



Rockland St Mary with Hellington
Meeting of Rockland St Mary with Hellington Parish Council
held on Wednesday 13th November 2019

Public Participation Session:- Ingo Wagenknecht informed the Council of a public meeting that had been arranged for Thursday the 5th December 2019 in the Margaret Mack Room to discuss Climate Emergency. The speaker would be Emeritus Professor Tim O'Riordan from UEA and president of the NALC. Mr. Wagenknecht said that his wife had now resigned from the Parish Council after more than twenty years of service.

County Councillor's Report:- County Councillor Barry Stone had tendered his apologies .

District Councillor's Report:- District Councillor Vic Thomson had informed the Clerk he had other meetings to attend and would attend later.

MINUTES

Present: Cllrs Kate Bevington (Chair), Catherine McCormick, Nikki Green, Paul Francis , Ernie Green and Mike Hayward.

Monica Armstrong attended as Clerk and there were four members of the public present together with Julian Wells and Jack Trutch of FW Properties and Craig Baldry of Carters. The Clerk, having made several attempts to do so, had been unable to ascertain the named person overseeing the Bee Orchid housing project on behalf of Anglian Water and therefore no invitation had been sent.

The Chair, Councillor Bevington had received a letter of resignation from Councillor Stephanie Ross-Wagenknecht. ***It was agreed that the Clerk would write a letter to Councillor Ross-Wagenknecht expressing Councillors' appreciation for her long service to the parish.***
AGREED AND NOTED

17.848 Apologies for absence:- An apology for absence had been received from County Councillor Barry Stone. (County Councillor Stone said the only item he wished to report was the live consultation on the budget which can be found on the Norfolk County Council website front page.)
NOTED

17.849 Declarations of interest:- Councillor McCormick declared an interest in item 5 on the agenda regarding the flooding at The Orchids affecting properties at Broadfields.
AGREED AND NOTED

17.850 Minutes:- Minutes of the meeting held on the 9th October 2019, copies of which had been circulated to all Councillors, were agreed and signed as a correct record by the Chair.
AGREED AND NOTED

17.851: Report on matters arising:-

17.851.1 Hellington Sign - The Clerk had received an email from Gary Overland, Highways Engineer, Norfolk County Council apologising for not replying sooner and stating he would ask one of his engineers to look into the damaged/badly worn signs. However, he had added that with a limited budget it was unlikely the signs would be replaced in the foreseeable future. The Clerk had written recently to Mr. Overland again asking for an update.

NOTED

17.851.2 Notice Board at The Staithe – Councillor Hayward said that Robin Whitlam hoped that the new information board would be in place by the end of the month.

17.851.3 Progress update on pathway at Wherryman's Way - As agreed, the Clerk had forwarded an email from Russell Wilson, Trails Officer Norfolk County Council, to Seb Shelton, Chair of the Poor's Trust regarding the siting of bins on Poor's Trust Land.

NOTED

17.851.4 Donating by QR coding at The Staithe – Councillor E. Green advised that, as there were a number of regulations involved with this method of payment which meant the Council not having overall control of the finances, he had not pursued this matter further. The Council agreed to abandon this project.

AGREED AND NOTED

17.851.5 Memorial benches – responses and Black Horse Dyke as a memorial area – It had been mentioned in the Chair's report at the Annual Parish Meeting in April 2019 that Councillors had agreed for Black Horse Dyke to become a memorial area. After discussion it was agreed that the Parish Council would sponsor memorial benches by fifty percent of the cost of the bench and installation costs subject to benches being sited in appropriate and agreed places.

AGREED AND NOTED

17.851.6 Salt bin at Hellington - This was an ongoing 'saga.' Having agreed to replace the bin last February 2019 the Clerk had had a conversation with the supervisor overseeing the work and he wanted evidence that the damage had been caused by his workmen. The Clerk had forwarded to him all relevant emails showing the agreement to replace the bin. She will pursue this matter further.

NOTED.

17.851.7 CIL money – strategic plan – The Clerk had forwarded to Councillors her draft of a written structure for a strategic plan and this was agreed to be adopted by Councillors.

AGREED AND NOTED.

Councillor Hayward proposed and it was approved to investigate renewing the Rockland St Mary sign opposite Star Lane. It was further agreed, using the remainder of the Hellington CIL money, placing the word Hellington on the other side. ***The Clerk will make enquires and report back to the next meeting.***

AGREED AND NOTED

17.851.8 Poppy laying at Black Horse Dyke - Councillors McCormick, E Green and M Hayward had attended this very successful occasion. The Clerk had submitted an article for the next edition of Eleven Says with a photograph of the children laying the poppies.

Councillor Hayward suggested a letter of thanks be sent to the School on behalf of the Parish Council by the Clerk. This was agreed. He further added that the School intended to make this an annual event.

AGREED AND NOTED

17.852 Flooding at 'The Orchids' affecting properties at Broadfields:-

Councillors and those parties present had been circulated with notes of the recent site meeting between Councillors Bevington, McCormick and Hayward and the resident of 10 Broadfields. Those notes were also available for those parishioners attending the meeting. South Norfolk had declined to attend but had sent a response which is attached to these minutes.

The Chair thanked Messrs Wells, Baldry and Trutch for attending and outlined the background to the flooding which had occurred on the 29th September 2019 affecting properties number 10 and 12 Broadfields and a week later to the garden at 10 Broadfields. Flooding to these properties had never taken place prior to the commencement of the development as any surface water would run down the existing field and create a small lake. It was the adjacent ditch that had overflowed into the gardens at Broadfields Way.

A member of the public whose property had been badly affected by the flooding put forward questions to FW Properties and Carters. These were:-

How did the flood happen? –

FW Properties :- UK Network had undertaken work on the site and debris had been left in the ditch. This had prevented the water from flowing freely. In addition, pipes had not been connected to the existing main drainage system and all the valves had not been fully opened. (This course of action would not happen until completion of all of the properties). Furthermore, lessons had been learned in that it had been an unknown factor how much additional water came from neighbouring land owned by others. Also, the attenuation basin had not fulfilled its purpose and got full. The ditch had now been cleared of all rubbish.

How do you know this will not happen again?

FW Properties:- Work will be undertaken to widen and deepen the ditch; the existing ditch being too shallow. This work will take place on the developer's land. This was queried by one of the residents at Broadfields as their land is partly within the ditch. Mr. Trutch said he was happy to meet and discuss this with them at their home to ascertain exactly where their boundary lies in relation to the ditch. Plans had been prepared whereby the ditch bank would either be turfed or sandbags placed in situ to prevent erosion. The land on the Broadfield side of the bank will be restored. At this stage it was not possible to share the drawings at the meeting as these had not yet been completed. However, Mr. Trutch emphasised he would certainly consult with the residents on whose properties the ditch bordered as soon as these had been finalised. Undertaking this work would allow for infiltration again.

A shallow basin would also be erected at the other end of the ditch to allow any overflowing water from the ditch to run into it. This basin will connect into the surface water drainage system.

What kind of ownership would properties 13 and 14 be?

FW Properties:- These would be open market sale.

Have the Rossi Long Consulting recommendations been approved?

FW Properties:- There is no mention of the ditch in this document. There would be ongoing monitoring as described in the report to ensure silt or sediment was not forming. Compliance would be required as outlined in the SuDs Management and Maintenance Plan.

What reassurance is there for the residents of properties bordering Plots 13 and 14 that the ongoing maintenance of SuDs features will happen and who will monitor this?

FW Properties:- These shared features would form part of the Management Plan and be initially overseen by FW Properties. Before the contractors leave the site a management plan would be in place. FW Properties assured the meeting that they would not leave the site in a "bad state". The plan would eventually be devolved to the residents possibly under a Community Association Scheme. Following further discussion Mr. Trutch agreed to remove the ditch from the curtilage and transfer it to the management plan thereby removing the responsibility on the owners of Plots 13 and 14.

What compensation do the developers feel is appropriate for the residents of Broadfields Way affected by this matter?

FW Properties:- Any redress would lie with either their own insurers or Carters.

The residents of 10 Broadfields said that the damage to their garden was not covered by the insurance company. Mr Baldry had visited them shortly after the flooding and taken pictures but there had been no further contact. The owners of 10 Broadfields wished to know how their garden would be restored to the state it was before the flooding. Mr Baldry would speak to his management team and report back. It was confirmed UK Network had been informed of the potential litigation.

The residents of both 10 and 12 Broadfields felt that they had been “let down” as there had been no communication from any party since the initial visit on the 30th September 2019. No newsletters had been published since 2018, as had been promised, and there had been a lack of communication from the contractors. This was acknowledged by the developer.

Mr. Trutch said the development of all twenty-one properties would be completed by the end of January 2020.

17.853 Planning matters:-

17.853.1 Current applications –

2019/2026 Hill House Low Common Hellington NR14 7BU Proposal: Demolition of existing dwelling and replace with new two storey dwelling. This application had been received by the Clerk and as submission was by the 31st October 2019 the Clerk had circulated to all Councillors via email via delegated authority “17.773 Delegation of Clerk 13.2.2019.”

Councillors had no comments or observations to make regarding this application.

AGREED AND NOTED

2019/2257 16 School Lane Rockland St Mary Norfolk NR14 7EU

Proposal: Erection of two storey side extension to replace existing garage and extend dormer window to rear

Councillors had no comments or observations to make regarding to his application.

AGREED AND NOTED

17.853.2 Decisions –

BA/2019/0313HOUSEH Proposed annex. Re-submission of permission

BA2018/0400/HOUSEH Oakwood 4 Lower Road, Rockland St Mary NR14 7HS.Approved with conditions.

NOTED

17.854 Financial matters:-

17.854.1 Application by BYRUS for a donation – The Clerk had circulated to all Councillors the emails she had received from Father Christopher Ellis regarding this application. ***It was agreed that the Clerk, to comply with the Community Grants Policy, would send an application form to BYRUS for completion.***

AGREED AND NOTED

17.854.2 Orders for payment - There were four orders for payment - Village Caretaker £338.37 Clerk's salary and expenses £357.56, Data protection fee £40.00, Kirstead Green Nursery hornbeam saplings/rabbit guards and poles £50.10.

On the proposal of Councillor E Green, seconded by Councillor Hayward these payments were approved.

AGREED AND NOTED

17.854.3 Balance at bank – the balance at the bank was £40,738.41 this included the final CIL payment of £24,347.88 less payments above.

NOTED

17.855 Drop in Sessions:- Councillors Hayward and McCormick had undertaken the drop in session in November. Unfortunately, no one had attended. There would be no session taking place in December. After discussion it was suggested and agreed that the next session (Cllrs Bevington and McCormick) takes place at the Community Café in January.
AGREED AND NOTED

District Councillor Vic Thomson joined the meeting at this stage.

17.856 Climate Emergency:- Councillor McCormick reported on the planning meeting she had attended with Councillor Ross-Wagenknecht. There had clearly been a misunderstanding of the remit of the brief and also the composition of the planning group in the first instance. As a consequence, some actions had been instigated before any discussion or the agreement of the Parish Council. It was agreed the Clerk would inform Mr. Wagenknecht that despite the Council having passed a resolution intending to sign up for Climate Emergency this had not been activated as the emails the Clerk had sent and telephone messages left to the relevant people had been unanswered. It was decided to defer any further action until the New Year.

AGREED AND NOTED

17.857 Lane leading to Green Lane Playing Field:-

Councillor Bevington had contacted a resident whose property was situated on Green Lane and it would appear that the whole or a part of the lane was adopted. After the resident had bought the property they had received a communication from Norfolk CC saying they were considering the adoption status and would need to do some more studies but as far as they were aware they have not “unadopted” it. In fact, there is still a 30mph sign and they do still do the pothole repairs. District Councillor Thomson said he was making further enquiries but added that Highways sometimes had a responsibility to maintain a footpath but does not necessarily own it. He will investigate further.

AGREED AND NOTED

17.858 Correspondence:-

17.858.1 Feedback from previous correspondence -

The Clerk confirmed that she had sent the letter to the RWA regarding future clean up days. Following an email from South Norfolk stating that usually only one outdoor table tennis can be provided, Councillors agreed to this and the Clerk sent a confirmation email to this effect.

17.858 2 Correspondence circulated prior to the meeting –

Document	Circulated via email
2019/2026 Hill House Low Common Hellington proposal demolition of existing dwelling and replace with two storey dwelling. Responses received from Councillors Bevington, N Green, McCormick, Hayward, E. Green, S RW expressing no comment or observations.	11.10.2019
South Norfolk Help Hub Bulletin##56	13.10.2019
Email re. Green Lane Playing Field meadow . Responses received from Councillors Hayward,	16.10.2019
Emails re. flooding at The Orchid/Broadfields.	Various dates
South Norfolk Help Hub Bulletin##57	25.10.2019
Email re. Carers Rights Day	25.10.2019
Email re. grant for outside tennis tables.	25.10.2019
Email re drop in sessions-	28.10.2019
Information regarding manhole covers.	28.10.2019
Email from Councillor McCormick re her attendance at the NALC course at Attleborough on the 18 th October 2019.	28.10.2019
Email re. Green Lane status	31.10.2019
Email re. reporting of pothole	31.10.2019
Email re. request for a donation for BYRUS youth worker	03.11.2019

Email re. change of contract re. paper bank. Responses received from Cllrs Bevington, McCormick, N. Green, E. Green	03.11.2019
Broads Authority Monthly Briefing	04.11.2019
Email from resident regarding hedges	9.11.2019
Email re. conifer tree at Hellington	10.11.2019
2019/2257 16 School Lane Rockland St Mary Norfolk NR14 7EU	11.11.2019

17.859 Emergency Plan:- The Clerk had circulated to all Councillors a flow chart of emergency volunteers which was agreed. There was a sight amendment to make to the Emergency Plan. Councillor McCormick queried whether there was anyone, in light of the recent flooding, who might own a pump. ***The Clerk will make enquiries.***

AGREED AND NOTED.

The Chair suggested it would be appropriate for the village to have a supply of sandbags. District Councillor Vic Thomson will seek advice from South Norfolk as to where these can be purchased.

NOTED.

17.860 Reports from Councillors on their areas of responsibility: -

17.860.1 Black Horse Dyke Car Park – Compliments had been received on the newly erected fence which was near completion. Councillor Hayward thanked the Village Caretaker for all his hard work.

Discussion took place regarding the branches overhanging the telephone cables. Councillor Hayward and the Village Caretaker will assess the situation again and report back to the next meeting. ***The Clerk will also make enquiries with BT to ascertain whose responsibility it is to cut the branches.***

AGREED AND NOTED.

17.860.2 Footpaths – It had not been possible to ascertain the name of the landowner where the conifer tree branch had fallen at Hellington. Councillor Hayward will investigate further.

AGREED AND NOTED

17.860.3 Rockland St Mary Primary School – Councillor E Green reported that four new governors had been appointed. A working party had been formed to take forward the proposal of changing the school ages of Rockland and Surlingham Schools. The focus at the current time was on preparing for an imminent Ofsted inspection. Councillor Green had also investigated the possibility of erecting a flashing speed warning sign at School Lane and will report on this at the next meeting. He confirmed a new traffic regulation order would not be necessary. The School and Sunbeams were exploring the possibility of the nursery moving onto the School's site for the beginning of the next academic year.

NOTED

17.860.4 Green Lane Playing Field - The hornbeam saplings had been purchased and planted by the Village Caretaker. Councillor N Green reported that the Young Explorers at Wheatfen had undertaken some work on the wildlife meadow at the playing field. The Clerk had contacted two other firms in relation to obtaining quotes for manhole covers. She had received a reply from one company quoting concrete manhole rings at £ 55.00 each plus VAT with no delivery charge. The other company Councillor N Green had approached would charge a total of £76.69 (Inc. VAT) £1150.35 or £63.91 (Ex. VAT) £958.65. It was agreed Councillors N Green and Hayward would look at the preparatory work that would need to be undertaken before delivery of the manhole covers and the costings involved.

AGREED AND NOTED

17.860.5 Speedwatch – The Clerk said speedwatch sessions were still being undertaken. She had not yet been advised by the Norfolk Constabulary Speedwatch administrator of the winter break dates for December/January.

NOTED

17.860.6 Rockland Staithe Car Park – The Village Caretaker reported that he had filled in the potholes at the car park.

NOTED

In the light of election purdah, District Councillor Vic Thomson said there was little he could report upon but he would submit a written report to the Clerk. He mentioned the “Two Services One Council” was going extremely well and £8.6 million would be saved over a five year period with improved services. Information relating to refuse collections over the Christmas period would be included in the Link magazine to be published shortly.

Councillor E Green asked whether there was an up to date list of items that can and cannot be recycled District Councillor Thomson will look into this.

Any other business

A parishioner wished to mention the forthcoming Bramrocks Pantomime - “Goldilocks and the Three Bears” to be held on the 29th November/1st and 2nd December. Tickets available from The Post Office or email bramrocks.tickets@gmail.com

The meeting closed at 10.10 p.m.

Next meeting Wednesday 9th December 2019

Monica Armstrong
Parish Clerk

Signed as a correct record on 9th December 2019

..... Chair