

**STOKE FERRY PARISH COUNCIL**  
**Minutes of the Ordinary Meeting held on**  
**Wednesday 11 August 2021 at 7.00pm held in Stoke Ferry Village Hall**

**Present:**

**Cllr Sue Lintern (Chair)**

**Cllr Stuart Collins**

**Cllr Andrew Hayward**

**Cllr Mandy Leamon**

**Cllr Trudy Mann**

**Cllr Donna Stocking**

**Cllr Janet Taylor**

**Cllr Kit Hesketh Harvey – From minute 161/21 to end.**

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

**Public: 7**

**Also, in attendance:**

Cllr Colin Sampson, Borough Council of Kings Lynn and West Norfolk

**157/21 To Approve for a Councillor as Chosen by Councillors Present to Preside over the meeting (in accordance with standing order 3(u)).**

The Chair was present, so this item was not a requirement.

**158/21 Openness and Transparency Notice**

The Parish Council record the meeting. The Chair notified the public of this.

**159/21 Apologies for Absence**

All were in favour of accepting the apologies for absence from Cllr Gail Reeve (personal reasons).

**160/21 To receive Declarations of Interest from Members on any item to be discussed.**

It was noted that Cllr Sue Lintern; Cllr Janet Taylor; Cllr Trudy Mann and Cllr Andrew Hayward and Cllr Stuart Collins had received dispensations regarding the Blue Bell at minute number 164/21 where shares had been open to the whole community had been purchased, it was noted that there was no decision to be made at this meeting. It was noted that Cllr Trudy Mann shared a declaration of interest regarding minute number 164/21 regarding a land issue and would abstain though there was no decision to be made at this meeting. Cllr Donna Stocking and Cllr Trudy Mann declared an interest regarding minute number 170/21 Planning Application: 21/01226/F Proposed two-storey new dwelling with garage at Land S of 4A To 7A Furlong Road Stoke Ferry Norfolk and agreed not to vote or take part in discussions.

Cllr Janet Taylor declared an interest regarding payments for approval at minute number 172/21 and agreed not to vote.

**161/21 To Approve the Election of a Vice Chair of the Stoke Ferry Parish Council**

**RESOLVED:** That Cllr Trudy Mann be elected as Vice Chair of Stoke Ferry Parish Council. (Cllr Janet Taylor proposed, Cllr Donna Stocking seconded, seven were in favour and one abstained being the electee).

**162/21 To Approve the Minutes of the Ordinary Meeting held on 7 July 2021 and the Extraordinary Meeting held on 4 August 2021 to note matters arising (Clerk's report)**

**RESOLVED:** That the Minutes of the Ordinary Meeting of the Parish Council held on 7 July 2021 be approved and accepted as a true record. (Cllr Andrew Hayward proposed, Cllr Janet Taylor seconded, five were in favour and three abstained as they were not present at the meeting).

**RESOLVED:** That the Minutes of the Extraordinary Meeting on 4 August 2021 be approved and accepted as a true record. (Cllr Stuart Collins proposed, Cllr Trudy Mann seconded, six were in favour and two abstained as they were not present at the meeting).

The Clerk's report was noted as follows:

**Buckenham Drive Land Transfer** – The Clerk called the Property Team on 15 June, the staff member answering the phone took the details of the issue and that this had been ongoing since 2019 with no answers or resolution coming from the Borough Council. They advised that there had been many changes in the team in recent months, and that they would email the Assistant Valuer and PS Manager with the details for them to investigate it and take it forward. They have since responded on email and wished for background email on 23 June, the Clerk forwarded the many emails, and the Clerk awaits further communications from them and will continue to chase.

**Norfolk County Council Parish Partnership Funding Perch Bench Bus Shelter on The Hill** – This cost £467 excluding VAT and 50% funding through this scheme from the County Council of £233.50 was received into the account on 14 June 2021.

**Norfolk County Council Parish Partnership Funding Finger Post Badges**– This cost £188.98 excluding VAT and 50% funding through this scheme from the County Council of £377.96 was received into the account on 14 June 2021.

**BCKLWN Comms** – The following email was received by the PC from BCKLWN in July - 'The Gambling Act 2005 (the 'Act') requires all local authorities to publish a Statement of Principles each three-year period. Our current policy was approved by Full Council on the 29<sup>th</sup> November 2018 and regulations require that we review that policy and have the new statement of principles in place by the 31<sup>st</sup> January 2022' and if any comments were applicable to response by end of 2021.

**Village Gates Project PPF** – This has now concluded. Thank you to Bonnetts who are fitting the signs at no cost. The Clerk will make a return to claim 50% of costs and report at the September meeting when complete. The Highways team have confirmed that the Wretton Road sign will await repair.

**Highways and other maintenance issues** – Clerk has reported a bush at cemetery turning to be cut back; cut back of trees at 30 mph signs at the Furlong Drove village entrance near gates and a sign that is within the heras fencing at Indigo Road entrance; drain cover that is starting to collapse outside the factory on Lynn Road and asked the Handyman to tidy gravel at cemetery entrance.

### **Planning Application Decisions Received**

**21/00120/TREECA** Stoke Ferry The Honeypot Furlong Road Stoke Ferry Norfolk PE33 Tree Application - No objection 9SU - T1 Willow. Pollard and allow to regrow. T2 Pine, fell to ground, due to disease. 6 July 2021 Delegated Decision

**21/00124/TREECA** Stoke Ferry The Dell Lynn Road Stoke Ferry King's Lynn Norfolk PE33 9SW - T1- Ash, to thin and reduce. T2 - Ash, to pollard, reduce height 12" from ground. T3 - Ash to thin out and remove rt.hand branching lower limb. T4 and T5 - Sycamore to thin crown/ lift as appropriate. T6 - Sycamore, to pollard. T7 - Monterey Pine, to thin out. T8 - Ornamental Cherry to thin 25/30%. T9 Silver Birch - to remove dead tree. T10 - Ash, to remove one of a group of four due to shading within a Conservation Area. Tree Application - No objection 6 July 2021. Delegated Decision

The Clerk agreed to chase up Highways regarding clearance of the fly tipping on Footpath 5.

**163/21 To Adjourn the meeting to allow for public comments (in accordance with standing order 3(j) and 3 (k) item shall not exceed 15 minutes).**

The Chair adjourned the meeting and reconvened it after.

**170/21 To Consider Response to Consultation regarding a Planning Application: 21/01226/F Proposed two-storey new dwelling with garage at Land S of 4A To 7A Furlong Road Stoke Ferry Norfolk**

The Parish Council agreed to move this item on the agenda to this point for the benefit of residents that had attended to discuss. The Council had considered points made by residents earlier in the meeting and included their own thoughts on the planning application:

- Speed of traffic was not accurately described within report as being minimal, it was a lot faster than this.
- The access proposed was next to the public highway impacting on existing pedestrians and vehicles.
- The passing place proposed wouldn't be sufficient for two vehicles and may end up as a permanent parking place.
- The slope of the driveway proposed was an extremely steep gradient that will make it impossible for ambulances, other emergency vehicles, oil lorries, bin lorries to access the proposed development
- The access was directly opposite some resident's homes which will cause severe inconvenience and danger to an already difficult area to walk or drive.
- When residents of the proposed properties are unable to park their vehicles due to the gradient particularly in winter, it is perceived that they will have to resort to parking at the top of the road on the highway, that will further be an issue to existing residents and pedestrians in the area.
- There is a power line that runs over the proposed development area that with the top and base of the gradient on the land creates a danger.
- The turning circle is not sufficient on the proposed site, and it is not believed that the access will take the weight of 12 tons such as a fire engine.
- There has never been a roadway were indicated on the development, there has only ever has been a footpath. It is noted that trees had been felled and changes to the ground in recent months and years to manipulate the appearance of the site being open and take any amendments to the layout and access for the proposed site.
- There is concern that once one property is approved on the land that this will set a precedent for further properties on this land.
- There were no plans of where they would get rid of the foul water which should be a basis for it being possible for anyone to be able to reside on this land.
- There was concern for young children that play in the area of the proposed development in terms of intensification of traffic and other issues that will result noted.
- There are subsidence issues known locally. A short distance from the proposed opening there has already been a collapse of the road, partially due to trees being removed and the ground becoming unstable. Felling of additional trees is of great concern for the safety of the road and those using it.
- The effect of development of the land will be averse to wildlife in this area.
- The proposed development is within a conservation area they were felling lots of trees.
- When there is rain and sharp downpours it will flow down into the depths of the proposed land potentially causing a flooding issue.
- The surrounding wall of the land in this area and the gateway had conditions of planning in recent years but BCKLWN have never followed enforcement on landowners to resolve.
- The access was based on a very small road and the layby proposed was not enough and doesn't provide good enough access.
- The gradient of the access up the vast hill may result in vehicles needing a run up at a dangerous speed to get up it and in winter particularly.
- Furlong Road was not just used by residents it was a short cut for people in the village and lots of those don't live on Furlong Road including delivery drives, often at high speed.
- Entrances proposed onto Lynn Road for construction traffic will be exiting and arriving in the vicinity of five existing businesses in that exact location where there are already high volumes of traffic and pedestrians. This is a danger, but there is concern that the development may not stop using this after. If

the construction vehicles can't get out of proposed entrance to the development off Furlong Road planning would need to consider how could emergency vehicles do so either.

- The building design which displayed a corner of glass being a lower level to the houses on Boughton Road, will mean that they are severely overlooked right into each other's houses.
- The wall at the top of the development area along Furlong Road had fallen, one cause had likely been the ripping out of trees and shrubs that were holding the bank together and now in places there was nothing holding it together. There is potential for when a layby is in place here there may be nothing holding the soil in place and with heavy rain this could result in a land slide.

The Council noted that the above points were material planning considerations that support an objection to the application some being physical infrastructure, nature and/or conservation, increase in traffic generation, issues regarding highway safety all being compounded negatively.

**RESOLVED:** That the Planning Application 21/01226/F Proposed two-storey new dwelling with garage at Land S of 4A To 7A Furlong Road Stoke Ferry Norfolk be objected to based on all the reasons laid out in minute number 163/21. (Cllr Kit Hesketh-Harvey proposed, Cllr Stuart Collins seconded, six were in favour and two abstained due to a declaration of interest).

Upon request by the Parish Council Cllr Colin Sampson agreed to call in the application should the planning department decision be to approve it and being therefore at odds to that of the Parish Council's Objection.

### **164/21 To Receive an Update from the Blue Bell Campaign**

The Council received the following written update from the Blue Bell Chair which the Chair of the Council read:

The Blue Bell is already doing the job of bringing the village together. A large group of very hard-working volunteers have made incredibly short work of stripping the interior and clearing the grounds for the renovation to begin.

We must thank UK Power Networks for making available a team of volunteers on Monday and Tuesday of this week. They brought along a mini-digger that made short work of some big tasks in the garden.

The internal refit is already under way but will of course be slower than the strip-out. Local businesses are being generous in relation to materials and labour, helping us to minimise costs, which will nonetheless be substantial, in line with our business plan.

We have secured a £10k grant from the KLWNBC CIL fund that will pay for accessibility features including a new door, paths and accessible toilet with baby changing facilities too. We are also preparing a bid to the Norfolk County Council Community Infrastructure Fund for some significant capital items.

Our first open evening was a success on Tuesday and there will be another on Thursday. Events for August, September and October will be announced soon.

We are preparing to issue share certificates to all investors in the coming week or so. We have distributed update leaflets (and Village Pump subscription flyers) to Stoke Ferry and surrounding villages.

We have also launched a 200 Club monthly raffle which will be drawn for the first time on Monday 14th August. This will help raise further funds for the renovation of the pub and especially for community services included in the business plan.

### **165/21 To Consider Consultation regarding a Licence for the Blue Bell Pub**

The Council had received consultation regarding the licence for the Blue Bell Pub from the BCKLWN. The Committee held the licence.

**RESOLVED:** That there were no objections to the Blue Bell receiving a licence. (Cllr Janet proposed, Cllr Kit Hesketh-Harvey seconded, all were in favour).

### **166/21 To Receive a Neighbourhood Planning Working Group Update**

Cllr Andrew Hayward updated as follows:

- Groups met twice in the last month.
- Working on the draft plan and design codes document.
- The group was getting together photos and minor statements ready for a final review at end of this month.
- Future stages will be BCKLWN review, a further village consultation in September in the Village Hall and any amendments made if required followed by the referendum.
- The group had worked very hard to date on the plan and was going well.
- AECOM had done a housing needs assessment.
- Referendum should be around Feb/March 2022, there was no influence for anything built between now and then however any applications that came into the Parish Council for consultation the framework of the plan will be a consideration in that three Councillors had oversight being members of the working group.

### **167/21 To Approve Any Response to the Local Plan Consultation (BCKLWN)**

There were no major changes for Stoke Ferry as there was already several developments allocated. The development sites they were keeping as proposals were Bradfield Place (field behind), Lark Road and the Village Hall site as well as the Mill site. The Council were satisfied that was in the plan and no response was required.

### **168/21 To Discuss and Agree Any Costs in Relation to Planting Around the Village Generally and the Village Gates at the Four Entrances into the Village**

It was agreed to create a working group to progress the project and Cllr Donna Stocking agreed to received proposals from Councillors on email and bring for further discussion at the September meeting.

### **169/21 To Consider Response to Consultation in Regard to a Planning Application: 21/01475/F Extension to dwelling at Gladwin Lynn Road Stoke Ferry Norfolk PE33 9SW**

The Council had no comments.

**RESOLVED:** That the application be approved. (Cllr Janet Taylor proposed, Cllr Donna Stocking seconded, all were in favour).

### **171/21 To Approve Renewal of Website Hosting for 12 months with current supplier**

**RESOLVED:** That the renewal of the website hosting with the current provided be approved for £120. (Cllr Sue Lintern proposed, Cllr Kit Hesketh-Harvey seconded, all were in favour).

### **172/21 To Approve Payments to date July 2021**

Payments for approval for July 2021 as follows:

Payee	Payment for	Net	VAT	Total
Clerk	Clerks Wages and Expenses -July 21	337.13	0.00	337.13
HMRC	Jul-21	81.20	0.00	81.20
Handyman and Grounds Maintenance	21.07.21 and 27.07.21 -7 occasions of bin emptying; 2x playing field grass cutting; 2x cemetery grass cutting	268.00	0.00	268.00
Westcotec	Streetlight lighting Maintenance - May to July	46.32	9.27	55.59
Bequality	Annual Website Hosting - 01.09.21-31.08.22	120.00	0.00	120.00
Thomas B Bonnett	Extra-large bin bags	4.00	0.80	4.80
Eon	Streetlights - June 2021	78.00	3.90	81.90
Eon	Streetlights - July 2021	80.60	4.03	84.63
<b>Total</b>		<b>1015.25</b>	<b>18.00</b>	<b>1033.25</b>

**RESOLVED:** That payments for July 2021 be approved. (Cllr Mandy Leamon proposed, Cllr Andrew Hayward seconded, seven were in favour and one abstained due to a declaration of interest).

### 173/21 Urgent Matters – Chairman

The Chair noted Highways matters to raise at a webinar that NCC were holding the following week with Parish Council's virtually, some items the Clerk had already raised with NCC for resolution.

### 174/21 Receive Urgent items of concern & matters to be included on the next agenda from the Parish Council and note forward items.

**Village Map** – Cllr Trudy Mann shared the material that the map will be printed on, and the next steps to resolve the project.

The Clerk had reported the Sandy Path which was overgrown to the mill manager and awaited a response. [subsequent to the meeting they confirmed action on email].

The Clerk agreed to ask the Handyman to tidy the pathway at Buckenham Drive between 11 and 12 to weed spraying.

The Clerk agreed to investigate a sign lying down on the roadside outside the grain store on Furlong Road.

Collapsed wall on furlong road – The Clerk agreed to contact the senior manager at Highways Jason Noorse to discuss grave concerns that the Council had regarding the safety of the road and wall in this area.

2Agriculture – the planning permission had been approved at Snetterton. The Council noted that on 8<sup>th</sup> September 2021 the factory's HGV licence is due for renewal. It was noted it is necessary for the mill to be compliant to operate whilst the new factory is being built. Cllr Kit Hesketh-Harvey agreed to research the details of the licence and feedback to the Council.

### 175/21 Cllr Colin Sampson (BCKLWN) Update

- Buckenham Drive Transfer – he was chasing up internally at the BCKLWN.
- The Clerk agreed to add the planting of the Common Land on the agenda for September and follow up with the registered owner.

### 176/21 To Confirm the Date of the Next Ordinary Meeting – Wednesday 1 September 2021 at 7 pm in the Stoke Ferry Village Hall.

It was noted.

Closed 8.40pm.