



# Raynham Parish Council

## Meeting Minutes

Tuesday 29 November 2022, 7pm

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Parish Councillors present: David Sidell (Chariman), Richard Brooke (Vice Chairman), Tim Mudd, Barry Sergeant, Nigel Housden (District Councillor) and Tom FitzPatrick (County Councillor until item 8.2). Also in attendance: Jodie Bond (Parish Clerk) and Tom Rynham. There were 7 members of the public present.

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**1. Welcome and to receive apologies for absence**

The Chairman welcomed all those present.

Apologies were received from Andrew Buck and Tracey Fenn. Apologies accepted.

**2. To receive declarations of interest in items on the agenda and consider any requests for dispensations**

There were none.

**3. To approve the minutes of meeting held on 27 September 2022**

The minutes were approved without amendment and signed by the Chairman as a correct record.

**4. To hear from Tom Raynham with an update on the old school site**

Following a census, the general view was that there was some interest in the old school being used as a community hub, however there was not much interest from people wishing to get involved in running it.

Tom explained that he wants the green space to remain available for the community to benefit from and is considering letting the building on a commercial basis, which would only be let during business hours. In response to a question from a member of the public, it could be let to organisations and used for walkers for example.

Tom asked those present whether installing a tennis court would be of interest...funding could be available for this type of project and the Estate could also contribute funding towards this.

Tom also wanted to gauge people's thoughts on re-locating the children's play area to the old school site, and look to upgrade the equipment and create a safer environment.

Visitor parking could be made available to the rear of the site. Tom also suggested that an Amazon drop off point could be located here. A member of the public present proposed an electric car charging point, but as Tom mentioned, the energy source would have to be looked into. Tom confirmed that the site will not be used for further development, or more houses. Tom is open to all suggestions.

Tom FitzPatrick and Nigel Housden suggested that there may be funding available via the NNDC Sustainable Communities Fund.

Cllr Brooke explained that the Parish Council used to work with the school to maintain the green space, which the Estate is maintaining at the moment. Tom suggests that they continue to maintain it, which would be part funded by letting out the building. There was some discussion about outdoor teaching or training, which could be a possibility, as long as it does not compete with the Village Hall.

Tom also discussed the recent planning application for a farm shop and garden centre. It will be an enterprise to benefit the local area which would offer a level of employment for 10 to 20 people, dependant on the success of the site. This proposal will be making use of a site that is in need. A

pedestrian footway will be included for easy access on foot but also keeping privacy for guests using the yurts. Tom explained that Highways would not submit a traffic calming proposal for just this application. However, a full traffic calming survey has been carried out by the Estate and this could be accepted if a further application is also submitted for development, such as the one being considered by the Estate for Hall Farm Barn. Highways have proposed that they may introduce a 'narrowing effect' on the road, by way of different colour tarmac on a section of the road. It was agreed and supported by all those present that the speed limit should be reduced from 50mph. Clerk to convey this in the planning application comments.

The other current planning application is for an open restaurant, sited in the old park, which is for a summer opening restaurant for private hire, small events and for chefs to promote their cooking and restaurants.

Tom noted that there are plans to dredge the lake on the Estate, which will be completed in one season, and there is a grant available to do this. It was agreed this was good news, as it will open out the lake view. There will also be lots of other work going on in the park as part of the restoration project but still leaving character. It's possible that some boat house lodges will be included on the lake, in the future.

## 5. **NCC and NNDC Cllr if attending**

Tom FitzPatrick (County Councillor)

The County Council report is available to view online. Cllr Mudd asked whether the gritting route will include Station Road as previously requested. Cllr FitzPatrick will follow up on this. Thanks, given.

Nigel Housden (District Councillor)

The District Council report included an update on s106 agreement, which is delayed due to nutrient neutrality, and until Natural England are satisfied with the nitrate and phosphate levels associated with the development there is nothing else to report.

There was some discussion concerning the conditions relating to the Solar Farm application whereby £13,000 of funding for heritage assets should have been received. Cllr Housden has followed this up with the NNDC Officer dealing with this case, however there is no further update as yet.

Cllr Housden reported that the local Parklands mobile home site in Pudding Norton has been sold by NNDC to travellers. Cllr Sidell asked where the sale funds will be allocated, Cllr Housden explained that he has requested that NNDC ringfence the funds for the Raynhams Ward. Thanks given.

## 6. **Open forum for Public Participation: an opportunity to hear from members of the public**

There were no comments.

## 7. **Open Spaces**

### 7.1 Discuss and report any highways issues

There were none.

### 7.2 Receive SAM2 report

For Project: East Raynham Stud (Incoming) 13th October 22 - 26th Nov 22

Traffic Report From 12/10/2022 15:00:00 through 27/11/2022 11:59:59

85th Percentile Speed 45.2 MPH

85th Percentile Vehicles 58318

Draft until approved at next meeting

Max Speed 70 MPH on 13/10/2022 05:15:00

Total Vehicles 68610

7.3 Purchase of Remembrance Day Poppy Wreath

The Council RESOLVED to purchase a poppy wreath for the Remembrance Day service which Cllr Sidell attended on behalf of the Parish Council. Thanks, given.

7.4 Consider application for funding for new trod adjacent to Bowling Green

An updated estimate of £11,000 had been received from NCC Highways for a trod to be installed adjacent to Bowling Green. Following consideration, the Council RESOLVED to submit an application to the NCC PPS fund for 50% of the total cost and a further grant application to the West Raynham Solar Farm Fund for the shortfall. Clerk and Chairman to action.

7.5 Consider and agree grass cutting contractor for 2023

Clerk presented two quotations for the grass cutting contact for next year. Following discussion, the Council RESOLVED to accept the quotation from EG Care. Subject to following up on references provided. Clerk and Chairman to action.

**8. Planning Matters**

8.1 To receive results of applications

PF/17/0729 - Erection of 94 dwellings

NNDC decision – PENDING

PF/20/0756 | 9 & 10 West Raynham Road, South Raynham, Fakenham, NR21 7HG

NNDC decision – APPROVED

LA/20/0757 | 9 & 10 West Raynham Road, South Raynham, Fakenham, NR21 7HG

NNDC decision – APPROVED

PF/20/0763 | Plot opposite No. 9 West Raynham Road, South Raynham

NNDC decision – APPROVED

PF/20/1580 | 8-10 Swaffham Road, East Raynham, Fakenham, NR21 7EE

NNDC decision – APPROVED

PF/22/1683 | Maple Tree House, 1 The Bowling Green, West Raynham,

Single storey rear extension to dwelling.

NNDC decision - APPROVED

PF/22/1913 | Land At Grid Ref 588801.08 326994.39, Swaffham Road, Dunton

Erection of outdoor restaurant building, toilet block and provision of associated car park, and formation of access track

PC comment – NEUTRAL | DC decision - PENDING

8.2 To receive and consider new applications

PF/22/2289 | Lodge Farm , Swaffham Road, East Raynham

Conversion and extension of farm buildings to form: i) farm shop, ii) retail units and iii) cafe/restaurant; use of land as an outdoor plant centre; and erection of bin/cycle store and garden retail building.

Formation of new access onto Swaffham Road (A0165), creation of car park and associated hard/soft landscaping

PC comment – PC supports this application subject to adequate speed limit reductions. Clerk to include details of the latest SAM2 results.

Draft until approved at next meeting

LA/22/2223 | 11 The Street, West Raynham, Fakenham, Norfolk, NR21 7AD

Works associated with replacement of existing windows in front elevation of dwelling

PC comment – SUPPORT

PF/22/2742 | Trees Field Farm, Heath Road, West Raynham, Fakenham, Norfolk, NR21

Erection of two-storey agricultural workers dwelling (revised scheme)

PC comment – NEUTRAL

PF/22/2729 | 95 Raynham Way, West Raynham, Fakenham, Norfolk, NR21 7JT

Two storey side extension to dwelling

PC comment - NEUTRAL

Following discussion, it was agreed to complete the recently received planning questionnaire based on Cllr Mudd's comments. Clerk to action.

**9. Receive and consider and correspondence**

Clerks and Councils direct magazine – Made available to Councillors

**10. Financial Matters**

10.1 To approve the bank reconciliation and payment of accounts list

The Council RESOLVED to approve the bank reconciliation and payments list (see below)

Clerk	Salary (Oct-Nov)	£253.50
Hempton PC	Clerks Expenses	£21.33
K&M Lighting	Street Lighting Maintenance	£10.72
CGM Ltd	Grass Cutting	£134.91

**11. To review and approve the Financial Regulations & Complaints Policy**

Following review, the Council APPROVED the amended Financial Regulations and Complaints Policy presented by the Clerk.

**12. Consider issues with the lack of communication from NNDC**

Cllr Mudd noted that there are unresolved issues with the Solar Farm planning application and enquiries made. The Governance Review was handled very poorly and the communication from NNDC was not satisfactory, numerous invitations were made by the PC but none were accepted, also they did not communicate with those residents directly affected, other than a letter being sent. Cllr Housden agreed to follow this up on our behalf. Clerk to send our concerns to Cllr Housden to take forward.

**13. To receive any items for inclusion on the next agenda and to note the date of the next meeting**

The next meetings will be held on 31 Jan 2023, 28 Mar, May TBC, 25 Jul, 26 Sep, 28 Nov at 7pm.

The Chairman thanked everyone for attending and closed the meeting at 8.35pm.

Signed by Chairman: ..... Date: .....