



Meeting Minutes

Mattishall Parish Council

Monday 1st August 2022 at 7 pm
Poultec Business Park

Parish Councillors (Cllrs) present: David Fowler, Richard Turner (Chair), John Pickering, Graham Clarke (Vice Chair) and David Piper.

Parish Clerk: Anita Rose
2 members of the public

The Chair announced to members of the council and public that the meeting will be recorded for minute purposes.

1. Apologies for absence

Apologies were received and accepted from Cllrs Norton, Smith and Taylor.

2. Members' declarations of interest in items on the agenda consider any requests for dispensations

Cllr Pickering declared an interest in Item 3.2. application PL/2022/0777/HOU

3. Planning matters

3.1. To receive results of planning applications

PL/2022/0652/LB: Sycamore House, Hewitts Butchers Church Plain; Repairs to exterior, replacement windows and doors and internal alterations – **APPROVED**.

3PL/2022/0363/F: Little Footsteps of Mattishall, Dereham Road; Extension to existing children's nursery – **APPROVED**.

3DC/2022/0140/DOC: Land off Dereham Road; Discharge of condition 4 of 3PL/2020/0462/F – **APPROVED**.

Cllr Pickering left the meeting room.

3.2. To receive recommendation from planning and monitoring group on current application

The Council agreed to submit the following comments to Breckland District Council. Proposed by Cllr Fowler, seconded by Cllr Clarke and unanimously **AGREED**.

3OB/2022/0045/OB: Land off Dereham Road; Application to discharge the S106 obligation, Sch 2, P1 1.1 – Open Spaced scheme on 3PL/2020/0462/F – Mattishall Parish Council supports this proposal which accurately identified those areas of land proposed to be transferred to the Parish Council.

PL/2022/0777/HOU: Hall View Barn, 88A Dereham Road; Single storey extension to the east of the existing single storey element – The Parish Council positively notes the proposed use of appropriate building materials- brick, flint infill panels, reclaimed pantiles. The Parish Council positively notes the Tree and Countryside consultant's recommendations.

TR010038: Application by National Highways; Development consent for the A47 North Tuddenham to Easton project – No comment.

3DC/2022/0174/DOC: Land off Dereham Road; Discharge of conditions No 21 on 3PL/2020/0462/F – No comment.

TRE/2022/0158/TPO: Ash House, 4 Mill Street; T1 Ash reduce to 2 lowest branches on West side over neighbours garden to a radius of not less than 6m – No comment.

TRE/2022/0173/TCA: 6 Mill Street; S1 Laurel, T1 Beech, fell and treat stump with eco plugs – Mattishall Parish Council is extremely concerned at the prospect of the felling of Tree T2. This is a particularly significant beech tree forming the southerly gateway to the Mattishall Conservation Area. This tree presents an important frame to the Grade 1 Listed All Saints Church. The proposal is particularly disappointing as the owner would appear to be Breckland District Council (Flagship Homes) and no pre-application discussion has taken place with the Parish Council, as recommended by Breckland District Council in the Statement of Community Involvement. The Section 211 Notice (which has not been uploaded to the Breckland District Council Planning Portal) does not present any firm evidence of structural damage to the residential property. The reference to deterioration on a "preliminary basis" and "likely mechanism of movement" is not supported by photographic or Structural Engineer's evidence. Further, it is not clear whether the supporting document has been compiled by a suitably qualified arborist. Given the immediate threat to this important tree, Mattishall Parish Council asks that Breckland District Council consider making a Tree Preservation Order on Tree T2 to safeguard from felling.

3PL/2022/0831/HOU: Five Oaks, 68 Dereham Road; Removal of existing roof, increase pitch of roof and provide dormer to rear to form loft conversion, including Velux rooflights to front – The Parish Council is concerned that the proposal to raise the ridge height and introduce Velux windows on the front elevation is in conflict with the character of the immediate area- i.e., predominantly single storey properties to the west and north. The introduction of dormer unobscured windows to the rear may present an unacceptable impact on the amenity of properties on Gogle Close (overlooking).

3PL/2022/0220/HOU: 93 Dereham Road; Conversion from bungalow into house with front and rear extensions and detached garage with annex above - Mattishall Parish Council is aware of amended plans for this proposal and is disappointed not to have been formally consulted especially as the Council had expressed concerns on the original application. Our original concerns remain. In relation to the garage development, the Council remain concerned that this could be used as a separate dwelling / office as it appears not to be ancillary to the main dwelling. There remain concerns of overlooking and loss of light to the neighbouring property, and to the proposed ridge height conflicting with neighbouring properties. The "curved" roof to the porch is not a design feature typical of the village and is contrary to the character of the immediate area. More appropriate would be a pitched roof design, as advised by Breckland District Council. In the absence of a Supplementary Planning Document covering design and aspect standards the Parish Council requests that the Local Planning Authority assesses the proposal in relation to the following Local Plan policies: HOU11: The LPA must be satisfied that the proposal is not disproportionate in size; respects the character and design of the existing dwelling; and will not adversely affect the amenity of the neighbouring properties. COM03: The Parish council asks that the LPA satisfies itself that the proposal will not adversely affect the amenity of the neighbouring properties through overshadowing, loss of daylight and/or sunlight, or have an overbearing impact / visual dominance. Specifically, the proposed windows on the East elevation may have an unacceptable overlooking impact on the neighbouring property. The forward location of the proposed garage disrespects the character of properties at that part of Dereham Road and adversely impacts on the established building line and openness of the

fontage gardens. The use of the garage seems (in part) to potentially be for commercial use this would be totally unacceptable in a residential area

Cllr Pickering re-joined the meeting.

4. Finance

4.1. Approve the payments list, the list was unanimously **APPROVED**, proposed by Cllr Fowler and seconded by Cllr Piper. The list is detailed at the end of the minutes.

The clerk was tasked with providing the Council with updated information on the Community Car Scheme and to investigate funding opportunities with Breckland District Council.

The Chairman closed the meeting at 19:39pm.

Payment list (approved at item 4.1)

Payment to	Description	Payment	VAT to be reclaimed
A Rose	Salary July (AP)	£1011.76	£0.00
St Peter's Church	Grant (AP)	£450.00	£0.00
Norfolk Pension Fund	Clerk Pension (July)	£379.01	£0.00
A Rose	Working at home allowance	£13.00	£0.00
Mattishall Community Car Scheme	Community Car Scheme	£223.40	£0.00
R Turner	Expenses (Zoom subscription July)	£14.39	£2.40
SLCC	SLCC Annual Membership	£186.00	£0.00
Mattishall Memorial Hall	Youth club / hall hire	£175.00	£0.00
Ian's Services	Handyman / Gardener (July)	£495.00	£0.00
HMRC	Tax & NI 06 Jul – 05 Aug	£281.66	£0.00
		£3229.22	£2.40

Payments paid by Lloyds Multipay Card

GAME	Xbox One console	£89.99	£0.00
Jewsons	Fencing for play area (1)	£9.60	£1.60
Jewsons	Fencing for play area (2)	£21.61	£3.60
Printerland	Brother laser printer	£275.84	£45.97
		£397.04	£51.17

Payments paid by direct debit taken on or after 20th July 2022

Total Energies	Electricity to Village Green	£13.53	£0.65
		£13.53	£0.65