Acle Parish Council

Meeting Date: Monday, 20th February 2023  
Venue: Acle Methodist Church  
at 7.00p.m.

**PRESENT:**   
Chair: Angela Bishop  
Councillors: Sally Aldridge, Sarah Carter, Jackie Clover, Barry Coveley, Indra Goodson, Wendy Kenny, Jamie Pizey, Richard Powell and David Stephenson. Also, Parish Clerk, Pauline James.

District and County Councillor Lana Hempsall sent her apologies.

There were thirty-five members of the public present and three representatives for Crocus Homes. There was a long discussion about the planning application for land south of Leffins Lane, with many objections being raised. Most of the members of the public left before the formal part of the Parish Council meeting started.

|  |  |
| --- | --- |
| 1 | **APOLOGIES** Tony Hemmingway |
| 2 | **DECLARATIONS OF INTEREST** The parish clerk told the meeting that she is friends with a person connected to the landowner for the planning application South of Leffins Lane. Sarah Carter told the meeting that she purchased her house from Crocus Homes, the applicant. |
| 3 | **PLANNING** |
| 3.1 | **Windle Farm, The Windle** – proposed single storey side extension (20230199). The councillors had no objections to the plans. |
| 3.2 | **Land South of Leffins Lane** – full planning permission for provision of new site access and internal access roads; a 10.5 hectare country park: 200 dwellings (Use Class C3), with outline planning permission (with all matters reserved, saved for access), for an independent Retirement Community of up to 90 apartments (Use Class C3), land for a community building (Use Class F2(b)), associated car park for up to 50 car parking spaces, and associated works, including car and cycle parking, Local Equipped Area for Play, landscaping, sustainable urban drainage systems, and associated infrastructure (20230159)  It was agreed to object strongly to the plans:  The site is outside the development line for the village. There are serious concerns about the risk of water from the site ending up in the environmentally sensitive Damgate Woods. All traffic from the site heading East or North would have to pass along The Street, which is already congested, as there is no access to A47 in that direction.  Pedestrian access to the village is poor with people being obliged to cross Reedham Road to the east side as there is no pavement on the west side. There is poor visibility along Reedham Road because of the underpass. An increase in sewage piped to the Damgate Lane treatment works would result in even more tanker traffic along that narrow road. There are concerns about the impact on the Medical Centre; Residents are already finding it hard to get an appointment. There are concerns about the available capacity at the local primary school. The councillors felt that it was too large a development for the village, on top of the other sites that are already planned. If BDC is minded to approve the plans, then fewer houses would make for a better development. Some of the parking is dislocated from the related house and might result in parking on pavements. The length of some of the private roads would mean that many bins would have to be located outside the end house for the refuse collection. The parking for the terraced houses would likely result in people parking on the pavements outside the front doors. The Parish Council welcomed the proposal for the open space, country park, play area and community space but felt that the size of the development is too great a sacrifice for the village as a whole. |
| 4 | **STORAGE CONTAINER FOR LAND TO THE REAR OF FOLLY TREE HOUSE** |
|  | It was agreed to purchase a 20ft x 8ft green metal storage container for the storage of the market stalls and water bowser, to be sited on the grass to the rear of Folly Tree House, costing £3,000 + VAT. WT Construction will be asked to construct four concrete foundation pads. |
| 5 | **FOLLY TREE HOUSE FLOORING AND TENANCIES** |
| 5.1 | It was reported that all commercial kitchens and bathrooms require flooring to be coved up the wall to facilitate cleaning and that therefore any flooring that was put in by the Parish Council might be wrong and have to be removed. It was therefore agreed not to install any flooring in any of the units. |
| 5.2 | References are being taken up for applicants for each of the four units. There are several businesses interested in each unit. Further details were given in closed session. |
|  | **At this point it was resolved under the Public Bodies (Admissions to Meetings) Act 1960 to exclude members of the public to discuss staffing matters and tenancies.** |
| 6 | **APPOINTMENT OF A TEMPORARY ASSISTANT CLERK** |
| 6.1 | Angela Bishop reported that she and Tony Hemmingway had met with the parish clerk and the deputy clerk. Owing to the current workload with the Folly Tree House refurbishment and the tenancy discussions, the clerks were anxious that many aspects of work were not being covered within their hours.  It was agreed to advertise for a temporary assistant clerk, for 8 – 10 hours per week, for 6 – 9 months, to be paid between the national scale points SCP 21-23, being £15.02 – £15.67/hour, depending on experience. With employer’s pension contributions and employer’s NIC the cost is expected to be just under £1,000 per month. |
| 7 | **TENANCIES**  The clerk reported on individual applicants for each unit. |

|  |  |
| --- | --- |
|  | **NEXT MEETING –** Monday,27th February 2023, at 7.00pm in the Methodist Church |