

# Great and Little Plumstead

P a r i s h C o u n c i l

**A Meeting of Great & Little Plumstead Parish Council was held on Monday 9<sup>th</sup> September 2024 at 7.00pm at Great Plumstead Village Hall**

**PRESENT:** Mr J Wiley (Chairman)                      Mr S Vincent (Vice-Chairman)  
Mrs M Bullen    Mr A Cawdron  
Mr G Edwards     Mr R Heath  
Mrs J Jones    Mr P Knowles  
Mrs T Scott (Clerk)

- **Police Report** – July 2024 - Thorpe End – 1, Little Plumstead – 9, Great Plumstead - 2
- **County Councillor Report** – Councillor Mackie did a tour of the parish with the highways engineer to look at various issues and items. These have been shared with the highways team and consideration and action has been undertaken where possible. Councillor Mackie has supported the proposed 20MPH on Penrice Road, Hobart Drive and Warner Way, as well as Old Hall Road, Little Plumstead, together with the proposed 30MPH on Green Lane North. Councillor Mackie has been corresponding with TEVGRA who have a list of items they wish to pursue, many of the items are contained in the Neighbourhood Plan or dependent on developer contributions to see projects happen. Councillor Mackie is helping to sponsor some of the new signs at the Walled Garden, an ongoing process dependant on Broadland DC.
- **District Councillor Report** – Green Lane development – the work on the Saffron Homes development is still expected to start “late” summer, work has started on the medical centre. The Church Field, Octagon Park planning application has been called in to the planning committee. The Little Plumstead Hospital Car Park planning application has been withdrawn. The Smee Lane, Great Plumstead development has been called into the planning committee. Councillor Harvey has been discussing the issues of the cancellation of the bus from Great Plumstead to Thorpe St Andrew High School, the failure to ensure proper upkeep of both trees and communal areas by Flatlands in Little Plumstead together with ongoing concerns around speeding and road safety. *It was confirmed that both Councillor Heath and Councillor Vincent were missing from the circulation list, this will be reported back to Councillor Harvey.*
- **Public Participation** – The issue of the management company on The Glade, Flatlands Management was brought up. It was confirmed that the company Flatland has been dissolved, together with all the other companies which are owned by the same director. It was questioned what would happen to the land should another company not be set up, it is confirmed that land would be transferred to the Crown should the land not be transferred out of the company. Councillor Heath said that Broadland DC should be challenged why Flatlands are not undertaking any works on the site. It was suggested that a meeting could be set up with Jerome Mayhew MP, Councillor Ian Mackie and a representative from Broadland DC and invite the members of the public so that the situation can be explained.

## AGENDA

### 1. APOLOGIES FOR ABSENCE

Councillor Carty

### 2. DECLARATIONS OF INTEREST

Councillor Wiley – Planning Application 2023/3699

Councillor Bullen – Item 7a

Councillor Heath – Items 7b and 8

### 3. TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING HELD ON 24<sup>TH</sup> JULY 2024

Agreed.

### 4. TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA: FOR INFORMATION ONLY

The Allotment rents were last raised in 2019, the Clerk found the prices for allotments in neighbouring parishes.

### 5. TO RECEIVE CORRESPONDENCE

- Old Hall Road, Little Plumstead – 20mph speed limit - Supported
- Penrice Road, Little Plumstead – 20mph speed limit - Supported
- Town and Parish Forum – 10<sup>th</sup> September @3pm – Link has been circulated
- Scouts – Fireworks Display – 2<sup>nd</sup> November 2024 – Councillor Edwards raised questions re the insurance which were answered by the Scouts. Councillor Heath will be the point of contact.
- Wok Truck – Gourmet Food Truck – Great Plumstead – Fridays will be suggested due to the other activities on the site.
- Parish Partnership Bids – 2025/26 – No projects came forward
- Free Carbon Literacy training – Councillor Knowles will attend.

### 6. TO CONSIDER PLANNING APPLICATIONS

The Parish Council made the following comments on planning applications:

2024/2282	18 Witton Lane, Little Plumstead	Single storey rear lean-to extension and front porch extension	No objection provided party wall agreement reached with neighbour.
2024/2437	Land south west of Heath Farm, Norwich Road	Prior Notification – Change of use from agricultural to B8 commercial use	The building is not completed and has never had an agricultural use. The recommendation for the agricultural shed approval application number 2023/3833 AG has a number of issues relating

			<p>to it. Firstly, it states that all periods of publicity (site notice, press notice and consultee response time limits) have expired. This despite documents being recorded as lodged on the 21st and 28th December 2023 and the delegated decision notice dated the 08/01/2023 by M Clark the case officer (accidentally typed the wrong year?) and authorised by H Bowman on the 13/01/2024. It is assumed that this is incorrect as it does not allow for the correct consultation period</p> <p>Secondly, the delegated report refers to the application 2023/1736 CU "was determined confirming that prior approval was not required for an agricultural building last year, but this proposal would on the majority of the footprint of the permitted building as a result both could not be built" Yes, the statement makes no grammatical sense or in the context of the actual agricultural building application (in the field) and even less in the context that 2023/1736 was the Change of Use application for Heath Farm from the Care Home to the B&amp;B by Mr and Mrs Chris Harris.</p> <p>The delegated permission was identified against Schedule 2, Part 6, Class A (Agricultural development on units of 5 hectares or more), General permitted development. The building at 40 x 23 (920) metres carefully avoids the 1000 sq</p>
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			<p>metre limitation. There is a further typo and reference error following noting " The building will not accommodate livestock or plant/machinery arising from engineering operations, nor will the building exceed 1000 sq. metres, the 2023/1736 as (has) not been included as both could not be constructed due to the shared footprint." It is assumed that these comments relate to a different application and should not be considered in relation to this application. The Parish Council considers the errors severe enough to be referred back to Broadland District Council, Phil Courtier as head of planning and/or the scrutiny committee as something appears to have gone wrong in the recorded determination of the delegated decision and certainly before any change of use to Class B8 is considered.</p> <p><i>Application has been withdrawn.</i></p>
2024/2243	Hall Bungalow, Low Road, Great Plumstead	Erection of a cart shed	No objections.
2023/3699	Land East of Church Field, Little Plumstead	Outline planning permission (all matters reserved except access, layout and scale) for phased development of up to 10 dwellinghouses and ancillary works site	No further comments to add. The Parish Council confirms previous comments made.
2023/2650	Land North of Norwich Road, Little Plumstead	Erection of a new dwelling	The proposal is outside of the development boundary for Little Plumstead. How is Nutrient Naturality being dealt with? The applicant does not own the land and therefore should

			<p>demonstrate how long the lease of the land. What happens once the lease has finished, how will the nutrient naturality issues be dealt with?</p> <p>The planned area for the mature spreading goes up to the boundary of residential homes. Under Policy 2 of the Neighbourhood Plan any house must have the correct number of parking spaces, this is not demonstrated on the sketch. This needs to be confirmed by the applicant. There is also no mention of space for refuse, composting and recycling. The entrance splay is not sufficient for more development on the land. The hedgerow in question is over 25 years old and therefore cannot be removed. The applicant needs to provide a traffic report to show the traffic to enter and exit the site, as under Policy 4 of the Neighbourhood Plan. The Parish Council has asked for this application to be called in.</p>
2023/2510	Land North of Norwich Road, Little Plumstead	Erection of pig rearing dwelling	The Parish Council has asked for this application to be called in.
2023/2414	Land North of Norwich Road, Little Plumstead	Erection of pig rearing building	The Parish Council has asked for this application to be called in.
2024/2183	Land South of Plumstead Road, Thorpe End	Installation of earth bunds and associated earthworks and engineering	Application has been withdrawn.
2024/2480	<i>White Cottage, Hare Road</i> Land East of Hare Road, Great Plumstead	Details of condition 24 of 20222010 – archaeological written scheme of investigation	No comments.

20211743	Land North of Smee Lane, Great Plumstead	Application for the approval of reserved matters for appearance, landscaping, layout and scale for 272 dwellings pursuant to conditions 1,2 and 11 of outline planning permission 20180193	Planning Committee on 11 <sup>th</sup> September 2024
2024/2432	Unit 1, Railway Farm, Norwich Road, Little Plumstead	Prior Notification – Change of use from agricultural to mixed commercial use	Application has been withdrawn.

Councillor Wiley left the meeting at 8.39pm when application 2023/3699 was discussed and returned to the meeting at 8.43pm.

## 7. TO DISCUSS PARISH PROJECTS

### a. UPDATE ON THE GREAT PLUMSTEAD RECREATIONAL PROJECT

Mr Bullen has been in constant discussions with Willow-Denby. UK Power Networks and Anglian Water have both been contacted for their part of the project, unfortunately the responses have been slow and at the moment there is no timeframe given for when they will visit the site. A timeframe is needed for when the power/water will be cut off so that this can be relayed to the stakeholders to ensure that their activities aren't impacted too much. Willow-Denby and Mr Bullen don't believe that this will hold up the project, we are still within the timeframe of the project. Mr Bullen is finishing up the final drawings to allow Willow-Denby to review their pricing against these, this will be done this week. The contract is almost completed, it is waiting for the final price to be filled in.

### b. TO DISCUSS THE COMMUNITY INFRASTRUCTURE PROPOSAL

The Clerk explained the Community Infrastructure Proposal of forward funding from Broadland District Council against future CIL payments. The Councillors discussed this proposal but agreed that the risks were too high in particular with the Halsbury development on Salhouse Road, as they are already behind on their CIL payments together with splitting the site into different phases.

### c. NEW WATER BUTT FOR THE ALLOTMENTS

The Councillors agreed that putting an extra water butt next to the Village Hall in Great Plumstead was a good idea, we will get a price for one together with installation. There is still an allotment Section 106 fund.

### d. WALLED GARDEN – MAINTENANCE IDENTIFIED IN INSPECTION

Councillor Cawdron undertook an inspection of the Walled Garden and identified a number of issues which need to be repaired. The Clerk will gather in quotes for these works and report back to the Parish Council.

## 8. REQUEST FROM ALLOTMENT HOLDERS FOR A SKIP

The Councillors discussed this request and agreed that the allotment holders could have a skip for one day, for which they are responsible, this will hopefully minimise the issues of regulating what goes into it. The location will have to be decided depending on when the skip will be delivered, as part of the carpark will be taken up by the Recreational Project works. Proposed – Councillor Rice. Seconded – Councillor Heath. All agreed.

## 9. TO DISCUSS THE PARISH COUNCIL TAKING ON THE PATHWAY AND VERGE CUTTING

Deferred to October's Parish Council meeting.

## 10. TO DISCUSS THE DOG ISSUES ON GREAT PLUMSTEAD RECREATIONAL GROUND

There are continuing serious issues with dog mess on the Playing Field in Great Plumstead. The Councillors discussed the options which are open to them. CCTV was discussed with the images being reported so that fines can be issued. The Councillors did also discuss whether dogs should be banned completely. Signage should be put up to remind all dog walkers to pick up after their dogs, especially as children regularly use the field.

## 11. TO AGREE PAYMENTS IN ACCORDANCE WITH THE BUDGET AS LISTED

The following accounts were agreed in accordance with the Budget:

### Payments

Bank Balance	Nat West	<b>£42,234.06</b>	30.08.2024
Bank Balance	Scottish Widows	<b>£41,661.00</b>	31.08.2024
Bank Balance	Broadland Deposit Account	<b>£330,308.59</b>	31.03.2024
<u>Payments</u>			
T Scott		Monthly payment	£1,320.20
HMRC		Monthly Payment	£105.74
Norfolk Pension Scheme		Monthly payment	£428.32
BY Training Services		Pads - Defibrillator - GP	£85.00
		<b>TOTAL</b>	<b>£1,939.26</b>
<u>Receipts</u>			
Thorpe St Andrew - U7		Pitch Fees	£45.00*
HMRC		VAT Refund	£24,088.70*
Thorpe St Andrew - U9		Pitch Fees	£90.00*
Thorpe St Andrew - U9		Pitch Fees	£60.00*
		<b>TOTAL</b>	<b>£0.00</b>
<b>Outstanding Cheques</b>			
NCSL		Sandhole Lane clearance	£556.17
St David's Church TE		Hall Hire	36.00
HMRC		Monthly Payment	£105.74
Norfolk Pension Scheme		Monthly payment	£428.32

Great Plumstead Village Hall	Hire Fees	£90.00
	<b>TOTAL</b>	<b>£1,216.23</b>
<b>Current Account Balance</b> after above payments made and <b>outstanding cheques cleared</b> will be approximately		
		<b>£39,078.57</b>
* already included in the accounts stated above		

Proposed – Councillor Heath, Seconded – Councillor Rice. All Agreed.

Bank Balance	Unity Bank	<b>£51,308.65</b>	09.09.2024
<u>Payments</u>			
Canham Consulting		Great Plumstead Recreational Project	£1260.00*
EAS		Football Pitch - Marking and Cutting	£240.00
EAS		Football Pitch - Marking and Cutting	£270.00
		<b>TOTAL</b>	<b>£510.00</b>
<u>Receipts</u>			
		<b>TOTAL</b>	<b>£0.00</b>
<b>Payments Awaiting Authorisation</b>			
		<b>TOTAL</b>	<b>£0.00</b>
<b>Current Account Balance</b> after above payments made and <b>outstanding cheques cleared</b> will be approximately			
			<b>£50,798.65</b>
* already included in the accounts stated above			

Proposed – Councillor Edwards. Seconded – Councillor Knowles. All agreed.

## 12. TO DISCUSS WHAT ITEMS SHOULD GO ONTO SOCIAL MEDIA THIS MONTH

Planning applications. Information from the District and County Councillors.

## 13. TO CONFIRM THE DATE AND TIME OF THE NEXT MEETING OF GREAT AND LITTLE PLUMSTEAD PARISH COUNCIL

The date of the next meeting is Monday 14<sup>th</sup> October 2024 at 7.00pm at St David's Hall, Thorpe End

## 14. TO RECEIVE ITEMS FOR THE NEXT AGENDA

Allotment Rents

There being no further business the meeting closed.

Signed:

Chairman

Date: