

## Minutes

### Rackheath Parish Planning Committee Meeting

Tuesday 3<sup>rd</sup> August 2021 at 6.30pm

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

*Anne Tandy*

Anne Tandy, Parish Clerk

Present: Pippa Nurse (Chair), Paula Lowe, Tracy Buckley

Also in Attendance: Anne Tandy, Parish Clerk and RFO

Public: 0

19. Apologies for absence were received from Stephen Oakley and Joel Whymark. These were **approved**.
20. There were no declarations of interest or dispensations in items on the agenda.
21. There was no public participation.
22. The Minutes of the Planning Committee held on Tuesday 6<sup>th</sup> July 2021 were proposed as an accurate representation. **All agreed**.
23. The Committee considered the following applications and make the following recommendations:
  - a. **20211148**  
Description: Erection of 2 pairs of semi-detached houses totalling 4 dwellings  
Location: Old School Playing Field, Green Lane West, Rackheath  
Application Type: Full Planning  
Comments: Council are aware that historically an application for 4 detached dwellings was refused and subsequently an application was approved, and is still current, for 2 detached dwellings on the site. This latest application seeks to amend the dwellings to 2 semi-detached properties with 3 storeys, which are urban in design and not in keeping with the rural feel of the village. This is not in line with Rackheath's Neighbourhood Plan. It was also considered that the layout would be quite compact and they concurred the Highways Agency concern about the positioning of the properties and adjacent parking spaces and agreed they should also be straight on to the highway. It was also reiterated their request, as previously, for the section of Green Lane West, outside the development to be double yellow lined to prevent roadside parking which would be likely to impact on the vehicular access for existing residents. The Committee therefore **agreed to object** to this application.

b. **20211223**

Application Type: Approval of Details Reserved By Condition

Development Description: Details for Condition 8 (Materials Management Plan - Northern Phase Only) & Conditions 14 & 15 (Traffic Management Plan) of 20171464

Development Address: Land off Green Lane, Rackheath

Comments: There were no comments regarding the removal of topsoil from the site and material management. However, regarding the Traffic Management Plan, the Committee **agreed** that they would like to see the entrance to both the Green Lane West sites be situated on Salhouse Road, between the NDR roundabout and the Lovells development. The existing weight limit on Green Lane West would make this road inappropriate for use by construction traffic. Green Lane West is also used by pedestrians enroute to the primary school and heavy construction traffic was not considered to be safe.

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

- The Planning Report of decisions and applications was **noted** by the Committee.
- It was reported that the application at Home Farm, Rackheath has been updated today with amendments and the application extended until the end of September 2021. The Committee were interested in the possibility for a covenant being applied to the remaining land to protect it from change of use. It was **agreed** to discuss this option with the landowner.
- The Brillig application has been extended again until the end of August 2021.
- The Committee expressed disappointment that Taylor Wimpey have decided not to hold a face-to-face consultation on the North Rackheath development. Members felt that Covid-19 was not currently a barrier to this taking place, as suggested, and insisted that it should be arranged given the extensive size of the development and the complexity of the issues to be considered given the enormous impact it will have on the community. This has been communicated to the developer and discussion is to take place with Broadland Planning Officer.

Meeting concluded at 19:15