

Minutes

Rackheath Parish Planning Committee Meeting

Monday 19th April 2021 at 7.00pm

Via Zoom video conferencing

Anne Tandy

Anne Tandy, Parish Clerk

Present: Pippa Nurse (Chair), Joel Whymark, Stephen Oakley

Also in Attendance: Anne Tandy, Parish Clerk and RFO

Public: 2

1. There were no apologies for absence.
2. Pippa Nurse declared an interest in item 5a and 5f as a neighbouring property.
3. There were no comments from members of the public.
4. The Minutes of the Planning Committee held on Monday 8th March 2021 were agreed as an accurate representation. **All agreed.** To be signed at a later date when appropriate to do so.
5. To make recommendations on the following planning applications:

a. 20210441

Description: Change of use of land to hand car wash facility with associated fixtures & fittings

Location: Land off Salhouse Road, Rackheath, NR13 6LD

Application Type: Full Planning

The Committee had full appraisal of the planning application documents.

- Despite the application assertions this activity is likely to produce a significant amount of noise which will impact on nearby properties.
- Although lighting is planned to be at low level it is still a concern given the rural location of the site.
- It is an unsuitable location for this type of business which enters onto a 60mph section of road, close to a roundabout and already sees a build-up of traffic past the entrance down to the roundabout at peak times during the day.
- It is located in a rural environment which is marked as landscape buffer and the land has previously been deemed unsuitable for housing development.

- Isolated location with little amenities for public access such as pedestrian access for those dropping off their vehicles.
- There is a waste management site next door which has already created a significant increase in traffic and means HGV will be regularly passing the entrance to this site.
- There are many other hand car washes in the locality, at least 12 within a 5-mile radius of the site.
- It is considered to be out of character for the area.

Recommendation is for an objection based on the above points.

b. 20210472

Description: Variation of conditions 2 (plans and documents), 4 (trees), 5 (landscaping), 7 (noise assessment), 14 (parking for construction workers) following grant of planning permission 20171464.

Location: Land off Green Lane West, Rackheath (Southern Parcel)

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

The Committee had full sight of the amended planning application documents prior to the meeting.

- Properties are not design friendly.
- 13x 3 storey, 12x 2.5 storey across the development and goes against the Neighbourhood Plan HOU2 which requires lower height dwellings to therefore be in line with Neighbourhood Plan ENV6 which seeks to maintain a rural village feel.
- Affordable housing is grouped to the back of the development creating an enclave.
- Design in terms of road layout is similar but properties are more closely situated together.

Recommend an objection on the inclusion of 3 storey and 2.5 storey houses and affordable housing being allocated in one area of the development.

c. 20210478

Description: Land for storage of building materials and equipment

Location: Land to North of Sam Smith Way, Rackheath, NR13 6TB

Application Type: Full Planning

The committee had full sight of the planning application documents prior to the meeting.

- It is not clear what materials will be stored on the site and whether any restrictions will be put in place for change of use.
- The land is very close to domestic housing.
- Access is through the housing estate increasing traffic and noise.

- Conditions should be applied on storage, access times and restrictions on future use.
- Further information requested from Broadland District Council on the following:
 - It is not clear if use is to be temporary or permanent.
 - the type of access and the hours of access required is unclear.
 - the type of equipment and materials to be stored on the site needs clarifying.
 - Whether the land will be rented out or used by the landowner?

Recommendation to be made at the full Council meeting, once further information is made available.

d. 20210486

Description: Rear extension to include raising of roof to provide additional living accommodation in roof space

Location: 1 Lonsdale Road, Rackheath, NR13 6QW

Application Type: Householder

The committee had full sight of the planning application documents prior to the meeting.

- Similar to other applications in the area
- Natural light via Velux windows so not going to overlook other properties.

Recommendation is for no objections.

e. 20210507

Description: Variation of condition 2 (amendments to house types & corresponding changes to layout & landscaping) of Planning Permission 20171464

Location: Land off Green Lane West, Rackheath

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

The Committee had full sight of the planning application documents prior to the meeting.

- Designs have changed from nice palettes of colours to normal estate housing.
- Unclear what storey's the houses are. Clarification to be sought from Broadland District Council.
- Layout is similar but properties are closer together.

Recommendation to be made at full Council meeting once confirmation of the number of storeys is established.

f. 20201625

Description: Retrospective consent for a 2-bed holiday lodge and the conversion of part of the existing Simply Soaps workshop to provide 2 further 2-bed holiday cottages including ancillary work.

Location: The Retreat, Brillig, Rackheath Park, Rackheath, NR13 6LP

Applicant: Mr Laurence Campion-Jones

The Committee had full sight of the amended application and all members had considered the original retrospective application.

- No further comments were made.

Recommendation is for no objections.

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

- a. An update on GT16 from Broadland District Council reports that a developer has been identified and plans are being progressed. Once information has been received by the Planning Officers, the Parish Council will be informed.
- b. Planning decisions
 - i. A report on the planning decisions reported by Broadland District Council was noted by the Committee.
- c. Planning enforcement updates
 - i. Nothing to report.
- d. Matters arising:
 - i. David Wilson Homes development on Salhouse Road, Sprowston. It is reported that the footpath along the front of development on Salhouse Road, stops at the Sprowston boundary and not extended into Rackheath along the remainder of the development. Clarification to be sought.
 - ii. Lovells site along Salhouse Road is being landscaped and there is no sign of a footpath. Clarification to be sought from Broadland District Council.
 - iii. The Statement of common ground and accompanying letter relating to Home Farm refers to a phase 2. The committee are interested to understand what this means and what the future vision is for Rackheath Hall parkland. Clarification to be requested from Broadland District Council
 - iv. Konnect Bus should be made aware of the approved Green Lane East development and Health facilities to further inform their planning. An update to be requested on their revised provision.

Meeting concluded at: 19.45