



## **Minutes of a Meeting of Harling Parish Council**

**Held in Harling Old School Hall on Tuesday 28<sup>th</sup> June 2022**

### **PRESENT**

Cllr P Edge (Chairman)

Cllr H Mackenzie (Vice Chair)

Cllr J Denniss

Cllr L Mould

Cllr G Jubb

Cllr S Blades

Cllr K Rayner

Cllr B Copping

Cllr S Blades

Cllr G Denham

Mrs K Filby (Clerk)

There was member of the public present and MD of Abel Homes Paul LeGrice.

### **1. APOLOGIES WERE RECEIVED AND ACCEPTED**

Cllr Jacobs, Cllr Hayward and District Cllr W Nunn

### **2. MINUTES OF THE MEETING HELD ON 24<sup>th</sup> May 2022**

Minutes were signed as a true and accurate record, all bar one error on the date of the last meeting, this was amended by the Clerk.

### **3. MATTERS ARISING**

Hedge along West Harling Road to be reported to Breckland Council enforcement team.  
Large section removed without permission

### **4. PUBLIC FORUM**

The Chairman closed the meeting and opened the floor up to the public for comments

*Mr LeGrice answered questions from the floor, including access, open areas and timescales. They hope to be started on the site by the end of this year with a completion date of two to two and half years*

## **5. DECLARATION BY COUNCILLORS OF ANY DISCLOSABLE PECUNIARY OR PERSONAL INTEREST(S) IN ANY AGENDA ITEMS**

Item 6C – Cllr Blades, Cllr Edge, Cllr Jubb

Cllr Blades requested a dispensation from the Clerk to enter comment for item 6C, this was granted.

## **6. PLANNING**

(a) 3PL/2022/0654 – Nilo, Lopham Road *The PC has no objections to the proposals. The change to the roof material will provide a cohesive look to the dwelling and window positions proposed will not impact on the neighbouring properties.*

b) 3PL/2022/0599 – Land West of Fen Lane *The Parish Council are not aware of the agricultural business to which this application relates. That aside, the PC find the proposed dwelling unacceptable due to the following reasons (which are also referred to in recent planning appeal refusals for developments along Fen lane):The PC are concerned that the additional movements associated with the proposed residential uses would impact on the lane's use as a Public Right of Way (PRoW). The proposal would further lead to the degradation of the lane due to its regular use by vehicles,*

*The PC's principal concerns relate to highway safety, with the level of visibility obtainable for drivers exiting Fen Lane at the junction with Quidenham Road falling below that recommended. It is the PC's view that the additional vehicles using the lane as a result of the proposal would add further pressure to the unmade surface of the lane, as well as increasing the potential conflict between vehicles and pedestrians using the PRoW.*

*The site would not be a suitable location for the proposal having regard to the spatial strategy for the area and the safety and suitability of the means of access. The development would conflict with a number of policies and HOU3 of the Local Plan which require, amongst other matters, that development outside the boundaries of Local Service Centres should lie immediately adjacent to the settlement boundary. Moreover, these policies also require that new development would ensure good access to existing community facilities, would not unacceptably compromise highway safety and would protect public rights of way, and would provide suitable and convenient access for all users. This is also reflected in paragraphs 110 and 111 of the National Planning Policy Framework.*

c) 3PL/2022/0576 – Land nth of Kenninghall Road – *The PC considers the proposed mix of house types to be good with a considered layout and therefore have no objection. However concern rests over the provision of street lights to this Phase of the development.*

d) 3PL/2022/0566 – Taylor Drift - *While the proposal represents a sizable dwelling the site is a large corner plot and won't be over developed. The PC feels it is a considered design and have no objection to the proposal.*

e) 3PL/2022/0457 – Oak Cottage, Garboldisham Road *We understand that the Double garage drawings have been updated. Unfortunately, at this time while the Planning portal notes old drawings as superseded, the revised drawings have yet to be added and therefore we are unable to comment further other than to state that the neighbours comments relating to the first floor games room access are fair and we would suggest this is moved to the side nearest to the applicants house. N.B 11/07 updated drawings have been viewed by the planning group and no further concerns were raised.*

f) 3PL/2022/0545 – West Harling Road *The Parish Council finds the proposed development unacceptable on the basis that it is not a sustainable agricultural dwelling. Pig fields are generally rotated on a 5year or less basis and therefore the PC feels a static unit that could be removed at the end of the field's use would be more suitable. The proposed dwelling, while of a considered design, represents a sizable construction. The location of the proposal is questionable and the PC believes this would hold the potential for additional construction on that site in future should this application be approved. The PC would also question why the applicant did not purchase a plot when a number immediately adjoining the applicant's field became available if the need for a dwelling was so great.*

f) 3PL/2022/0514 – 4 Kenninghall Road *The Parish Council consider the proposal to be unobtrusive in terms of design and have no objections.*

g) 3PL/2022/0684 – 55 Kerridges *The PC have no objection to the proposal. We believe there won't be any compromise to neighbour's privacy or light and the proposal won't unduly impact neighbouring properties.*

## **7. ACCOUNTS**

- a) EON - £384.47
- b) TT Jones - £224.58
- c) BT - £53.59
- d) Staff costs - £3414.69
- e) Jubilee Costs - £850
- f) Rialtas - £154.80
- g) East Harling Cricket Club - £1000
- h) Anglian Water – 67.99

The Parish Councillors were presented with copies of receipts of payments and bank reconciliation showing year to date spending and balances for main current account. It was explained that these figures do not include the Town Improvement Fund and Petty Cash funds.

## **8. STREET LIGHTING COLUMN INSPECTIONS AND TESTING**

The Council resolved to instruct TT Jones with beginning to replace all concrete street lighting columns ear marked. Council to fund this project from the contingency fund. Council also agreed with the necessary 5 year electrical testing on all columns. 22/22

### **9. ABEL HOMES STREET LIGHTING PHASE 3**

It was proposed that the Parish Council do not adopt street lighting on Phase 3. A majority vote was recorded in favour.

### **10. COUNCIL TO RECEIVE UPDATES ON CURRENT PROJECTS**

- a. Cemetery car park – Work should begin on the 26<sup>th</sup> September
- b. Bicycle parking – Bike stands are now in place along with paving. Awaiting further street furniture.
- c. Public Consultation – This to take place at the village fete on 3<sup>rd</sup> August
- d. Christmas –It was agreed that the Council should make arrangements earlier than last year for lights and tree. Sparktek to be contacted for assistance with lights.

### **11. COUNCIL MEETING AUGUST**

It was proposed and voted unanimously that due to lack of business and personal holidays this meeting should be postponed. Council confirmed that the Clerk would have delegated authority to make decisions and payments on behalf of the Council where such decision cannot reasonably be deferred to the next Council meeting.

### **12. SECOND PUBLIC FORUM**

### **13. CORRESPONDANCE RECEIVED**

- a) After an informal enquiry to Breckland Council regarding the woodland at Grigson's Wood, plans and description of intent are required, and have been submitted by The Clerk.
- b) Invitation received from NCC for parish partnership funding 2023
- c) £300 grant received from Co-Op for the bicycle park project
- d) Residents' complaints received over no collection/late collection of green bins
- e) NCC Rangers visits, Council to report any defects ASAP

### **14. DATE OF NEXT MEETING**

26<sup>th</sup> July 2022

K Filby

Clerk 13<sup>th</sup> July 2022

DRAFT