

Minutes

Rackheath Parish Planning Committee Meeting

Tuesday 15th June 2021 at 7.00pm

At The Pavilion, Green Lane West, Rackheath, NR13 6LT

Anne Tandy

Anne Tandy, Parish Clerk

Present: Pippa Nurse (Chair), Joel Whymark

Also in Attendance: Anne Tandy, Parish Clerk and RFO

Public: 2

7. There were no apologies for absence although Stephen Oakley was not present.
8. There were no declarations of interest or dispensations in items on the agenda.
9. Public Participation:

A request was made for progress with the applications relation to Brillrig at Rackheath Hall and the Gambles Plant Limited. Pippa responded that both applications are waiting to be approved by Broadland District Council and Norfolk County Council, respectively.

10. The Minutes of the Planning Committee held on Monday 19th April 2021 were proposed as an accurate representation. **All agreed.**
11. To make recommendations on the following planning applications:

a. 20210940:

Description: Proposed single storey rear extension

Location: Keepers Cottage, Wroxham Road, Rackheath, NR13 6LY

Application Type: Householder

Comments: Support for the expansion and arch way features but the flat roof is not in keeping with the style of the building. **Recommend approval.**

b. 20210793:

Description: Reserved matters for appearance, landscape, layout and scale following outline permission for 50 units

Location: Land east of Green Lane West, Rackheath

Application Type: Reserved Matters

Comments: Concerns that the character of the properties is not in keeping with the area - very boxy and squashed together

not representative of other properties along Green Lane West.

No open space or play equipment.

Falls short of the Neighbourhood Plan which requires a tree belt buffer between domestic development and industrial areas but this does not have one.

Poor road visibility on to Green Lane West where the road rises and bends.

The design is uninspiring.

There is no footpath in front of the development forcing pedestrians to cross over close to a bend which represents poor connectivity.

Recommend objection.

c. 20210828:

Description: Single storey plant room extension

Location: Mastercote Ltd, 52-54 Wendover Road, Rackheath, NR13 6LH

Application Type: Full Planning

Comments: No neighbouring complaints, within boundary and away from other units. No noise assessment supplied for use of compressors in this application. Council would like to see this requested as part of the application. **Recommend no objection.**

d. 20210836:

Description: Removal of condition 2 of 20070360 - To allow for riding arena to be used for commercial use

Location: Mousehold Farm, Norwich Road, Rackheath, NR13 6FB

Application Type: Removal/Variation of a condition (S73)

Comments: Road visibility is good at the entrance. Very large arena and will be an asset for public to use. **Recommend approval.**

12. To receive information about decisions, appeals and any other planning matters:

- The Committee noted the final Street Numbering and Naming for Trinity Meadow.
- Notification by Taylor Wimpey of their plans for the GT16 North Rackheath development. Outdoor consultation requested from developer, in an open space. Jubilee Park to be offered.
- The Committee noted the update from NCC on the drainage plans along Green Lane West.
- Pippa feedback to the Committee following a meeting with the Rackheath Hall developers and landowners and a site visit.

Issues raised/covered:

- Housing is too open and affects the views to the Hall and a more robust tree belt was requested.
 - Protection of the privacy of hall residents, through signage, fencing etc.
 - Entrance onto the highway, visibility through the trees is inadequate
 - Keep parkland feel to the area.
 - Poor connectivity although they have been liaising with the local bus company for services along Wroxham Road.
 - Bluebell woods would need protection from public access.
 - Inclusion of play equipment such as trim trails in materials sympathetic to the area.
 - Asked to consider offering land for allotments.
 - Impact on future housing and setting a precedent for more development.
 - They were keen for community engagement.
 - If this is passed how is the rest of the land protected. Are covenants on the parkland needed?
 - This presents a real opportunity to design some architecturally sympathetic designs and not a basic 'boxy' design.
- The Planning Report of decisions and applications was noted by the Committee.

Meeting concluded at: 18:45