

# HEMPNALL PARISH COUNCIL

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Minutes of the Parish Council meeting held on Tuesday 16 February 2021 at 7:45pm  
virtually via Zoom

## **Present**

Chairman Mr David Hook, Vice Chair Mr Richard Delf, Mrs Liz Allen, Mrs Joan Cann, Mr Andy Driver, Mr Hamish Rose, Mr Mike Turner, Mr Peter Workman and the Clerk Mr Ian Nelson.

## **Members of the public present**

County Councillor Mrs Alison Thomas to end of Roadside verge cutting.

## **Apologies**

Apologies were received from District Councillor Mr Michael Edney.

## **Declarations of Interest**

Mrs Allen declared a pecuniary interest in the Greater Norwich Local Plan Regulation 19 Publication matter.

Messrs Hook and Workman declared an interest as trustees of the Town Estate and Property Charity.

## **Minutes of the previous meeting**

Mr Delf proposed, Mrs Cann seconded, and it was unanimously agreed the minutes of the meeting on 19 January 2021 be approved subject to amendments to two areas.

## **Public Participation**

Mrs Thomas provided the following information:

### ***Flooding***

She encouraged people who had suffered flooding of their homes to report this to [water.management@norfolk.gov.uk](mailto:water.management@norfolk.gov.uk). This would result in a flood investigation specifically for them and once undertaken the residents could be entitled to grants from DEFRA for flood prevention work.

If people had to move out of their home, they should be entitled to a discount on their council tax.

NCC has put extra funding into the flood team and created a £1.5m capital reserve for NCC's contribution to any flood related capital projects.

Mr Hook volunteered to pass on this information to Kevin & Kay Rust and Mrs Allen to the daughter of Mrs Peggy Tweedale and the Clerk to other people affected.

DH /LA  
IN

### ***Highways***

Local members should have a £10k pa (was £6k pa) allowance for highways in 2021/2022.

There are likely to be delays in responding to issues due to the volume of work created by flooding and freezing weather.

### ***Roadside verge cutting***

Mrs Thomas had previously volunteered to ask Highways for the rationale behind the current roadside verge cutting policy. Mrs Thomas responded on 4 February to say the verge cutting policy can be found on the County website and is referred to in the Council budget consultation. The Clerk had circulated the website info which was as follows:

#### ***“Grass verge cutting***

*We only cut grass verges for safety reasons, not appearance. Clippings are left on the verge as the sheer amount means we can't collect them. Leaving them is also good for the environment, as nutrients get passed back into the soil.*

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*Roadside verges are cut for road safety purposes to maintain visibility at junctions and to provide room for people to walk on the pavement. We have two grass cutting schedules for our roads - one for roads in urban areas and another for rural roads.*

*We cut grass verges along the majority of Norfolk's roads between May and September each year. Public rights of way are dealt with separately."*

Mr Rose pointed out that Dorset CC had reduced its verge cutting costs from £1m to £650k over 5 yrs as a result of selective cutting and encouraged NCC to do the same. He put several other points forward to support the wisdom of a change in practice.

Mrs Thomas thought it would be difficult to direct contractors to leave specific areas un-cut and thought a policy review would take much longer to action than establishing roadside nature reserves. She said such reserves had been established recently by Wood Green and she would seek permission to forward contact details to the Clerk of Wood Green's team leader and would also supply details of Mr Martin Wilby, cabinet member for highways. Mrs Thomas felt that policy and action would probably be led by NCC Ecologists, Catherine Due / Ed Stocker.

Mr Hook proposed, Mr Driver seconded, and it was unanimously agreed the Mr Rose would compose a letter for the Clerk to send to Martin Wilby, Catherine Due / Ed Stocker and NCC road safety advisor, Andy Micklethwaite.

HR/IN

## **Planning Applications**

### **New applications since the last meeting:**

2021/0060 - Doctor Rosie Smith, Veterinary Surgery, Broaden Lane, Hempnall - Change of use of integrated garage to veterinary consultation room. Erection of open porch, including external alterations – Mr Driver proposed, Mrs Allen seconded and it was unanimously agreed that the application be approved.

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2020/1227 - Mr Julian Wells, Land South of, Bungay Road, Hempnall - Variation of Condition 2 from 2019/0864 - Plot 19 and 20 to be House Type E1 and change from shared ownership to private. Plot 21 to change from affordable rent to shared ownership. Remove House Type E from the condition. – It was noted this application had already been approved by SNC between parish council meetings.

2021/0141 - Ms Sheriden Ellis, Subdivision of Garden of Old Mill Cottage Field Lane Hempnall - Variation of condition 2 of planning permission 2020/0018 - Change the design and layout of the proposal. Mr Hook proposed, Mr Turner seconded and it was unanimously agreed subject to one abstention, that the application be refused as it was outside the development area and concern also to be expressed that the size of the plot for an additional house seemed too small.

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It was noted that a new SNC policy (policy 7.5) now permits building adjacent to development areas in groups up to 3-5 houses or as infill if there are other properties nearby.

2021/0279 - Grant Keys, Land South Of, Bungay Road, Hempnall - Discharge of conditions 3, 9, 10, 22, and 24 from 2019/0864 - (3) Roads, footways, cycleways, street lighting, foul and surface water drainage, (9) Traffic Regulation Order, (10) Fire Hydrant, (22) foul water and sewage disposal, (24) Visibility splay, landscaping and maintenance.

It was noted this application had already been approved by SNC between parish council meetings.

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## **Applications approved since the last meeting:**

2021/0016 - Mr & Mrs A Birrell, Little Hinton, The Street, Hempnall - Two storey side extension to dwelling.

2020/1227 - Mr Julian Wells, Land South of Bungay Road Hempnall - Variation of Condition 2 from 2019/0864 - Plot 19 and 20 to be House Type E1 and change from shared ownership to private. Plot 21 to change from affordable rent to shared ownership. Remove House Type E from the condition.

2020/1999 - Mr Christopher Sargent, Former Farm Buildings at Wood Farm Fairstead Lane Hempnall - Conversion of traditional former farm buildings to provide a single dwelling with associated development.

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2020/2162 - Mr And Mrs M Lightfoot, Cart Lodge Barn Lundy Green Hempnall - Erection of single storey rear extension.

2020/2307 - Mr And Mrs M Lightfoot, Cart Lodge Barn Lundy Green Hempnall - Erection of single storey rear extension.

## **Applications refused since the last meeting:**

There were none.

## **Applications outside the parish boundary since the last meeting:**

There were none.

## **The Deals**

The Clerk reported the case officer at SNC had stated the applicant had requested more time to amend their application and had been given until 5 March to do so. The parish council will be notified of any changes.

One letter sent by a parishioner to SNC stated "South Norfolk cannot demonstrate a housing supply to meet demand." which is not correct as the whole of the GNDP area (SNC, Broadland and Norwich) currently has a land supply greater than 5 years.

It is understood the main concerns of the planning officer on the existing plans are:

- Closeness of plot 2 to The Deals
- Entrance to road
- Likely impact on listed buildings in the area

Mr Hook proposed, Mr Rose seconded, and it was unanimously agreed the Clerk should write to SNC to point out the correct information regarding the 5 year land supply.

IN

## **Town Estate and Property Charity Land**

The charity has filed a D2046 notice (circulated to councillors by the Clerk) which states it does not intend to allow any further public rights of way over its land for 20 years from December 2020. This does not prevent it from granting permissive ways. In addition, if a collection of people applied for a public right of way over the land under the 20 year usage procedure, the period covered by the D2046 would not count towards such usage.

Mr Hook said there will be a permissive path allowed along the land kindly donated by G H Allen (Farms) Ltd to the property charity.

Mr Driver pointed out the Mill Centre had been included on the map accompanying the D2046 when it should not have been. Mr Workman will inform the trustees to ensure this is amended.

PW

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## **Newsletter**

Since the first lockdown there has not been a physical hard copy delivery of the parish council newsletter, which was kindly distributed to Hempnall households with Outlook magazine (now called "Village News"). Unfortunately, Village News does not have a mailing list distinguishing Hempnall residents from those of other parishes in the group, so the Parish Council will need to send its newsletter separately. To this end, the Clerk had placed an article in Village News asking people to email him if they wished to receive a copy of the Parish Council Newsletter electronically.

Concern was expressed that many people would now not receive the newsletter.

Mrs Allen pointed out that a Facebook page existed called Hempnall Mardle which may be an additional place to publish the newsletter.

Mr Hook proposed, Mrs Allen seconded, and it the Clerk should continue to pay for an advert in Village News, this year costing £60 and to contact the parish office to see if they would change their minds re the distribution.

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## **Footpath 8 footbridge repair**

Mr Dye's quote had been received and was considered.

Mr Rose proposed, Mr Workman seconded, and it was unanimously agreed Messrs Rose, Delf and Workman would assess the site and liaise directly with Mr Dye re a possible alternative solution by using longer planks. The work to be undertaken as soon as possible due to safety concerns.

HR PW  
RD

## **Potential parish land - 6-acre sites**

The Clerk had investigated two 6-acre areas and discovered from the financial records and minutes that the plots were sold by the Parish Council for £12,000 in December 1982 to Mr Macrae.

## **Parish council noticeboard**

Mr Delf had repaired the notice board to an excellent condition, it needed removing from its base, replacement Perspex, fibre pin board as it was rotten and wet, new hinges as the hinges on there are plastic and cracked and wobbly, the lock was very stiff so was replaced with a new weatherproof lock, it also needed sealant, rivets and weather strip. Mr Delf was thanked for all he had done.

## **Use of Village Hall Car Park**

Mr Rose commented that the parish council pay for half the upkeep of the village hall car park which the village hall committee had allowed to be used by the developers at no cost.

Mrs Allen reported she had spoken to the developers and been informed that by the end of the week all cars will no longer use it as they can park on site.

## **Items for next meeting**

- Damage caused by horses using footpath 12 - Long Lane

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Mrs Allen left the meeting.

## **Greater Norwich Local Plan Regulation 19 Publication**

This started at 09.00 on Monday 1 February 2021 and close at 17.00 on Monday 15 March 2021. The proposed submission documents are at [www.gnlp.org.uk](http://www.gnlp.org.uk). The publication period allows for any concerns to be formally raised as a 'representation' regarding the soundness or legal compliance of the GNLP. There are two ways to make comments on this plan: by submitting them online or in writing. Written responses can also be made on a response form, which can be downloaded from [www.gnlp.org.uk](http://www.gnlp.org.uk).

Mr Workman proposed, Mr Turner seconded, and it was unanimously agreed Mr Hook should respond on behalf of the parish council making, in summary, the following points:

DH

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- That the plan should include only the minimum legal requirement for new housing of 40,541 plus a 5% buffer as it was unsound to proceed with a Total Housing Potential for 49,492 extra houses by 2038 because this was not compatible with Government Climate Change Objectives
- That as the plan includes 31,452 existing commitments this already provides an adequate supply of development land for many years to come and gives developers flexibility in site choices
- If the housing target was set at 42,568 (40,541 plus 5%) this could be met by a combination of 31,452 existing commitments, 5240 completions (2018 – 20) with the balance of 5876 houses supplied by windfall developments and Brownfield sites in Norwich. In this scenario no new allocations for housing involving Greenfield sites need be made and therefore it is not necessary to include any village cluster sites in the plan or utilise sites that might come forward as a result of policy 7.5. In making the case for a lower GNLP housing target Hempnall Parish Council is pursuing a course of action which gives the council its best chance to achieve its policy objective to resist all new the housing site allocation requests that have been put forward by landowners for inclusion in the GNLP.
- Allocating new sites in villages as part of a dispersal policy is unsound as it conflicts with government climate change objectives. Concentrating development in and around Norwich is the best way to reduce greenhouse gas emissions as such development can be based on the usage of public transport. It was noted that there is increasing potential for more residential space to be provided in Norwich as a result of trends towards home working and internet shopping which are leading to a reduction in the need for office and retail space in the city centre.
- The response should refer to all the Hempnall Parish Council policies on housing including in regard to the development boundary, decisions on sites put forward for inclusion in the GNLP etc and should point out that HPC considers the amount of new housing currently projected for the village, resulting from the Bungay Road development, the affordable housing scheme at Millfields and from Windfalls - approximately 45 to 50 houses in total - is the right amount for the village (a 10% increase over current housing numbers).
- The Parish Council should re-state its support for Affordable Housing near Millfields by pursuing plans that HPC has negotiated with Saffron Housing to re-classify land that South Norfolk Council owns at that location as an exemption site.
- To point out that the GNLP as it currently stands will not lead to carbon neutral developments. At the present time Building Regulations are inadequate in this regard.
- That 5,000 houses included in the Total Housing Potential to provide an opportunity for extra capacity should the 2018 ONS household projection figures become reality could be treated as phased development i.e. sites for these houses need only be brought forward if required. In this phased approach Brownfield sites should be prioritised.
- That the value of the countryside and green spaces has been shown throughout the Covid-19 pandemic and the Countryside deserves stronger protection in the GNLP

Mr Hook was thanked for all his work on this matter.

## **Date of next meeting**

The next Parish Council meeting will take place on 16 March virtually or at the Mill Centre/Village Hall at approx. 19:45 preceded by the Parish meeting at 7:00pm. The next Parish Council planning meeting will take place on 20 April virtually at 7.00pm.

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There being no further business, the meeting was closed at 21:34

Signed \_\_\_\_\_ Date 16 March 2021