

**STOKE FERRY PARISH COUNCIL**  
**Minutes of the Ordinary Meeting held on**  
**Wednesday 6 March 2019 at 7.00pm in Stoke Ferry Village Hall**

**In attendance:**

**Cllr Jim McNeill (Vice-Chair)**

**Cllr Daphne Clements**

**Cllr Kit Hesketh-Harvey**

**Cllr Mandy Leamon**

**Cllr Trudy Mann**

**Cllr Gail Reeve**

**Cllr Donna Stocking (From minute number 47/19)**

**(Vacancy – 1)**

**Helen Richardson (Parish Clerk and Financial Responsible Person)**

**Public: 11**

**Also, in attendance:**

Cllr Martin Storey, Norfolk County Council

Mr Chris Philpott, Footpath Warden

**43/19 Emergency Evacuation Procedures** was read by the Vice Chair

**44/19 Openness and Transparency Notice** - The Parish Council record the meeting.  
The Vice Chair notified the public of this.

**45/19 Apologies for Absence**

These were accepted for Cllr Sue Lintern (Chair) (personal reasons). The Vice Chair advised that Cllr Grant Tomkins had resigned since the February meeting and this had been accepted. The Parish Council wished to thank Grant for his services during the time as Councillor.

**46/19 Parish Council Co-option and an Application Received**

The Vice Chair advised that the Parish Council had received an application from Donna Stocking for co-option. The Parish Council unanimously agreed to accept her application and she was able to join the meeting at this point due to having received the Code of Conduct and Standing Orders prior to the meeting. She signed the code of conduct and acceptance of office form and joined the meeting. The Councillors welcomed her to the Parish Council.

**47/19 Declarations of Interest on Agenda Items and Dispensation Requests**

Cllr Mandy Leamon declared an interest in regarding to Playing Field Trust Insurance fee as being a member of the Playing Field Trust. The Clerk advised that Dispensation requests to discuss items in relation to the mill had been accepted.

**48/19 Minutes of the Ordinary Meeting on 6 February 2019**

The minutes of the Ordinary Meeting on 6 February 2019 were accepted as a true record, five were in favour and two abstained.

**49/19 To Receive: Clerk's Report (Inc Matters Arising)**

**Furlong Road Signage** – Karl Rands, Senior Manager NCC Highways had advised that the signage was enough at Furlong Road in order to stop lorries driving down

the road, and therefore they would not be placing any new signage in this area. The Clerk would continue to review the area to make sure signs were clear from bushes and would notify residents to cut any back as required.

**Dukes Head** – Following letter to Borough Council from the Parish Council, they had forwarded the building as a case to CNC Building Control who manage Building Control services in West Norfolk on their behalf. They advised that the Borough Council had asked them to assess concerns that the building was a dangerous structure. They had sent a surveyor to the site and who reviewed reports of loose roof tiles and hanging guttering. They advised the Clerk that the fencing in place had been deemed suitable with a three-metre clearance from the building which would catch any loose tiles or guttering should it fall and therefore not a danger to the public. The Clerk agreed to follow up concerns that the bricks of the chimney stack at the furthest end of the building from the road were loose and in danger of falling did not benefit from fencing and this should be reviewed by them. It was also noted that the premises hadn't been assessed by the Borough Council in the nature that this was an abandoned building. The Clerk agreed to write to the Borough Council to point out this fact.

**Assets of Community Value Nomination Form** – The Parish Council await response from the Borough Council on their application regarding the Bluebell Public House.

**Planning application decisions received were:**

**18/02274/F** Stoke Ferry Furlong Cottage 2 Furlong Road Stoke Ferry King's Lynn Norfolk PE33 9SU - First floor extension to rear of Dwelling. Application Permitted. 14 February 2019. Delegated Decision

**18/01479/NMA\_1** Non-material amendment to planning permission 18/01479/FM: Installation of ground mounted solar PV array, underground cabling, fencing and switch gear housing Water Treatment Works School Lane Stoke Ferry Norfolk. As confirmed by Planning this application was not for consultation with anyone including the Parish Council. This is an amendment to solar panels on the plan to remove some to the South of 2 River Drove.

**50/19 19/00274/OM Outline application with some matters reserved for the erection of up to 70 residential dwellings and access at Land on The South West Side of Lynn Road Stoke Ferry Norfolk**

All agreed to change the order to discuss the larger application from 2Agriculture first.

It was agreed to suspend standing orders to receive comments from the public to adjourn the meeting. 7.15 pm

The Vice Chair reconvened the meeting at 7.22 pm.

The Vice Chair had prepared points in relation to the application for the Parish Council to consider. The Parish Council agreed each paragraph in order to respond to planning by the deadline. It was agreed to attach the planning consultation response as an appendix to these minutes.

It was agreed to include a paragraph to state on the covering letter to the planning consultation response, that whilst the Parish Council were not opposed to housing developments per say, they felt they were unable to support the application for the reasons set out in the response.

Cllr Jim McNeill proposed to object to the application for the reasons laid out in the attached response to these minutes and agreed during the meeting by the Parish Council, this was seconded by Cllr Kit Hesketh-Harvey, all were in favour.

**50/19 19/00272/OM OUTLINE APPLICATION: Construction of up to 30 residential dwellings at Furlong Store Furlong Road Stoke Ferry King's Lynn Norfolk PE33 9SU**

It was agreed to advise planners that the application was in relation to Furlong Drove not Furlong Road.

The Vice Chair had prepared points in relation to the application for the Parish Council to consider. The Parish Council agreed each paragraph in order to respond to planning by the deadline. It was agreed to attach the planning consultation response as an appendix to these minutes.

It was agreed to include a paragraph to state on the covering letter to the planning consultation response, that whilst the Parish Council were not opposed to housing developments per say, they felt they were unable to support the application for the reasons set out in the response.

Cllr Jim McNeill proposed to object the application for the reasons laid out in the attached response to these minutes and agreed during the meeting by the Parish Council, this was seconded by Cllr Kit Hesketh-Harvey, all were in favour.

**51/19 18/02068/RMM Reserved Matters Application: Residential development at Land South of Lark Road Stoke Ferry Norfolk**

The Parish Council noted comments regarding the highway and paths had been addressed as part of the application documents available online. Cllr Trudy Mann proposed that the Parish Council object to the application because there was only one footpath in the plans and it was believed there was a requirement for two footpaths as standard for new housing developments and roads need to be of a statutory width, seconded by Cllr Jim McNeill, five were in favour, two abstained.

**52/19 Neighbourhood Plan and Working Group Update – to include structure of the working group and communications plan**

It was agreed to defer to the April meeting.

**53/19 Dukes Head Building**

Cllr Jim McNeill shared that if the community wanted to come forward with a proposal for the building the Parish Council would be happy to consider, and he noted that the neighbourhood plan project would include this building. It was agreed it would be best to discuss this issue further at a meeting after the May Parish Council elections.

## **54/19 Indigo Road Development**

The Clerk had received an update from the developer. Charlcroft who were the building firm associated with the site, had gone into liquidation and therefore the developer was now looking for a new builder which may take some time to resolve. To date there had been frustrations on the developer's part in relation to the Environment Agency confirming their certificate of contamination clearance, but delays seemed to be nationally the norm. There was concern expressed about the overgrown part of the site within fencing and the Clerk agreed to report to the developer to ensure this was not overlooked.

## **55/19 Payment of Playing Field Trust Insurance**

Cllr Jim McNeill proposed the payment of the Playing Field Trust Insurance (S137), of for £769.93, seconded by Cllr Kit Hesketh-Harvey, six were in favour and one abstained.

## **56/19 Additional Proposed Works to the Gardens Area**

It was agreed to defer the item to April's meeting.

## **57/19 Breckland Plan and Policies Maps Consultation**

The Parish Council noted this communication.

## **58/19 Village Maintenance, Norfolk County Council Maintenance or Public Rights of Way (Footpaths/Bridleway) Maintenance, if any**

The Parish Council noted that Highways had cleaned signs along Furlong Drove as part of their quarterly visit to the village.

## **59/19 Revisions to the Communications Protocol**

It was agreed to defer the item to April's meeting.

## **60/19 2 May 2019 Parish Council Elections**

The Parish Council noted that the above elections were taking place for Parish Council and Borough Council constituencies on 2 May 2019.

*Cllr Gail Reeve left the meeting at this point due to work commitments.*

## **61/19 Urgent items as agreed by the Chairman**

The unveiling of the new Village Sign and restored WI Bench was taking place on Saturday 9<sup>th</sup> March. The EDP, Lynn News and the Your Local Paper had been informed of the event.

## **62/19 Payments and Accounts Statement**

The following payments for approval were presented including the bank statement as at 1 February 2019.

| Payee     | Payment for                          | Net    | VAT  | Total  |
|-----------|--------------------------------------|--------|------|--------|
| Clerk     | Clerks Wages and Expenses -Feb 19    | 273.76 | 0.00 | 273.76 |
| HMRC      | Feb-19                               | 64.20  | 0.00 | 64.20  |
| Westcotec | Streetlight Maintenance Dec t0Feb 19 | 46.32  | 9.26 | 55.58  |
| Veolia    | Cemetery Bin                         | 18.08  | 3.62 | 21.70  |
| EON       | Streetlights Jan 19                  | 70.72  | 3.54 | 74.26  |
|           | Restoration of Village Bench         | 120.00 | 0.00 | 120.00 |
| Handyman  | Jan-19                               | 54.00  | 0.00 | 54.00  |

|                 |                   |  |  |  |
|-----------------|-------------------|--|--|--|
| SF Village Hall | Village Hall Hire |  |  |  |
|-----------------|-------------------|--|--|--|

|                     |                          |                 |        |
|---------------------|--------------------------|-----------------|--------|
| <b>Total</b>        | 647.08                   | 16.42           | 663.50 |
| As at 1 February 19 | <b>Business Account</b>  | 30780.52        |        |
| As at 1 February 19 | <b>Community Account</b> | 2582.09         |        |
|                     |                          | <b>33362.61</b> |        |

Cllr Jim McNeill proposed approval of the payments presented, seconded by Cllr Daphne Clements, all were in favour.

#### **63/19 Receive items of concern & matters to be included on the next agenda from the Parish Council and note forward items**

- Ed Taylor had offered his band for the Summer Fayre and it was agreed to provisionally book this pending official approval of payment at the April meeting.
- 32-34 Wretton Road drain cover was broken, and the Clerk agreed to report it to NCC Highways.

#### **64/19 Cllr Martin Storey (NCC)**

He advised that there had been a delay to the NCC Budget meeting at County Hall caused by protesters for over four hours. They were talked out of the Council Chamber at the end of this time, and their protest had been regarding the NDR rather than the Budget itself. He shared that he had abstained from voting on the budget as he was opposed to cuts to disabled services. He explained that though he was only opposed to this one aspect, due to procedure he had to abstain from the entire budget vote.

He shared that NCC Highways had carried out extensive gritting over the winter and had received significant funding from the government for highways repairs, £2m of which was earmarked for fen roads.

In response to Councillor Martin Storey's statement that he had abstained on the vote regarding the County Council's Conservative Group's proposed Budget cuts, Cllr Jim McNeill asked if he had therefore voted for the Labour Group's counter proposal. Councillor Martin Storey relied that he had not as he did not think the counter proposal was viable.

#### **65/19 Adjourn the meeting to allow for public comments**

- The Footpath Warden advised that the government had provided a deadline of registration of public footpaths by 2026, hence, it is important this work is completed by this deadline to be included on the definitive map. The Vice Chair advised that the Parish Council needed to set up a sub-committee to investigate it and would do so after the May elections.
- A member of public had concerns that the listed buildings owned by 2Agriculture were failing further into disrepair and there had been no work completed on them by the 2Agriculture as they had previously indicated.

#### **66/19 Confirm the Date of the Next Meeting – Wednesday 3 April 2019**

#### **67/19 EXCLUSION OF PRESS AND PUBLIC the Council to pass a resolution excluding the press and public from the meeting in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 by**

**reason of the confidential nature of the business to be transacted. To discuss any urgent HR issues, Contracts or Legal Proceedings. To agree the council's approach to certain correspondence received.**

The resolution was so passed.

Meeting Closed at 10.04 pm