

**Minutes of the Meeting of
Thompson Parish Council**
held in
Thompson Village Hall on Tuesday 31 May 2016
at 7:30 pm

Present: Kate Winslow (Chair), Duncan Gregory, Alan Dujon, Jean Kaye, Ian Robertson, Irene Smith, Andrew Wagner, 4 members of the public and the Parish Clerk.

1 Apologies for absence: None

2 Declaration of Interest: None

3 Planning Applications:

3.2 Application 3PL/2016/0549/VAR – Variation of conditions 34 Pockthorpe Lane:

This item was moved forward and discussed first. The meeting was suspended to allow Mr Corrie to explain the circumstances of the application for variation of conditions and the variation requested. The Members unanimously decided that they had no objections to this application and directed the Clerk to inform Breckland of their decision.

3.1 Application 3PL/2016/0502/F – Erection of a cidery on land off Hallfield Road:

The meeting was immediately suspended to allow a visit to the application site where members of Norfolk Cider Company showed off the site and answered questions regarding the proposed cidery building and its operation.

On return to Village Hall the meeting was reconvened and immediately suspended to allow public comments regarding the application. Mrs Tyler expressed her concern about traffic to the site with its proximity to Thompson School being a problem, Hallfield Road being very busy at times of morning arrival and afternoon departure from the school. She also felt that large i.e. articulated delivery vehicles are unsuitable for the narrow village roads.

The meeting was reconvened for the members to discuss.

It was felt that access to the site by articulated lorries was unacceptable, on the grounds that the roads in the village, other than Watton Road, Mill Road and School Road are unsuitable for articulated vehicles and that the route suggested in the design and access statement is unsuitable for such traffic firstly because of the narrowness of Tottington Road and secondly because of the sharp turn at Well Corner into Hallfield Road. There is only a short length of footpath on Tottington Road and none on Hallfield Road, concern was expressed for pedestrian safety on these roads if they were to be used by articulated vehicles. In addition, it was noted that the safety posts guarding the seating area at Well Corner have recently been the subject of an insurance claim following their demolition by an articulated vehicle attempting to make the tight turn from Tottington Road into Hallfield Road. The entrance to the site will need a particularly wide splay to enable access to and from Hallfield Road by anything other than small vehicles.

It was felt that the current design of the building suited the site and would not be intrusive to neighbouring properties as long as it remained at the proposed height and footprint and that, at the current level of production where the product is bottled by hand and not by bottling machinery, noise levels would not be a problem to either on site or to adjacent properties.

The members felt that applicant's treatment of the site has, so far, been excellent and all were pleased to see the tree plantings that have been carried out. They are also pleased

that the applicants want to bring a business to the village. As a result, they are broadly in support of this application despite it being outside the village settlement boundary. This support is however, qualified. Should permission be granted they would want to see written assurances from the applicant and also planning conditions regarding the following points:

- A). that no deliveries, either to or from the site, would be by articulated lorries, but by vehicles of a size appropriate to the access route and village roads.
- B). that deliveries to the site would be restricted to times that do not conflict with the arrival and departure times of children, parents and staff to and from the school.
- C). the description of the processes currently used suggest that the proposed building is not part of a noisy high volume operation but rather a “cottage industry” serving just Norfolk and as such is suited to a rural site. Assurance is needed from the applicant that this development was not a prelude to further developing the site for larger scale production and the proposed development will not increase in height or size of footprint prior to construction.

The members directed the Clerk to inform Breckland Council of their decision.

- 4 **Response to NALC Parishes Sector survey:** A number of the members had carried out SWOT analyses and it was decided that these would be sent to the Clerk who is to consolidate them and enter the consolidated analyses on the survey monkey site.
- 5 **Date of Next meeting:** 19 July 2016
- 6 **Any other business (for agenda of next meeting):**