



Minutes of the Meeting of Costessey Town Council held on Tuesday 12 March 2019 at 7pm in the Costessey Centre, Longwater Lane, Costessey NR8 5AH

PRESENT: Cllrs S Blundell (Chairman), J Amis (Vice-Chair), G Blundell, D Burrill, T East, L Gibbs-Kneller, L Glover, S Hannant, G Jones, T Laidlaw, J Newby P O'Connor; H Elias (Town Clerk), D Bowles (Clerk's Assistant); Seven members of the public incl. D Cllrs V Bell & A Pond.

TO RECEIVE APOLOGIES

102/19: Cllrs D Lister (work commitments), F Carter (childcare), & M Bedford, D Gunby (both ill),
RESOLVED to accept the above apologies.

TO RECEIVE DECLARATIONS OF INTEREST

103/19: Cllr S Hannant declared a pecuniary interest in Min: 112/19: planning 2019/0366: as she lives on Longwater Lane.

104/19: Cllrs J Newby & P O' Connor declared a non-pecuniary interest in Min: 115/19: as they are members of the Friends of the Tud Valley.

105/19: A dispensation was granted to Cllrs T Laidlaw, P O'Connor and J Newby re membership of FoTV and FRAG, enabling them to vote at Mins: 117/19 & 118/19: as there is no conflict of interest between CTC and the FoTV or FRAG with regard to their position on the planning application / appeal.

TO CONFIRM THE MINUTES OF THE MEETING OF THE COUNCIL HELD ON 19 February 2019

106/19: RESOLVED to approve the minutes with no amendments. ACTION: Town Clerk.

TO RECEIVE COMMITTEE MINUTES

107/19: a) Farmland Road Appeal WG of 27 February 2019:

RESOLVED to approve the minutes of the meeting with no amendments.

TO RECEIVE UPDATES ON MATTERS IN THE MINUTES NOT LISTED BELOW (no resolutions)

108/19: Environment Agency Update re Townhouse Road: A verbal agreement between the EA & the developer has been made to plant reed beds along the ditch from the Tud bridge approximately 100 metres upstream. Reed beds should significantly improve the treatment of surface water entering the ditch and allow sediments to settle out. The section near the bridge will be piped and the developer would like to undertake these works and the reed planting at the same time, which makes sense logistically. Anglian Water (AW) have been made aware of this as they will be adopting the surface water system after the grace period, once works have finished. EA officer met with AW and used CCTV to look at the surface water network near the outfall. Currently, the final manhole is bunged so only a small volume of water is being discharged to the ditch. The bung will be removed once works have finished. Anglian Water have stated that the level of sediment coming off site will be minimal and regular maintenance of the pipes/silt traps should ensure it remains this way. In terms of litter/debris, there is very little the EA can do and would be for the local authority to deal with. However, a grill would be good to prevent litter/debris entering the river - if this could be opened from time to time to clear out any build-up that would be even better. Other EA officers are working with the Lead Local Flood Authority to improve their understanding of what the EA require for SUDs and water quality during the planning process, where the EA are not statutory consultees. The aim is for this guidance to be passed on to developers so that all parties are using the same information.

109/19: Min: 087/19: Queens Hills Charitable Interest Organisation: it was confirmed that Cllr S Blundell was CTC's representative on the organisation and had signed the relevant paperwork.

110/19: Min: 089/19: Fatal Accident on Dereham Road: Town Clerk had written to the Police & Crime Commissioner and the head of County Command; as yet had no response. Cllr T East had

received a response blaming the delays on the developers in Queens Hills; query on the opening of the bus lane Protocol - CTC need to know if it is Draft or Final version. **ACTION: Town Clerk 111/19: Min: 088/19: Showground Premise Licence Variation:** CTC to attend SNC Licensing Committee Meeting as objectors. Meeting date and time to be confirmed. **ACTION: Town Clerk 112/19: Min: 034/19: FRAG expert witnesses:** update given, but raised later in meeting under 8b).

113/19: RESOLVED TO ADJOURN THE MEETING FOR 15 MINUTES PUBLIC PARTICIPATION
Items raised: Min 078/19: 20mph restrictions and roundels - stage of the legal process. Town Clerk has requested the information, but no response yet. **The meeting was reconvened.**

TO MAKE RECOMMENDATIONS ON PLANNING APPLICATIONS, AND RECEIVE INFORMATION ON APPEALS & OTHER PLANNING MATTERS

114/19: a) Planning applications for consideration:

- i) 2019/0065: Mrs Jane Impleton - Valley Lodge, Taverham Lane, NR8 5BE - Proposed two storey rear extension, with balcony - **APPROVE with the caveat that the Neighbour's objections re overlooking from the balcony are considered by the SNC.**
- ii) 2019/0222: Mr Bales - 20 Glenda Road, NR5 0AX - Proposed single storey front extension, loft conversion with associated works – **RECOMMEND REFUSAL on the following grounds: site is at the top of the hill so this would be dominant in the street scene in a densely-packed area. Overbearing and overlooking neighbours. Roof line out of keeping with the surroundings.**
- iii) 2019/0366: Mr T Woolner - 80 Longwater Lane NR5 0TH - Removal of existing conservatory and shed, erection of single storey extension – **Note: Cllr S Hannant declared a pecuniary interest as she lives in Longwater Lane. Comment: Semi-detached dwelling. Neighbouring property also has long extension to rear. APPROVE**
- iv) 2019/0367: Mr J Revell - 44 Peter Pulling Drive, NR8 5GP - Proposed orangery, basement development and all associated works. **(REVISED & AMENDED)** - Change of description and amended plans – **Comment: Concerns were expressed that the link was not shown with 2018/0265 on the SNC website. A query was also raised as to the covenants restricting development on this part of Queen's Hills. RECOMMEND REFUSAL as follows: Overdevelopment of site, covering over half the garden; proximity to boundary, making maintenance difficult; poor design out of keeping with the area and existing building; "made" land on the site of a sand and gravel pit possibly unsuitable for further development; IF approved, there should be a condition that the extension is not to be used as a separate dwelling;**
- v) 2019/0382: Mr & Mrs Trivedi - Church Farm Barn, The Street NR8 5DG - Conversion of outbuilding and erection of attached open garage – **Comment: Good renovation. APPROVE with the condition that the barn is not used for commercial or residential use**
- vi) 2019/0411: Mr & Mrs Fidget - 9 Hill Road NR5 0NW - Erection of single storey rear extension and front porch, demolition of existing garage and erection of new garage – **Comment: Site history – two bungalows to the rear of this site were previously refused. Extension was considered acceptable, but concerns were expressed about the triple garage at rear. APPROVE with a condition that the garage building is not to be used for future commercial or residential use. Also consider Neighbours' objections re overshadowing and possible noise nuisance.**

115/19: b) Information and planning decisions received from South Norfolk & Norfolk County Councils: Information only – No decisions needed. See separate sheet. Noted

FINANCE MATTERS:

116/19: a) To approve the second payment of the JYL Invoice 1182 (Balance of invoice £10,900.61) for construction of Queen's Hills Community Centre following remedial drainage works
RESOLVED to approve the payment of balance of Invoice 1182 to John Youngs of £10,900.61.

117/19: b) To consider the request for further funding for expert witnesses at the Farmland Road Appeal on 21 & 22 March:

Council considered the importance of the appeal in defending the River Tud Valley from development and SNC's inability to defend issues which Planning Committee had not listed as reasons for refusal. Quotes from Expert Witnesses were considered.

RESOLVED to allow the monies left over from the £5,000 originally allocated for the SuDS / drainage expert at the Farmland Road Appeal to be used toward the Transport expert

118/19: RESOLVED to allocate an additional £1,700 to the Farmland Road Appeal towards engaging a Transport & Road Safety expert.

119/19: A Member of public left the meeting.

120/19: c) To approve the invoice for tree felling at Greenhills Woods @ £6,500

RESOLVED to approve payment of the invoice for Tree Felling at Greenhills Woods of £6,500.

TO RECEIVE AN UPDATE ON THE YOUTH GROUPS AND MANAGEMENT COMMITTEES

121/19: A short update was given on the Youth Groups and Management Committees. Cllrs Fiona Carter, Patrick O'Connor and John Newby will meet three times a year. Bank accounts are to be set up for the groups and a review of the constitution of each group will take place. Volunteers from the groups are to attend the Fete to encourage new members.

TO CONSIDER DETAILS OF THE FETE AND FAIR 2019

122/19: a) To approve the additional £125 + VAT for fireworks: The amount for fireworks has not risen in four years.

RESOLVED to agree the additional £125 + VAT for the Fete fireworks. **ACTION: Town Clerk** Monday is now fully booked; Sunday has approx. 15 stalls left. The entertainment and the security firm are booked. Councillors were asked to add their names to a list of Fete Volunteers. **ACTION: All Councillors**

TO RECEIVE DISTRICT COUNCILLORS' REPORTS

123/19: Noted. Cllr A Pond supported the allocation of funds to Expert Witnesses, and promoted the "ping" project. With District and Town Council elections on Thursday 2 May 2019 "purdah" will start on Tuesday 19 March. This was therefore the last District Councillor Report in this civic period.

TO CONSIDER THE REQUEST FOR QUEEN'S HILLS TO BECOME AN NCC "NO COLD CALLING ZONE"

124/19: A letter was read out outlining the application process. NCC would pay the costs involved. **RESOLVED** to support the request. **ACTION: Town Clerk**

TO CONSIDER HIGHWAY MATTERS

125/19: Longwater Lane pinch point wooden post: This is continually being replaced as cars run in to it, costing approximately £500 each time. It was suggested the position of the "Give Way" sign by the pinch point be changed to allow traffic to see it before reaching the bridge. Also, the possibility of replacing the wooden posts with yellow retractable posts that pop back up when driven over. **ACTION: Town Clerk**

TO RECEIVE CORRESPONDENCE

126/19: a) Police Report & January 2019 Crime figures: Noted that they were high again.

TO RAISE MATTERS OF STRATEGIC IMPORTANCE (for discussion only - No resolutions)

127/19: East Hills Wood: FoTV had been granted £23,500 for a programme of conservation works. Send letter of thanks to Voluntary Tree Warden. **ACTION: Town Clerk**

128/19: CTC Council Tax query: the apparent increase was actually a proportional transfer of the £5.01 Special Levy previously collected by SNC for maintenance and replacement of their Streetlights. The transfer of 129 Footway lights is due to take place on 1 April 2019.

129/19: THE DATE OF THE NEXT MEETING WAS CONFIRMED as Tuesday 2 April 2019 at 7pm. **VENUE – The Costessey Centre, Longwater Lane, Costessey, NR8 5AH**

130/19: The meeting closed at 8.46pm
Chairman:

Date: