeguarded from potential flooding'*.

### **19/00869/F - extension at rear of no. 67 Pales Green. New timber windows and new clay roof tiles to building extension.**

On reviewing the application, Cllrs raised concerns that are detailed in the submission below to the Borough Planners. Mr Martin Tate proposed to object, Mr Sean Allen seconded. All agreed.

'CAPC objects to the two storey blank wall that forms the extension to the property as, on the street elevation side, the wall is visible from the highway (contrary to the applicant's statement that 'it will be discrete from the principal historic structure') and is therefore not in keeping with surrounding listed buildings in the Conservation Area. CAPC awaits the views of the Conservation Officer (not posted at 14/06/19).

CAPC does not share Highway's posted comment that 'the locality of the site is impractical given the very narrow constraints of the carriageway width...therefore, to a large extent parking on the highway in the locality of the site is self-enforcing as being unachievable'. CAPC believes there is the potential for the second additional room in the proposed extension to be used as a fourth bedroom and as a result, an increase in parked vehicles on the lane leading to even more vehicle restrictions. Pales Green already has difficulty in accommodating the amount of vehicles from residents along the lane and the PC therefore asks that the design takes this into consideration'.

### **E-mail from Greene King – housing development on Further Pond Close**

Cllrs received an advanced copy of Greene King's letter, dated 16 June, to consider. Cllrs agreed that the reasons stated for developing eight dwellings on this land didn't offer any new justification or change their view that there should be no housing development on Further Pond Close. Mr Laurie Fisher proposed that CAPC officially rejects any development in its reply to Greene King, Mr Martin Tate (?) seconded. All agreed. MH read out a draft reply suggesting that Greene King donates this land to the village. Cllrs approved the wording with some minor amendments.

## **28. Correspondence**

**Mowing outside Stone Barn** – residents have asked this to be cut. The Clerk has contacted TTSR.

**Police Snap/public engagement sessions** - MH has written to the police suggesting that Castle Acre Parish be moved into the Swaffham policing area so that residents and Cllrs can more easily attend their public meetings rather than have to travel to Hunstanton or King's Lynn as now.

## 29. Reports

**Highways** – nothing further to report.

**School** – CW reported: the Head Teacher is leaving at the end of this term. Interviewing for a new Head is underway. NP explained about the intention to re-locate Massingham pre-school to Castle Acre and is there any Parish funding to help it set up? While agreeing that such a pre-school site would be good for the school and village, Cllrs stated that the arrangements and seeking funding are the responsibility of the School Governors and not the Parish Council.

**Village hall** – HB reported: the AGM is on Tuesday 18 June. The first fund raising concert is Stone Pony on 29 June.

**CAPFA** – one resident has not received notification of the closure of Pyes Lane during the fete. CW to follow up. SM asked when will improvements be made to the children's playground? NP explained that while design criteria and equipment preferences are known, fundraising is progressing slowly.

**Neighbourhood Plan (NP)** – MT reported: the steering group is working hard to complete the draft for submission soon to the Borough Council. It is liaising informally with the local authority planners to check that the Plan meets statutory and planning guidelines before submitting formally. MT highlighted the dilemma of creating a policy on restricting new second homes as only 10%, possibly 15%, of the parish's housing stock are second homes and with no evidence that the number is increasing. A restrictive policy could only be considered if over one third of the properties in Castle Acre are second homes.

**Borough Report** - JM reported on a number of issues:

- Live Leisure is being hived off to a Charitable Trust which will bring it back under the Borough Council's control.
- King's Lynn Innovation Centre has been signed over to the Borough Council by the liquidator for £1 million pounds (£6 million spent on the building). An independent inquiry into the management of the building is underway.
- There will be a management restructure throughout the Borough Council.
- The Borough Council's constitution is being changed to allow more business from opposition parties.
- When questions are asked of the Borough Council, answers will be more freely available.
- Management planning meetings are to be properly minuted rather than just notes taken.
- The Cabinet system will be improved, so that decisions are more representative of the democratic will.
- The possibility of two upmarket cinemas being set up within the Corn Exchange.
- Any new policy must check if it breaches people's rights and/or if it adds detrimentally to climate change/biodiversity.
- Air quality is to be put back on the Borough's agenda.
- Dog waste bins could be sponsored by veterinary groups who could have their logos on the side.
- Any changes to the workings of the Planning Scrutiny Committee are subject to a motion by full council which is governed by the six month rule. A motion will be on the October agenda.

**County Council** – no report.

**r30. Accounts to be paid**

Accounts due for payment proposed by Mr Tim Hubbard, seconded by Mr Laurie Fisher.

Berrymans Glass Recycling Ltd (URM UK Ltd)	£37.20 (£6.20 VAT)
E.on Energy (electricity)	£ 68.29 (£3.25 VAT)
BCKLWN (extra playing field bin – purchase and emptying fee)	£79.00
Linda Roast (expenses – keys and Land Registry search)	£52.90
Compass Point (Neighbourhood Plan)	£811.30

**31. Village Maintenance –**

**Damaged posts and Heritage sign on South Acre Road** – Highways Rangers state that these weren't knocked down by them, as per original report but they will reinstate them.

**Re-varnishing village notice boards** – our resident volunteer has beautifully stained the notice board at the shop and will varnish the playing field noticeboard soon, both without asking for reimbursement of any material costs. The PC expressed its thanks

**Tree down in Orchard Lane** – Holkham notified and the tree was removed.

**Bailey Gate posts** – it is established that the Adnams delivery lorry knocked down the post. Highways quickly restored it and will invoice the company for its costs.

**Newton Road closure** – the five day road closure, instigated by UK Power Networks, was poorly communicated with no advance warning signs on the A1065.

**Jubilee Bridge** – noted the reduction in flooding after heavy rains thanks to remedial works by Highways.

**32. Public Question Time**

No questions

The meeting closed at 9.40pm.

The next full Parish Council meeting is on Thursday 11 July at 7.30pm.