

Brandon Parva, Coston, Runhall & Welborne Annual Parish Meeting – Minutes

Wednesday 10th April 2019 at 7:30pm, Welborne Village Hall

Parish Councillors present: Simon Guest (Chairman), Clare Kay, Jaqui Russell, Carolyn Bailey, and Mike Webb. Also, in attendance: Bev Long (Parish Clerk) Margaret Dewsbury (County Cllr)

Organisations present: Runhall Recreation Ground – Bev Long, Fuel Scheme Co Ordinator – Jill Craig, Countryside Ranger – Jane Brown, Runhall Play Area – Liz Holmes & Sarah Nelis, Welborne Village Hall – Ian Ferguson, Litter Wardens – Coralie Meadows, Brian & Margot Hancock.

Along with 9 members of the public and our guest speaker Phil Courtier – South Norfolk & Broadlands joint Head of Planning.

1 Welcome, introductions & apologies for absence

Simon Guest as Chair of Brandon Parva, Coston, Runhall & Welborne Parish Council welcomed everyone to the meeting. Simon briefly explained the reason for a parish meeting along with the format of the evening and then introduced the guest speaker - Phil Courtier.

Apologies were received from; Jim Squires & Andy Read – Police, Mattishall Surgery, Andy Maule – Welborne Village Hall, Peter Wood – Cllr, Andrew Egerton-Smith – Cllr, Andrew Jewson – Runhall PCC, William Faircloth – DofE and Michael Edney – District Cllr.

2 Presentation by Phil Courtier, South Norfolk & Broadland's Joint Head of Planning

Phil introduced himself and briefly explained his presentation tonight – Planning & Planning Systems along with how decisions are made.

Some of the information Phil shared with us;

- ❖ Planning relates to development – built, engineered, mined, change of use (not hedges as grown)
- ❖ By law – anything built, constructed – shed, fence, house, factory – or change of use needs planning permission
- ❖ Permitted Development is allowed for some items such as sheds, conservatories, agricultural buildings, masts, loft spaces and some change of uses

- ❖ Government uses permitted developments in their policies – ie. Redundant offices converted to flats/residential. This can bring challenges as well as smoothing out processes
- ❖ Planning permission – lots of different applications for various situations
- ❖ Outline Planning permission – establishing the principal then details/gaps filled in with full planning permission. Often for large scale applications – ie. 100 homes or more in one area
- ❖ Once application received it is determined in accordance with the development plan. The development plan has multiple documents – policies to determine the framework.
- ❖ Plans will only be passed if they are in line with the development plans unless there are material considerations. Material considerations could be anything relating to the proposed development – it changes for each case.
- ❖ Material considerations are often for; historic buildings, permitted developments and sustainability
- ❖ Material considerations are not; personal circumstances, devaluing land, governance, ownership of land or retrospective planning permission.
- ❖ Can only determine application in front of them – can impose conditions
- ❖ 95% of applications are determined by officers
- ❖ 5% of applications go to committee
- ❖ To refuse an application justification has to be given. Applicant can appeal but no 3rd party right of appeal

Phil then answered specific questions and discussions followed from members of the public including;

- ❖ Residential properties – 4-year limit before it is exempt to enforcement action
- ❖ Listed buildings do require Listed Buildings consent which is separate to planning permission.
- ❖ Brown field sites – back to development plan which is currently looking to 2036. Would brown field sites be allowed to develop. Governments priority is sustainable developments.
- ❖ Parish council feedback and tip the balance. It is always advisable for applicant to communicate with the parish council

- ❖ Quality of applications received by the Parish Council – details not great, inaccuracies, irrelevant information. Assured applications go through a validation process. If details sent to Phil then he will look into our problems
- ❖ Planning application expiry date – yes but only need to start the development - very little work constitutes a start !

Simon Guest thanked Phil for attending, his presentation and answering the questions raised.

3 Report by the Parish Council

Simon Guest as Chair of the parish council outlined some aspects of his report; concluded the parish plan and thinking about what happens next, reasonable amount of work has been completed by the parish council generally – looking to do more, responded to requests and consultations, awarded small grants, highways review at each meeting, planning review at each meeting on how our feedback is used by South Norfolk, consulted with Anglian Water regarding the grass triangle outside the village hall – more work is required but it is an improvement to the initial condition following their work, broadband – better broadband for Norfolk is making progress but will take time and the council will continue to chase for a better service. Simon then thanked Jaqui Russell for revamping and taking on the publishing of the newsletter following each Parish Council meeting, Bev Long for her work on the website and GDPR and to his fellow parish councillors for their work on the council and support given to himself. He then gave thanks to the many volunteers; Jane Brown the Countryside Ranger, the litter wardens, newsletter distributors, Jill for her fuel scheme work, the district and county councillors and Mike Webb for his support and knowledge shared during his first year as chair of the council.

Simon finished by reminding everyone that the Parish Council elections are taking place on 2nd May – 8 candidates for 7 places available.

The report is an appendix to these minutes.

4 Reports from parish organisations, county and district councillors, other bodies

- Fuel Scheme Co Ordinator; Jill Craig informed the meeting that AF Affinity were now taking orders along with payment direct due to GDPR – this has meant Jill's role is a little redundant although she is happy to remain as point of contact for anyone new to the village. Jill's full report is an appendix to these minutes.
- Countryside Ranger; Jane Brown explained that personally it hadn't been a great year for herself which has impacted on her ranger duties. Dog fouling was on the increase in Runhall and notices had been placed in appropriate places. The phone box in Runhall was progressing but due to a lack of volunteers it has taken longer than anticipated. It is hoped once it is finished it will become the Runhall Hub.

- Runhall Play Area; Liz Holmes gave a brief report that there are currently 6 active volunteers for the play area. Work has been done to reduce the height of the hedges and install a basket ball hoop. Their next fundraising event will be Runfest on August 31st. The full report is an appendix to these minutes.
- County Councillor; Margaret Dewsbury's full report is an appendix to these minutes – points brought to our attention by Margaret at the meeting were; Norfolk County Council were within their budget last year, £409m budget for this year, changing from a committee system to a cabinet system, new Norfolk Future Strategies, broadband - access to superfast speed – 95% coverage by 2020, mobile signals – sites have been offered by the council for new masts, £20m allocated for special needs children including 4 new schools.
- Welborne Village Hall; Trustee Ian Ferguson gave a brief report giving information regarding; the improved kitchen, the new shed and bench, the hall being a dementia friendly venue, hearing loop has been installed, investigating the possibility of providing broadband and bike racks, the events committee have had a successful year especially the beer festival. This along with increased bookings means they are financially in a healthy situation. The village halls full report is an appendix to these minutes.

5 Open Forum

No further questions were asked.

6 Closing remarks

Simon Guest thanked everyone for attending and to those who had given reports at the meeting and electronically and invited them all to attend any of the parish council meetings.

Refreshments were then served.

Written reports from the following bodies form part of these minutes;

- Brandon Parva, Coston, Runhall & Welborne Parish Council Chair
- County Councillor
- Fuel Scheme Co Ordinator
- Welborne Village Hall
- Runhall Recreation Ground
- Runhall Play Area
- Mattishall Drs Surgery
- Duke of Edinburgh participant
- Runhall Litter Warden
- Runhall Parochial Church Council