

KENNINGHALL PARISH COUNCIL

Minutes of the Parish Council Meeting held on 4th September 2023 at Kenninghall Village Hall

Present:

Mr Roy Arthurton	Mr Mark Barrington
Mr Gary Bell	Mrs Mandy Berry
Mr Marcus Halmshaw (Vice Chair)	Miss Alison Holman (Chair)
Mr Simon Mitchell	Mr Daniel Myhill
Mr Brian Taylor	Mr Edward Wood

Mrs Alison Pena (Clerk)

In attendance – 8 members of the public (“MoPs”)

1. Apologies for absence: Mr Kevin Edwards and District Councillor, Marion Chapman-Allen (MCA).
2. **Declarations** by Councillors of any disclosable pecuniary or personal interests in any Agenda items. In the interests of transparency, Councillors may also wish to declare any other interests they have in relation to an Agenda item, which support the principles detailed within the KPC Code of Conduct. **None.**
3. **Minutes of the Meeting:** Subject to a small change the minutes of the Meeting of 4th July 2023 were proposed by Mr Taylor seconded by Mr Bell and all in agreement.
4. **Matters Arising:**
 - (a) **Allotments** – It was noted that the Parish Council were required to pay 50% of the landlords legal costs (total cost is approx. £3,300 so this would equate to approx. £1,650. The allotment holders had agreed to pay this cost back to the parish council in due course. The Clerk had obtained quotes for the legal work required for the parish council and costs ranged from £1,500 -£3,000 +VAT. After discussion it was agreed to accept the quotation from Cozens Hardy LLP of £1,500 - £1,750+VAT. Proposed by Mr Mitchell, seconded by Mr Myhill and all in agreement.

ACTION: Clerk to action with Cozens Hardy and Miss Holman to action with Strutt & Parker.

- (b) **White Horse Public House** – the Clerk advised that the PC needed to demonstrate to BDC that the parish/residents wanted the pub saved as a community asset. It was agreed to seek views via Facebook/social media and the newsletter.

ACTION: Clerk to action with Mr Myhill.

- (c) **East Harling and Kenninghall Medical Practice** – it was noted that there had been good attendance at the public meeting held on Monday 10th July but disappointing that none of the Partners attended. Patients still reported ongoing issues since the meeting. We are still waiting to hear who is Kenninghall’s representation on the Patient Participation Group (PPG).

ACTION: Clerk to action

- (d) **Brew Daisy Coffee Van** – the van had made one visit to Kenninghall but has struggled to find a space to park on the Market Place.

ACTION: Clerk to contact the owner to discuss.

- (e) **Parish Partnership Bid Scheme 2023/24** – suggestions discussed were a static speed warning signs for Banham and Lopham Roads to act as a permanent deterrent and/or repair to playing field car park.

ACTION: Deferred to October meeting for full discussion.

5. **District and County Councillors Reports** – no reports received.

6. **Reports:**

(a) **SAM2** – The results for June for Lopham Road were:

- 85th %ile – 42.6mph
- Average speed – 34.4mph
- 78.5% of vehicles were speeding with an average of 37.9mph
- Maximum speed recorded was 85mph at 5pm

It was noted that Norfolk Police could not handle the volumes of information from SAM2 units as most parishes now had them in situ. It was confirmed that Mr Arthurton was handing over responsibility for SAM2 to Mr Myhill; Miss Holman thanked Mr Arthurton for his work.

(b) **Highways** – Miss Holman reported that NCC Highways Engineer had moved onto another role and we await confirmation of his successor. The tree cutting on Banham Road had been contracted out by NCCH and a complaint made about the work.

(c) **Playing Field and Village Hall Field** – Mr Taylor reported that the playing field was regularly maintained by contractors; the slide had been welded, the soil built up around the slide and artificial grass installed by Mr Bell. The contractor who had cleaned and re-lined the MUGA had done a very good job. Mr Mitchell would carry out a site safety inspection shortly.

(d) **Kenninghall Flood Update** – Miss Holman that meetings were still ongoing with FMT and landowners.

(e) **Neighbourhood Development Plan (NDP)** – Mr Myhill and Mr Mitchell now had access to the mapping tool provided by Parish Online which would be useful for updating the NDP. It was noted that funding and technical support was available and they would explore technical support in more detail.

7. **Public Forum** – A MoP asked if KPC had made comments on the planning application for The Chapel, Quidenham Road. It was confirmed that KPC had no objections and had submitted their response. Any concern regarding graves would be a church matter.

A MoP said that the commemorative tree on the village hall site had been vandalised. The Chair of the Village Hall Committee advised that it had been removed and another tree planted in November. The plaque had been recovered and would be reinstalled in due course. Vandals had also set fire and destroyed the trailer in Kenninghall Woods.

8. **Planning Matters:**

(a) **3PL/2023/0767/O – Pear Tree Farm, Fersfield Road** – 2 x single storey self build houses – Mr Taylor expressed an interest in self build and explained that there was a register of over 500 self builders in Breckland. A discussion ensued about whether Dam Green constituted a hamlet or part of Kenninghall parish. In the recent planning decision on the application at Fair View BDC noted that Dam Green was not a hamlet. This was important as a determinant of whether this development

was located just outside the boundary for permitted development in Kenninghall. It was agreed that as a greenfield site which has only be used for agricultural purposes that this was the wrong site for development and would add to the flood risk by creating more discharge into the Beck. Neighbouring residents addressed the meeting and urged the parish council to object to this application on grounds of being a greenfield site (and setting a precedent), reducing visibility, increasing traffic on Fersfield Road and impacting on wildlife and the environment around the site. It was argued that other developments close by had been conversion of existing agricultural buildings rather than new build. A vote was taken and it was agreed to object to the application; 8 in favour and 2 abstentions.

- (b) **3PL/0164/F – Wash Farm Barn, Fersfield Road** – variation of condition 2 – proposed by Mr Mitchell, seconded by Mr Taylor and all in agreement to support this variation.
- (c) **3PL/2023/0016/UC – Ashtree Poultry Unit, Lopham Road** – Prior approval for proposed change of use and conversion of an agricultural building to 5 residential dwellings (Use Class C3) including part demolition within Class Q of Part 3, of Schedule 2 of the Town and Planning (General Permitted Development) (England) Order 2015 – it was noted that this was the third application for this site. However this application involved the conversion of the poultry units to five dwellings under Class Q. The previous applications had been for demolition and re-build of a larger number of dwellings. As a brownfield site it was proposed to support this application; proposed by Mr Arthurton, seconded by Mr Myhill, this was accepted by a vote of 6 for the proposal and 3 abstentions.

ACTION: Clerk to action on the planning portal.

9. **Financial Matters to be approved:**

- (a) **Asset Register** – deferred to October meeting.
- (b) **Risk Register** – deferred to October meeting.
- (c) **Clerk's Monthly salary** - £438.40 – proposed by Mr Taylor, seconded by Mr Mitchell, all in agreement.
- (d) **Parish Online Subscription** - £67.20 – proposed by Mr Taylor, seconded by Mrs Berry, all in agreement.
- (e) **NPTS Autumn Seminar** - £54 - proposed by Mr Myhill, seconded by Mr Mitchell, all in agreement.

ACTION: Clerk to circulate the agenda.

- (f) **Recycling payment** of £951.42 noted. This was an increase of 12.5% from last year and was made up of glass recycling £659.42 and paper recycling £186.54. Mr Barrington would consider option of a can recycling bank.

ACTION: Mr Barrington to investigate.

- (g) **Payments approved during August break** – noted.

ACTION: Clerk to action payments.

10. **Correspondence**

- (a) **Town and parish council preview sessions: Breckland's Local Plan** - Mr Myhill and Mr Mitchell to attend the session in Thetford.
- (b) **Breckland Local Validation List consultation** – noted.
- (c) **Norwich to Tilbury Non-statutory consultation update** – Mr Barrington attended the recent webinar which was very informative and will circulate the presentation.

11. Any Other Business

- (a) **Land behind church** – Miss Holman advised that the PCC were buying a parcel of land behind church for addition graves. It was proposed that the PC apply for change of use on behalf on the PCC as recommended by MCA and Planning. Proposed by Mr Mitchell, seconded by Mr Taylor with 6 councillors in agreement and 1 abstention. The Clerk raised concerns and would investigate the legality with NPTS or NALC.

ACTION: Clerk to action on the planning portal.

- (b) **Deal Farm AD Plant update** – the developers had appealed against the decision by South Norfolk District Council to refuse retrospective planning permission and the enforcement notice requiring demolition. The Planning Inspector would visit the site in December.

Date of next Meeting: Tuesday 3rd October 2023 at 7.30pm in Kenninghall Village Hall.



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Miss Alison Holman, Chair