

Minutes of Chedgrave Parish Council Meeting held on Thursday 7th April 2022

Present: Cllrs C Gould (Chair), J Sinfield, B Demain, J Lurkins, D Johnson.

Also Present: H Goldson (Clerk).

1. **Declarations of interest and requests for dispensations by councillors:** BD – 11a, 14c & 18a. JS 11b & 14.
2. **To consider apologies and reasons for absence:** Cllr R Lyster. CG RESOLVED to accept the apology. All in agreement.
3. **To approve the minutes of the last council meeting:** DJ RESOLVED to approve the minutes. All in agreement.
4. **To discuss matters arising from those minutes: Clerk to chase up NCC re broken fingerpost sign at top of Rectory Lane.**
5. **To adjourn the meeting to allow public participation:** No MOPs present.
6. **To receive reports from: District and County Cllrs, Police and Parish Cllrs:**
Police: No report had been received. **CG to chase crime update reports with PC King.**
DCllr J Rowe: had circulated a short written report.
Cllr B Demain: had circulated a written report and raised the following points
 - a. **Missing tree tags:** It was noted that some tree ID tags are missing and these should be replaced at the next H&S inspection (2023).
 - b. **Allotment Compost Scheme:** Cllr Demain continues to work on this, sourcing and reconfiguring pallets.
- Cllr J Sinfield:** attended a recent Jubilee Fete meeting and reported that things are coming together.
7. **To discuss any items arising from the Clerk's report and receive updates:** No matters arising.

PLANNING MATTERS

8. **To consider planning applications:**
2022/0276 - Outline planning permission for 76 dwellings, with all matters reserved except for access. Location: Land East of Langley Road, Chedgrave, Norfolk. There was a lengthy discussion on this matter which had also been the subject of a well-attended public meeting held on 24th March 2022. The discussion focussed on access and transport to and from the site while acknowledging many impacts a development like this will have on the wider community e.g. services, schools etc. Key points noted are:
 - a. **Settlement boundary:** the site is outside the settlement boundary and is not included in the current adopted local plan and therefore not acceptable for development.
 - b. **Land supply:** there is already a site behind Grebe Drive for which planning permission has been granted, broadly with local approval, but which has not yet been developed.
 - c. **Proximity:** the site has a limited relationship with Chedgrave and the nearest public transport is 1km from the site suggesting residents will principally use their cars for local and wider access particularly since;
 - d. **Pedestrian Access:** there is no pavement/footpath directly from the main access point of the site to the pavements leading to Chedgrave and Loddon.
 - e. **Cyclists:** the site entrance is on Sustrans cycle route 1 which is very popular. The access point is at a very fast stretch of the route and increased traffic to/from the proposed site poses potential risk to cyclists.
 - f. **Construction Traffic:** none of the roads leading to the site are suited to the large volumes of construction traffic likely (12-15 HGV movements per day over a 2.5year period). Tight junctions will be very difficult/impossible for HGVs to navigate, possibly causing damage to nearby property.
 - g. **Residential Traffic:** the site is estimated to generate an extra 4-5 traffic movements per house per day (380 per day in total for 76 dwellings) and the proposed site entrance is located at a point

where traffic entering Chedgrave from Langley is probably travelling at its fastest. A ‘village gateway’ will not sufficiently slow traffic to allow safe access/egress. This volume of traffic will impact on local roads especially Big Back Lane and Rectory Lane which are already overused, have no footways and in the case of Big Back Lane is the cause of many ‘near misses’ at the junction with Norwich Road. Both of these routes are essentially metalled cart tracks which have not changed in 100 years.

- h. Traffic Management: the traffic plan for the site does not appear to have been thought through either for construction or domestic vehicles. It is not clear how many passing places on Big Back Lane are proposed to be formalised and a village gateway on Langley Road is unlikely to have any effect on incoming speeds. Traffic mitigation measures need to be more impactful and wider ranging e.g. VAS at the top and bottom of Big Back Lane and a chicane or similar on the Langley Rd stretch into Chedgrave.

CG RESOLVED to OBJECT to the application on the grounds stated. All in agreement. **Clerk to produce a response to SNC planning including SAM2 data and descriptions of the various access routes.** JS RESOLVED to give Clerk delegated authority to submit this response with the agreement of at least three councillors. All in agreement. Councillors declined to provide the notes from the public meeting to the development firm. **Clerk to progress.**

2022/0181 - Land South of Norwich Road Chedgrave Norfolk. Proposal: Variation of condition 1 from 2019/0484 - Change of house design for plot 3. Application Type: Removal/Variation of Condition (S73 / S19)

2022/0489 - Land off Norwich Road, Chedgrave, Norfolk. Proposal: Agricultural storage building and associated works including construction of 2m high bund. Resubmission of 2021/2633), Application Type: Full Planning Permission.

There were brief discussions on the above planning matters and CG RESOLVED to APPROVE both with no comments. All in agreement. **Clerk to respond accordingly.**

9. Planning Decisions:

2022/0237 - Works to trees in Conservation Area. Decision: No objections.

APP/L2630/W/21/3275473 - Land Adjacent to Wayside, Pits Lane. The appeal is allowed and planning permission is granted for erection of single storey dwelling on land adjacent Wayside, Pits Lane, Chedgrave, Norfolk under reference number 2021/0372 dated 22 February 2021 subject to the conditions set out in the schedule.

10. To consider matters in relation to the Neighbourhood Plan (NP):

- a. Formation of a Steering Group and its membership – deferred to May meeting.
- b. Consideration of the Terms of Reference for the Steering Group – **Clerk to circulate the latest draft to CPC cllrs for comment in advance of the next meeting.**
- c. Use of Chedgrave PC “Chet Contact” page for NP updates – cllrs are happy to accept copy space permitting.

FINANCIAL MATTERS

11. To consider grant applications: Cllrs considered grant applications from local organisations. CG RESOLVED to award grants on the following basis. All in agreement. **Clerk to progress.**

- a. Eastern Rivers Community Gym – awarded £50
- b. Hardley Rd Allotment Association – awarded £50
- c. Chedgrave MS Therapy Centre – awarded £50
- d. Chet Chat – no application received. No grant awarded.

12. To approve payments as detailed below:

Community Account	
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HR Related Costs	£591.24
Clerk (additional hrs & exp.)	£255.56
HMRC (NI Contribution)	£9.81
Cozens (UK) Limited (Feb maintenance)	£42.00
MW Bookkeeping Services (Mar payroll)	£16.75
SSE Footway Lighting Electricity (DD) (Feb 2022)	£56.55
Loddon Garden & DIY (Allots hedge cutting)	£90.00
NALC (Annual Subscription)	£263.29
<i>SNC (Dog Bins) INFO ONLY APPROVED MARCH</i>	<i>£1,061.76</i>
Community Account Total	£2,386.96
Brian Clarke Room Account	
HR Related Costs	£173.33
Brian Clarke Room Account Total	£173.33
Receipts 24 Feb to 30 March 2022	
Brian Clarke Room Account	
BC Room Rental	£395.63
Community Account	
Total Receipts	£395.63

CG RESOLVED to approve the payments including the additional invoice. All in agreement.

OTHER MATTERS

13. To consider matters relating to Chedgrave Common:

- LR negotiations – Clerk had circulated a report outlining possible next steps in the negotiation. JS RESOLVED to proceed as per the report with JS, DJ and Clerk attending a planned informal meeting with Objector A. Clerk to write to Objector B inviting further discussion. **Clerk to progress**
- To consider recommendations from Community Action Norfolk (CAN) re management – CG RESOLVED to upgrade the CAN membership to silver at a cost of £50. All in agreement. **Clerk to progress and obtain a quote for charity training.**
- To agree a two week extension to the spring grazing period re ragwort spraying - **CG RESOLVED to extend the lease. All in agreement. Clerk to notify grazier.**

14. Allotments:

- To consider the possible future tenure of the allotments lease – Cllrs agreed they wished to extend the lease for a further 50 years. **Clerk to enquire.**
- To agree the allotment rent – Clerk had circulated a report outlining potential rent increases. **Clerk to ask landowner to submit his invoice/increase bearing in mind this land it not affected by cost of living increases.**
- To agree post marker placement (contractor or volunteers) – CG RESOLVED to accept A Carver’s quote of £125 ex VAT to place the posts. All in agreement. **Clerk to progress.**

15. To consider matters in relation to the Jubilee Event:

- £200 SNC Grant – Clerk had met with A Ball with a view to allocating the grant to the church event but no firm plan was agreed. DJ RESOLVED to allocate the £200 SNC grant to the Loddon & Chedgrave Jubilee Fete. **Clerk to apply accordingly.**

There was also a discussion regarding the gift for Chedgrave children with various options considered. A shortlist and distribution plan is needed. **Clerk to draw up shortlist.**

16. To consider whether to join the “Big South Norfolk Litter Pick” and set a date: DJ RESOLVED to hold a litter pick. All in agreement. **DJ to select a date.**

17. To receive an update on the Loddon & Chedgrave Playing Field Committee: CG had circulated his report on the PFC and advised that the ToR is nearing completion.

18. To receive an update on the Brian Clarke room:

- a. Disposal of noticeboard – CG RESOLVED to offer the old BC noticeboard to the Parkinson’s Shop for their use. All in agreement. **BD to progress.**
- b. Update from Working Group – Clerk had circulated notes from the Brian Clarke Working Group meeting held on 23rd March 2022. JS RESOLVED to proceed on the basis of those notes. **Clerk to progress.**

19. To consider progressing the Emergency Planning project: CG had circulated a report following recent meetings and sought agreement from the council to continue. All in agreement.

20. To consider various tree planting options and agree next steps: Deferred to next meeting. DJ invited comments on his report.

21. To receive items for the next meeting: various BC matters, tree options, CNP Steering group formation and membership.

There being no further business, the meeting closed at 9.43pm.

Signed:

Dated: