

# Weston Longville Parish Council Annual Meeting of the Parish Council Agenda (published 4 May 2022)

**Date: Monday 9 May 2022 Time: 7.45pm**  
**Place: Hall for All, Church Street, Weston Longville**

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Councillors are summoned to attend the next meeting of the Parish Council. The public are welcome to attend.

## *Lorraine*

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1. To elect the Chair for the coming year
2. To elect the Vice-Chair for the coming year
3. To receive apologies for absence
4. To receive declarations of interest in items on the agenda and consider any requests for dispensations
5. To approve the minutes of the meeting held on 14 February 2022
6. Open forum for Public Participation: an opportunity to hear from members of the public and County and District Councillors
7. Planning
  - 7.1. To receive update on application decisions taken by Broadland District Council (see below)
  - 7.2. To note the comments provided by the Parish Council to Broadland District Council since the last meeting (see below)
  - 7.3. To consider any new planning applications, as listed below, and agree comments (none)
  - 7.4. To consider any planning applications, received since the publication of the agenda, and agree comments
8. Policies
  - 8.1. To agree environmental grant policy
  - 8.2. To review and agree donation policy
  - 8.3. To agree if Financial COVID policy is required, if so to review policy
  - 8.4. To agree data protection policy
  - 8.5. To agree if the lone working policy is required, if so to review policy
  - 8.6. To agree planning policy
  - 8.7. To agree privacy statement

- 8.8. To agree publication scheme, information guide and schedule of charges
9. To agree planning section of portfolio document
10. To consider quote from Norfolk Parish Training & Support for annual subscription
11. Platinum Jubilee
  - 11.1. To receive an update on the arrangements
  - 11.2. To agree Parish Council's involvement and support
12. General Power of Competence
  - 12.1. To consider and agree if the council should use the general power of competence
  - 12.2. To agree the clerk's pay increase from salary scale 15 to 17 on completion of CiLCA.
13. To agree additional payment of £47 for the article in the Wensum Diary's relating to highways issues.
14. Finance
  - 14.1. To review the asset register for 2021/22
  - 14.2. To consider the Internal Auditors report for year ending 31 March 2022
  - 14.3. To agree the accounts for year ending 31 March 2022
  - 14.4. To consider whether to exempt from an external audit and if so to authorise the Clerk and Chair to sign the form.
  - 14.5. To consider the assertions on, and complete, the Annual Governance Statement 2021/22 and to authorise the Clerk and Chair to sign.
  - 14.6. To consider and approve the Accounting Statements 2021/11 and to authorise the Chair to sign.
  - 14.7. To ratify the following payments since the last meeting  
Lorraine Trueman £169.76  
HMRC £42.40  
Helen Pearce £636.48 (paid in error)
  - 14.8. To agree the payment list
  - 14.9. To note any income from 1 April
15. To receive an update on A47 and Norwich Western Link and agree next action
16. To receive
17. To receive an update on the Sheringham Shoal and Dudgeon Extension Projects
18. To agree action to be taken to improve the visual aspect of land at Post Office Lane
19. To receive a report on the Road Safety Conference
20. To report progress made on allotment water allocation
21. To receive an update on footpath matters

- 22. To receive and discuss the Roarr noise study
- 23. To discuss the enhancement of the verges
- 24. To receive an update on the progress made on Parish Council email addresses
- 25. To discuss the use of OneDrive for the storage of Parish Council documents
- 26. Correspondence (information only)
- 27. Any other business (information only)

**To pass a resolution (under the Public Admission to Meetings Act 1960) to exclude members of the public and press for the following confidential item:**

- 28. To receive a report on outstanding planning enforcements

**Decisions taken by Broadland District Council since last meeting (item 7.1)**

Application No	Address	Description	Decision
20220100	2 Breck Barn Cottage, Weston Road, Ringland, NR8 6JL	Erection of single storey rear extension following demolition of existing conservatory.	Approved

**Comments provided by the Parish Council to Broadland District Council since the last meeting (item 7.2)**

Application No	Address	Description	Comments
20220306	Barn on land off Sandy Lane, Weston Longville	Change of Use of Agricultural Building to Dwellinghouse	Weston Longville Parish Council have no objections.
20220318	Bucks Burrow Barn, Dairy Farm, Morton Lane, Weston Longville, NR9 5JL	Variation of Condition 2 of permission 20211467 (Conversion of Detached Ancillary Residential Outbuilding into a One-Bedroom Single Storey Dwelling - Revised proposal) - to permit external insulation and timber cladding	No comments submitted
20220034	Norfolk Dinosaur Park, Morton Lane, Weston Longville, NR9 5JW	Hybrid application - Part full and part outline for the change of use of a former Deer Park to provide an extension to the Roarr Dinosaur Attraction comprising three phases of development, including a volcano feature, rides, food and beverage facilities, toilet block, entrance feature, extension to	See below

overflow carpark, ecological enhancement and landscaping

**Response to Roarr dinosaur park expansion proposals PA 20220034**

The Weston Longville Parish Council would be unable to support the proposal in its present form without the implementation of conditions, which must include the following:

Noise

Receptor Number	Location / description	Predicted from development dB LAeq, T	Existing ambient dB LAeq, T	Total ambient plus predicted dB LAeq, T	Increase over existing ambient dB LAeq, T
R1	Round the Woods (Yurt1)	41.1	43.6	45.5	1.9
R2	Round the Woods (Yurt2)	41.4	43.6	45.6	2.0
R3	Fairfield House garden	37.9	43.6	44.6	1.0
R4	Toad Cottage garden	37.5	46.0	46.6	0.6
R5	Keeley Cottage garden	37.5	40.5	42.3	1.8
R6	Hall Cottage facing Weston Hall Road	40.8	44.5	46.0	1.5
R7	Hall Bungalow facing Weston Hall Road	41.5	44.5	46.3	1.8

**Table 13.16** Calculated noise levels and comparison with baseline.

The Environmental Statement in section 13 clearly explains the baseline noise monitoring and proposal modelling and the impact this will have on the local residents. There is however an error in the submission with the measuring point U1 being shown as located on the Round the Woods boundary when it was actually part way between the boundary and Fairfield House.

However the report also makes mention of a Noise Management Plan which is required for the proposed expansion but also to address current issues with the park as it stands. The report clearly indicated that the amplified roaring noises from the park were audible to local residents. The Design and Access statement indicates that complaints have been made about the existing operation of the park and that and that *‘Alleviating and mitigating negative noise impacts is a key aspect of the proposals, and the aim is to achieve noise levels which are no higher than pre-existing levels, while reducing emissions from some existing sources which have given rise to complaints in the past.’*

It is then surprising that the Existing Ambient readings proposed to be used as a baseline for future comparisons are set at the levels which are already giving cause for complaint.

At the time of measurement, Roarr were working with local residents to reduce the nuisance noise but it is not clear from the report that the baseline Existing Ambient was remeasured after adjustments to the amplified roaring noise had been made.

All of the modelling shows that there will be a cumulative increase in noise in the range of 0.5 – 2.0 dB LAeq, T against base line which is already generating complaints. Whilst this may be low, increases in the 1.0-2.9 dBA are perceptible. The report concludes that because the increase falls into the category of No Observed Adverse Effect Level (NOAEL) or at worst Lowest Observed Adverse Effect Level (LOAEL) at which no specific mitigation measures are required’. Nevertheless, the noise increase will be detectable by the local residents and should not be allowed to hinder their enjoyment of the whole of their properties. The WLPC feels that the developers should not be aiming only to meet the minimum standards defined but should be trying to eliminate the impact of their development on local residents as far as is reasonably practical. The proposals indicate that they will be implementing earth bunding in the open sections between the southern end of the park and the residents of Morton Lane, which will be supplemented by tree and hedge planting. The tree and hedge planting is acknowledged in the report as taking time to mature even though the proposal indicates that some semi-mature trees will be used (10.10.28). The recent storms, with accompanying tree loss, have demonstrated that relying on vegetation for mitigation alone is insufficient.

- A condition that requires a new ‘Existing Ambient’ noise baseline to be made which accounts for the changes already being implemented as part of the Noise Management Strategy to address existing complaints. This should have measurement points which are at the boundaries of the development site AND at each of the sensitive residences. This is because the topography of the

land is such that the houses along Morton Lane sit elevated relative to the site boundaries and residents should be able to enjoy the whole of their properties unhindered.

- A condition that requires the earth bunding to bound the whole perimeter of the site where it abuts the land owned by the properties of Morton Lane and that it should be no lower than 4m high to provide the screening required.
- A condition that requires the implementation of timber acoustic fencing on the bunding between the south of the park and the residential properties on Morton Lane, to supplement the tree and hedge planting.
- A condition that requires the applicant to institute a noise monitoring strategy – which includes mitigation requirements during the construction and operation of the park in order to confirm that the cumulative noise levels do not exceed those predicted in the report. The test points to be agreed between Roarr and the affected residents adjacent to the park.
- A condition that requires the replacement of any trees and hedging installed should it fail within 5 years of being planted.

#### Visual Intrusion

The topography of the site and the surrounding land is such that the proposed development takes up the base and one side of a valley, with Morton Lane and its residential properties being on the other slope. The WLPC would like the planning committee to attend the site so that they can view the proposal from all of the angles and not just the view slices modelled in the report.

The report indicates that – until the bunding and planting are established – that a number of the properties along Morton Lane will suffer from a visual appreciation which is of ‘Medium Magnitude of Change with Major / Moderate Adverse effects, which are significant’. The early installation of the earth bunding, acoustic fencing and planting will mitigate this, so the WLPC asks that there is

A condition that requires the installation of the visual and noise mitigations outlined above to appear in the early part of the Construction Management Plan.

#### Construction Management Plan

The report indicates that there will be noise and visual disruption from the construction of the park expansion. The WLPC ask that the working hours proposed in the report at 13.6 form a condition such that

- Construction work – including deliveries and removals from the site – fall within the hours of Monday to Friday 07:30 – 17:30hrs • Saturdays 08:00 – 14:00hrs • No working Sundays or Bank Holidays
- A condition that construction traffic will be directed to use the B1535 and the main entrance from Weston Hall Road and not the minor road network and secondary access located off Morton Lane (which is currently reserved for maintenance staff).

#### Access along Weston Hall Road.

The entrance to the park is from Weston Hall Road, a section of the B1535 which is the designated HGV route connecting the A47 to the A1067. The nearest bus stop to the park is on the A1067 very close to its junction with Weston Hall Road. There is presently no safe access route along the side of the B1535. The land on one side of the road is owned by the Royal Norwich Golf Course, and on the other side by the Weston Hall Estate.

The Design and Access Statement indicates

*Pedestrians: A survey tallying how many visitors arrived on foot in a year concluded that approx. 50 to 100 people made the journey either via bus links or cycle etc. to visit the park. Pedestrians are known to use the B1535 road and Norfolk County Highways have no plans for accommodating a footpath. Roarr! has made attempts in the past to develop a private footpath project but with the extremely high costs associated with a 450m path to Norwich Rd and with the Highways department unable to assist, this is unlikely to come forward in the near future.*

The proposal implies – and indeed has previously been stated by Roarr – that no consideration for walking / cycling access is necessary as so few park attendees do so. The lack of people using public transport or cycling to access the park is – with the lack of a safe route to do so – self-fulfilling – no-one is encouraged to use non-car based means of access due to the hazards of traversing the last 0.3 miles along this road. This fails to meet Policy 6 of the Joint Core Strategy DPD which sets out that development should be close to essential services and facilities to encourage walking and cycling as the primary means of travel.

Furthermore, policy TS2 sets out that for major development, a transport statement is required, and proposals must deal with any consequences of the development in terms of maximising access by foot, cycle, and public transport.

The Royal Norwich Golf Course has in the past indicated to Weston Longville Parish Council that it would be open to providing a right of access across its land for the provision of a path and it therefore seems unlikely that it would not do so if requested by Roarr. The Paths for All' organisation indicates that a tarmac path of 450m suitable for walking and cycling could be installed for less than £50k so this does not seem to be a prohibitive cost for a scheme of this magnitude.

The WLPC would therefore like to see a condition such that

- A safe access path to facilitate walking and cycling be provided from the A1067 to the entrance to Roarr.

