

NORTH RUNCTON PARISH COUNCIL

Minutes of the North Runcton Parish Council held at the Cricket Club, New Road
Due to the number of residents attending the meeting exceeding the maximum limit for fire regulations at the Village Meeting Place, it was decided to move the meeting venue to the Cricket Club

Tuesday 8th September 2015 – Meeting started late at 8.00pm due to moving venue

Present: Cllr Rick Morrish (Chair), Cllr Ann Towler, Cllr Barry Houchen, Cllr Gill Sergeant, Cllr Paul Yallop, Cllr Amanda Dobbing, Cllr Jeremy Fuller

128 members of the public were present.

The running order for the meeting was revised from the agenda, due to the large numbers of public present wishing to speak about Item 11 c) and the group of Seventh Day Adventists attending to speak and answer questions.

1. Apologies for absence

Cllr Kerry Fuller

2. Declaration of Interest / Dispensation in items on the Agenda

Item 8 – Cllr Jeremy Fuller

7. The Council will discuss the proposed development at Runcton Hall Stables

The Chairman gave a brief summary of the background of the proposed development at the Runcton Hall Stables site. A delegation from the Seventh Day Adventists (SDA) had visited in January to informally discuss their potential purchase of the site, with the intention of using it for a youth camp for their pathfinder group under the conditions of the planning application already granted on the site for 32 log cabins. The PC had noted that the planning consent had been contentious and that there were still concerns about the amount of traffic generation and condition 14 of the consent which related to road works. The SDA had subsequently appointed Peter Brett Associates (PBA) to prepare a report – based on the SDA proposals of having camps for only 4 months of the year, with the largest camps likely to number 100 attendees who would arrive in 4 minibuses and 1 coach per camp. PBA undertook swept path analysis to show that coaches could access the site with no road alterations. They also confirmed with NCC that the required roadworks to discharge condition 14 would be very minor and would not affect Church Green. Based on this information and the fact that the proposed camp site already had consent, the Parish Council considered the SDA proposals broadly acceptable - whilst noting that the proposed purchase was not a PC matter. The Parish Council were therefore surprised at the content of subsequent SDA internet and social media postings which indicated a considerable divergence from the proposals initially suggested - and the Council had had no prior notification when BCKLWN advised of the planning variation on 14th August 2015.

Representatives from the Seventh Day Adventist church were welcomed to the meeting: Dr Steve Thomas, President - Dr Richard de Lisser, Executive Secretary - Pastor Douglas McCormac and Treasurer - Mr Earl Ramharacksingh and Scott Brown of 'Holt Architectural' Architects to address the meeting.

Scott Brown read a statement saying he and the SDA had met with the Borough Council planning officers earlier that day (8th September) to discuss the proposed Variation of Condition 2 attached to planning permission reference 13/01103/FM to allow plans to be amended to reflect a revised layout at Land East of The Green, North Runcton, Norfolk. The local authority insists use of the site for tourism, therefore in addition to the SDA using the

site for their own groups, they would advertise the accommodation for use by the paying general public. They wish for community involvement with cubs/scouts/guides and public use of the recreation facilities and the wooded area would be maintained. There is a recognition that their website needs to be reviewed and the content is not a representation of the current situation and much of what was posted, in particular the predicted numbers of people using the site (750 – 1000) was exaggerated for the purposes of internal electioneering. The statement confirmed that the site will be used by youths aged 10-15, capacity at any one time will be 150 – 250 and there will be minimal vehicle use with the camps taking place 2 – 3 times per year.

The Chairman invited questions from Councillors.

Issues clarified from questions from Councillors:

SDA confirmed that the Borough Council insists that use of the site is for tourism, hiring of the pods will be advertised to the general public. However they did not clarify the number of vehicle movements this might generate. The revised layout of the cabins was proposed to minimise the number of trees to be removed on site. It was expected that camps would number 20-25 tents. They were unable to clarify the reason for the large number of additional toilets and showers – and stated these might be removed from the variation. The proposed earth bunding was proposed so that no soil would need to be taken off site and to assist in screening.

4. The meeting was then closed for public participation and questions were invited for the SDA.

Residents asked a number of questions with the responses from the SDA as follows;

The principal benefit of the SDA coming to the village would be retention of the landscape and ecological value of the site; the objective of the SDA is family values, family camps, and development of young people. The SDA website was inaccurate and they would not be promoting quad bike racing, ‘drum and drill’ exercises etc, Pastor Steve Thomas said that information given for internet publication was given by him and that the article was written to begin fundraising (and for electioneering). The actual number of tents is not stated on the variation, and the point was made that the application is greatly at odds with the website.

When asked if the objective of the site would be for church activities, revenue generation or both there was no clear answer. Peter Brett have demonstrated that coaches could access the site without road alterations. A resident stated that North Runcton is a designated hamlet within the BCKLWN draft Local Plan – to which the SDA confirmed that BCKLWN would accept (and had given permission to) a tourism based development. Residents were concerned as to how the SDA could ensure road safety with an unknown number of vehicles along an unadopted road. It was noted that a letter commissioned by residents from ‘Devassist’ (planning advisors) concluded that the ‘variation’ was not compliant in that the changes to the original application were substantially different and that it should be refused on this basis. Before they left the meeting the SDA said they would withdraw the variation and revert to the originally permitted plan, and the architect would be advising the Borough Council of this on 9th September.

The Chairman was asked why the Parish Council proposed to sign an easement with SDA in relation to the proposed development. It was explained that a section of School Lane was owned by the PC; that the permitted scheme for 32 log cabins and clubhouse would constitute intensification of use; that the PC had sought legal advice and ascertained that requesting an easement from the site owner/developer was appropriate; that negotiation for the easement had been based on the permitted scheme and the previously submitted SDA information about proposed usage; that an easement would provide potential benefits for the parish including a secured arrangement for future maintenance of the road; that the easement had not been

signed. It was put to the chairman that many residents had stated that they didn't wish an easement to be signed and that many residents might prefer to raise funds to underwrite the Parish Council for any expense or loss of money incurred if the easement remained unsigned. It was agreed that an Extraordinary Council Meeting might be organised regarding the implications of the easement arrangement.

The Vice Chairman from Middleton Parish Council spoke and stated that Middleton Parish Council is in support of North Runcton residents and accused North Runcton Parish Council of not acting on behalf of its residents.

A resident asked the assembled residents for a show of hands to indicate if after the SDA statement and questions/answer session they are still in objection to the variation. There was a majority show of hands to support this.

A resident asked the assembled residents if they wanted the camp site development, with a show of hands the majority of residents made it clear they were against the development but not against the Church.

The SDA left at this point, as did a number of residents.

3. County and Borough Councillors Matters, PCSO's Report

Bor. Cllr Peter Gidney reported that work on the Local Development Framework is ongoing and the Borough Council Cabinet were meeting on 9th September.

Bor. Cllr Bal Anota reported that Borough Councillors have asked that the variation to the planning application be sent to the Planning Committee for consultation and decision making.

5. To approve the Minutes of the Parish Council Meeting held on 14th July 2015

The Council approved the minutes and the Chairman duly signed.

6. Clerks Report on any matters arising from the minutes of 14th July meeting and subsequently any matters arising that have been actioned not on the agenda for this meeting

- Deferred to next meeting

7. See Above

8. Quotes for resurfacing School Road

Five quotes have been received for the work to be done to resurface School Road. Although the Council had agreed to delegate the decision to the Chairman and Clerk to decide on a quotation, the item is deferred for discussion at the next meeting.

9. Publication of draft minutes

The Council discussed the publication of draft minutes prior to being formally agreed at the following meeting. Cllr Sergeant proposed and Cllr Yallop seconded and the Council unanimously agreed to them being placed on notice boards and on the website.

10. Highways Issues

The Parish Council discussed how the village had been affected after two recent fatal accidents on the A47 within the Parish, with all A47 traffic diverted through the village for several hours. It was agreed to write another letter to Roger Chenery at Highways England, raising concerns about road safety and traffic speed on this section of road.

11. Planning

- a) Any applications to consider

14/01114/OM – Outline Application for mixed use development at Morston Point

b) Decisions received from BCKLWN

15/00880/F – Mayhill – Application Permitted

c) Comments made to BCKLWN

15/01278/F – Variation of Condition 2 attached to planning permission reference

13/01103/FM to allow the plans to be amended to reflect a revised layout at Land East of

The Green, North Runcton, Norfolk – See Above

12. Neighbourhood Plan Update

Consultation had taken place on the draft Neighbourhood Plan between July and 1st September. Over 250 people visited a two day exhibition in early August and over 60 written responses received and the feedback had been very beneficial. However some respondents had criticised the NP based on the development described within it. Cllr Morrish explained that the NP did not promote development – but simply recognised the development promoted by others (including BCKLWN, developers and landowners) and sought to provide additional policy to help ‘shape’ that development to minimise impact to residents. This is a very important distinction. Having no Neighbourhood Plan in place would limit how the Parish Council and residents could influence future development.

A new concern is that BCKLWN Local Plan examination was adjourned in July to allow the Borough officers to make new proposals for the examination. These include allocating more land for building in West Winch and proposing higher density housing. Cllr Morrish read out a draft letter to go to the Borough Council Cabinet in advance of their meeting on the 9th raising concerns about these proposals and the Council unanimously agreed to send the letter.

13. Correspondence

- BCKLWN – Review of Statement of Licensing Act 2003 and Review of Statement of Principles under the Gambling Act 005

14. Finance

The following expenditure was approved to be paid.

From VMP Account

		£
Mr Brights	Cleaning 22 nd June – 17 th July 2015	124.80
Mr Brights	Cleaning 20 th July – 14 th August 2015	124.80
		<hr/> 249.60

From NRPC Account

CGM Landscapes	Maintenance for July	67.27
CGM Landscapes	Maintenance for August	67.27
Mr R Morrish	Refreshments for NP Consultation	5.25
Mrs R Curtis	Clerk Salary, 15 th July – 11 th August 2015	331.22
Mrs R Curtis	Postage, Stationery and Expenses	10.26
Mrs R Curtis	Clerk Salary, 12 th August – 8 th September	331.22
		<hr/> 812.49

15. Items for future agenda

- Road Repairs
- Action Points from Residents Meeting

16. Date of next Council meeting –Tuesday 13th October 2015
Extraordinary Meeting date to be announced

(Future meeting dates – 10th November, 8th December, 12th January)

The meeting closed at 10.05pm

Signed

13th October 2015

DRAFT