

HOCKERING PARISH COUNCIL

MINUTES OF THE MEETING HELD TUESDAY 8th JUNE 2021

PRESENT: J McMahon, R Hawker, M. Darge, Mrs R Neave, N.Blackwell.

4 parishioners, G Bambridge- District Councillor.

CHAIRMAN: J McMahon

CLERK: Penny Hawker

APOLOGIES: M Mason.

The meeting was held at the village hall. All safety precautions put in place.

The meeting starting with the Annual Special Meeting.

Reports were given by the following

Parish Council: The parish clerk reported that meetings had continued monthly either at the village hall, when permitted due to the pandemic, or virtually during lockdown periods. There are some new housing developments underway. Roads are a dominant issue with the A47 dualling - final details awaited. Most complaints centre around dog mess and inconsiderate parking.

Parochial Church Council : Andrea Woods. Services of worship were held online during the Covid restrictions. The church is now open on Sundays. The church has helped to deal with all the attendant problems of the lockdown. Services are now held weekly at the village school.

It is hoped that coffee mornings will restart in September. Thanks go to Keith Neave for maintaining the churchyard.

Poor and Townlands Charity Oliver Berney. Financial aid has been given following requests from the Village Hall, Playing Field, Church and Play Area. The charity looks forward to giving assistance in 2021-2.


Playing Field Association. Matt Darge. The football club now covers virtually every age group. There are over 80 children training regularly. There has been investment in pitches and the field in general and in equipment. Local businesses have sponsored football kits. The plan now is to upgrade the tennis court.

Volunteers are sought to help with day to day maintenance of the grounds.

Play Area. Rosemary Neave. The area is well-used but there has been some vandalism. It is likely that new bark will be needed to be laid this year. Thanks were given to both Rosemary and Keith Neave for their work in looking after the area.

Village Hall Committee. George Leslie. The saving grace, due to the lockdown and not being able to open, was the Government Small Business incentive. Things are back to near normal now with Kung Fu, Yoga and Dancing back at the hall. St John are aiming to use the hall twice a month for training.

A cleaner is now being sought. Dean Clark is thanked for keeping the grass cut. Richard Hawker is now dealing with the accounts and George Leslie deals with the bookings. New ideas for the hall are being considered.

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Hockering Quarterly News. Richard Hawker. Due to lockdown restrictions only the Summer 2020 and Autumn/Winter combined editions have been issued. Still distributed free to everyone in Hockering. The editorial committee would welcome new members and contributions are always welcome. Thanks go to the committee and Matt Darge for his editing of the magazine.

Breckland District Councillor. Gordon Bambridge. Gordon's detailed report can be found on the village website:hockeringvillage.co.uk. He explained in detail how Breckland had made funds available to small businesses during the lockdown. There is a new waste contract aiming to provide a better service and to be more cost effective.

Norfolk County Councillor. Bill Borrett. No report or acknowledgement of the request for an update has been received.

The normal monthly meeting followed:

VACANCY ON THE PARISH COUNCIL: Brian Higgins was unanimously elected onto the parish council and was welcomed by the chairman.

The minutes of the last meeting of 11th May 2021 were agreed correct and signed by the Chairman, J McMahon.

MATTERS ARISING. None this month.

PARISH COUNCILLOR DISCLOSABLE PECUNIARY INTERESTS: no requests for dispensation this month.

PLANNING & ROADS

3PL/2021/0653/O. Land West of Heath Road Hockering. Outline Planning Permission for the Development of up to 31 Dwellings with Associated Works Including; Creation of Vehicular and Pedestrian Accesses, Pedestrian Links, Infrastructure, Public Open Space and Landscaping.

Deadline for comments was extended until 11th June 2021.

It was decided to recommend this should go to planning committee and this will be requested of Breckland DC.

The application was unanimously objected to on the following grounds:

This exceeds the villages quota of new houses, according to the local plan

Area is too small to take such a number of houses

Parking issues as the plans only allow for one vehicle per dwelling. This is not realistic.

Nearness to a water course – plan states that there is no water course within 20m. This is not correct. The Stile stream is well within that distance. A proper drainage scheme needs to be in place due to risk of steam contamination and flooding. Risk of contamination of the River Tudd. Anglian Water need to be fully consulted.

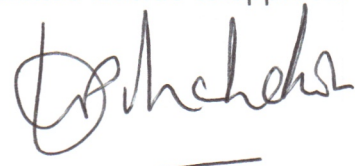
The Local Plan states that all new developments should now have the capacity of the sewage system checked. This is not mentioned.

No mention of access regarding footpaths. Access is shown to the playing field and this footpath is not an official path.

31 dwelling too many for such a small site. Risk that service lorries and emergency vehicles will not be able to reach properties.

Traffic issues of vehicles turning onto Heath Road bearing in mind so many properties.

Recommendation that number of houses be reduced to 14 if committee decide to approve.


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So formal request for application to go to Planning Committee and unanimous objection from Hockering Parish Council.

WASTE RECYCLING CENTRE. STONE ROAD. HOCKERING. Planning inspectorate decision regarding appeal.

The appeal has been dismissed. The conditions appealed again were considered necessary and reasonable to avoid unacceptable adverse impacts to the surrounding landscape. The issue was over the height of stockpiles and machinery operating from the stockpiles. The principal planner at Norfolk County council has written to the parish council and stated that he will be checking compliance on the next visit to the site.

3PL/2021/0561/D Plot adjacent to Meadow View, Chapel Lane, Hockering. Reserved matters application following outline approval 3PL/2017/1520/O.

The application has been approved.

The parish council voted unanimously against this application. Walnut Tree developments (who appear to own the site now) have applied for approval of: Access, Appearance, Landscaping, Layout, Scale.

Note that: 1) the footprint is considerably-larger than that of the outline application, and the garage is in a different position.

2) although skylight windows are shown on the drawing, no mention is made in the application, nor in the 'design and access statement'.

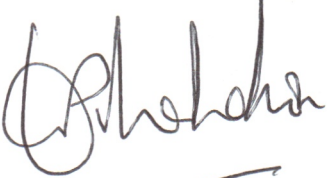
3) the outline plan 'design and access statement' mentions that the access would have to be modified, and built to Building Regs Part M and have approval of the Highways authority. This is not mentioned in the reserved matters (development) application and Chapel Lane is said to be unadopted – the parish council feels that the Highway authority (NCC) would need to be involved; there is no statement from them on the website yet, nor is it clear whether they have been consulted, but it was felt that they should be consulted.

4) the application claims that foul water can be discharged by connecting to the main sewer from Meadow View. The parish council intend to request a confirmation from Anglian Water. In the development of the local plan, it was stated that further housing approval should be conditional upon the sewerage system being checked that it is capable of taking more discharge.

5) Although not part of the plan itself, Breckland have been remiss in handling this: the initial outline proposal was for 3 bungalows, but it was later amended to one. There is no revised application form on the website; hardly any of the documents are dated. The scan of the block plan of April 2018 has missed out part of the drawing.

The above were the comments submitted by the parish council to Breckland Planning department. However, on the basis that they have been ignored, it was decided to make a formal complaint to Breckland DC. The chairman stated he would do this.

3PL/2021/0808 AND 0809/LB. Overgate House, 85 Heath Road, Hockering. Proposed lean-to gazebo and pergola. There were no objections to this listed building application.


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FINANCE: -

AUDIT 2020-1. The external auditor has confirmed that the accounts are exempt from an external audit.

The notice of public rights has been posted on the website and is on the parish noticeboard. Parishioners can view the accounts from 14 June 2021 – 23 July 2021 at a convenient time for the clerk.

All documents are now on the Audit page of the Parish Council finance section of the village website.

NO PAYMENTS THIS MONTH

OTHER ISSUES

The Stile Footpath. Work is needed to replace the sandbags shoring up the banks of the stream and also some tree surgery on sycamore trees on the footpath. It was agreed that R Hawker will get a quote for the tree work and that J Mc Mahon will confirm a quote he has had for the sandbags of £200.

Spring / Summer HQN. M Darge reported that this should be ready for printing and distribution by the end of the week.

Parish Litter Pick. It was agreed to hold this the first weekend in October. R Hawker to book the equipment needed.

Hockering Wood. The clerk confirmed that it is now open again until the end of August. She repeated that entrance is only through the main gate at Stone Road and that dogs are not allowed.

DATE OF NEXT MEETING: Tuesday 13th July 2021. The meeting will be held in the village hall.

