



Syderstone Parish Council

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Minutes of the Parish Council Meeting Held Thursday 15th August in Amy Robsart Hall

PRESENT:

Cllr D Daly - Chair
Cllr D Candy
Cllr P Welland
Cllr S Ojelade
Cllr S Wood
Clerk/RFO – Sarah Harvey
Members of the Public – 4
Borough Councillor C Morley

- Welcome from the Chair:** The Chair welcomed all those present to the meeting.
- Apologies for Absence:** apologies for absence were received and accepted from Cllr D Niemann.
- Declarations of Interest on Agenda Items:** None.
- Parishioner's Questions and Statements (15 minutes):**

A number of further concerns were raised by parishioners in attendance, including that the proposed outbuilding, due to its size and location, still constituted an overdevelopment of the site. It was noted that the long, narrow rear garden was already occupied by a high density of buildings. The height and proximity of the proposed outbuilding to the boundaries of neighbouring properties would lead to unacceptable overshadowing and a significant loss of natural light. The plan supporting the application failed to include important detail such as the materials to be used for the main construction of the outbuilding, the provision of services and detail surrounding the disabled access to the outbuilding.

Concerns regarding detail that was lacking in relation of the proximity of the proposed outbuilding to the boundaries, especially the shared access. It was noted that the location plan that had been submitted as part of the planning application was incorrect and did not reflect the access way to the rear of the properties, which was a shared access and which all property owners shared a combined responsibility for. It was noted that this access continued to be both fenced and locked by the applicant and was unable to be used by neighbouring properties.

Concerns were raised regarding the repeated submissions of planning applications for the same purpose, that had been refused and the history of enforcement issues related to unauthorised development at the site.

There was also a concern, especially due to the planning history relating to the site, that the proposed outbuilding could be used in the future as a standalone business or holiday let. The size and self-contained nature of the building make it suitable for such use, which would not be appropriate for this residential area. It was noted that the applicant was also operating a business from the garage of the property and that the external fabric of the building had been altered without obtaining the necessary planning permission.

Concerns were also noted that smart doorbells installed at the property were directed to point so that they recorded activity in shared public spaces.

Borough Councillor C Morley confirmed that he had requested that the planning application be called in so that it could be determined by Planning Committee, as he considered that the application still was overdevelopment of the site.

5. **Planning:**

5.1 **To consider plans at the time of publishing:**

SUPPORT

24/01299/F - Replacement Garden Room following removal of existing Conservatory at 7 Manor Court, The Street.

OBJECT

24/01316/F - Proposed detached single storey outbuilding to provide accommodation for disabled son at 21 The Broadlands, The Street.

It was noted that the Parish Council would support Borough Councillor C Morley's request to call the planning application in so that this would be considered by Planning Committee.

5.2 **To consider plans since publication of agenda:** None.

5.3 **To consider outcomes of planning – approved/withdrawn by the Borough Council:** None.

6. **Finance:**

6.1 **To note accounts for payment under the Late Payments Interest Act (1998):** None.

6.2 **To approve the accounts for payment in July (list at meeting):**

Great Massingham Area Community Car Scheme (Donation)	150.00	BACS
TTSR Ltd (Grounds Maintenance, May)	410.62	BACS
Collective Community Planning Ltd (Neighbourhood Plan)	840.00	BACS
Parish Online Mapping Software (Subscription)	48.00	BACS
C Appleby (Delivery of Newsletter)	15.00	BACS
Paperclip (Printing of Newsletter)	210.80	BACS
Clerk's Salary & Expenses (18 th July to 14 th August 2024)	338.50	BACS
HM Revenue & Customs (Income Tax Payment)	1.40	BACS

6.3 **To note the finance received in August 2024:**

Groundwork UK (Neighbourhood Plan, Grant)	8,000.00
The Natterjack (Advertising Fees)	35.00

6.4 **To approve the July 2024 financial statement:** it was AGREED to accept the July 2024 statement, which was signed by the Chair, Cllr D Daly.

7. **A resolution to adjourn the meeting for Parishioners Questions and Statements (if required):** Borough Councillor C Morley provided a report on the recent activities of the Borough Council. This would be attached as an Appendix to the minutes of the meeting.

8. **To receive items for next Agenda:** Annual CIL Review, Playing Field Noticeboard, Play Area directional signs, Jack's Lane CBF Application.

9. To note the date of the next Parish Council meeting Thursday 19th September 2024 at 7.30 p.m.
Meeting closed: 8.30 pm.

.....Chair

.....Dated

THESE MINUTES ARE UNCONFIRMED UNTIL APPROVED BY FULL COUNCIL

Appendix One

Report from Borough Councillor C Morley

Budget

Still had to draw on Reserves for 2023/24 to balance the budget. The previous administration left us with plans that needed a draw down of £2.64m and we could only beat that by £100k. However, as inflation affected our costs by +14%, Government finance settlement less than +4%, fees and charges no increase; our outturn figure reflected around 10% productivity. But more needed in future because still have a black hole in accounts for 2026/27. No indication that the Labour Government is going to give a more generous tax settlement but 30th October the Chancellor plans to give budget indications and we may get a view of her intentions, if not we will have to wait until December.

Budget setting starts in September and culminates in a report to full Council in February for agreement. Everybody in Council will have to tighten belts even further.

Internal Drainage Boards (IDBs)

We have, by law, to pay their reasonable costs which they levy on us. Last year Council Tax totalled £7.62m (majority goes to County) and IDB levies totalled £3.25m or 43%.

Fifteen started, now 33, mostly District Councils, have joined a Special Interest Group lobby to persuade Government something must change as this is not fair to the residents of these areas. Michael Gove agreed and promised a fair solution. Nothing was done but there are signs of continuing interest which, hopefully, will bring a result. There is a presentation to interested MPs in the House on 8th October and hot off the press, Angela Rayner's office had offered a meeting with the Minister, Jim McMahon, on 21st October. Press, radio and TV notices increasing.

Second Home Tax Premium

Letters are going out to homeowners explaining the position. Reminders in December and tax demands early next year. Syderstone had at last count 43 second homes and will be receiving a small, 3.5%, of the extra money. Clerks will be advised of the mechanics of this credit. Also, a share of the long-term empty home extra 100% premium.

The Council Leader, Alistair Beales, is negotiating a greater share of the money that goes to the County, which receives 75% of tax raised, for us. We are looking for around half of that which would return around £3.5m. There are 3,200 second homes in West Norfolk.

Planning

New housing target seems to have arrived with the Government wanting more houses built. I hear the number has doubled for us to 1042, but I wait to hear more about how this is to be delivered. I trust this Ward will not be affected. Meanwhile you will have received notice of the changes to the all singing Local Plan and that a consultation period has started. Needs looking at in the light of your Neighbourhood Plan work.

Councillor Community Support Grant

I still have £800 in the kitty so if any good cause, with a bank account, needs a little help, please ask them to get in touch.

Waste Disposal – Bins

This is one of our main services for residents and costs, for the 73,000 properties we recover from, nearly all of the Council Tax we are allowed to collect. Fortunately, we reduce this to about 34% through the revenue we receive for this service to businesses, schools, brown bins and increasingly credits on recycled materials. Therefore, it is not only for 'green' reasons that recycling is essential, it earns us money and makes council tax go further. If you could stress in The Natterjack the benefits of doing this – also no contamination of bins. I don't know if this is an issue here but it is across the Borough (20% of bins) and in particular more use of food waste caddies where there is much scope to receive more credits. The Council would be grateful.

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