

Minutes of the Rackheath Parish Planning Committee meeting

On Monday 30th September 2019 at 7.00p.m, at

The Pavilion, Green Lane West, Rackheath

Anne Tandy

Anne Tandy, Parish Clerk

Present: Pippa Nurse (Chair), Rebekah Hughes, Stephen Oakley

Public:

- 1. Apologies for absence:**
- 2. Declarations of Interest:** None
- 3. Public Participation 1**
- 4. Approval of the Minutes of the Planning Committee Meeting of Monday 16th September 2019**

The Minutes of the Planning Committee Meeting on 16th September were agreed as an accurate representation. Proposed by Pippa Rebekah.

- 5. Recommendations of the following planning applications:**

Development of up to 130 Dwellings and the Provision of 0.4 Hectares of Land for Community Use with all Matters Reserved Except Access (Outline) Location : Land at Green Lane East, Rackheath.

There was general discussion by the Committee about the proposed plan and the concerns raised were:

Flooding areas to the North and South corner of the development are known to flood and have been allocated as public spaces. What flood protection plans are to be put in place?

Bank up to the NDR has been planted with trees but few have survived and need replanting as a sound buffer to the NDR.

There is no proposed access to the tree belt to the North of the site. Ideally a footpath would be instated around the site.

There is only one entrance/exit proposed but it is accepted that the frontage to the development is narrow. Could an emergency access point be installed through to the Lovells site?

It is known from the Lovell development that a gas main runs along Green Lane East to the railway line. What is the impact of this?

Clarification needed for the intended use the white area of land on the plans.

Referenced in the policy document it states there is a bus service on Green Lane East which no longer exists and that the development falls in the growth triangle and comes under the rapid transport link but this is out of date.

As the development is part of the Great Plumstead and Little Plumstead parish (incorporating Thorpe End) there is no direct link with either to promote the village cohesion of these parishes.

Pippa Nurse proposed a vote as to whether to accept the proposal with limitations or to lodge a full objection. A vote was cast by members and the result was unanimously in favour of objecting to the development.

Main points to the objection:

- Single access road for 140+ cars. Potential for rat runs around the Vera Road development of Rackheath.
- There was no benefit to the Rackheath community in terms of infrastructure or financial return.
- There are no plans to link this development to the adjoining Lovells Development
- There has been no prior consultation with Rackheath Parish Council.
- There is a query over flooding which has been identified in the North and South of the development and in such circumstances residents more likely to approach Rackheath Parish Council for a resolution.
- This is another small development proposed outside the call for sites plan and will impact further on schools, health and infrastructure with no benefits to Rackheath Parish.
- The documents reference the rapid transport routes which is out of date and no longer going ahead. Rackheath is still without a direct bus route to Norwich meaning further development is not sustainable.
- Additional traffic from the development would put more pressure on the Sole and Heel roundabout and Salhouse Road to the NDR.
- There are no joined-up cycle routes or footpaths.
- There are limited links to the hub of the Little and Great Plumstead Parish which the development sits within. The location of the access point means the natural gravitation would be towards Rackheath services, but we would receive no income from the development to support the increased impact on infrastructure. It is not governed by our Neighbourhood Plan we would be wary of urbanised buildings that do not meet our plan and would be beyond our control.
- We would want some clarification of the impact the gas main on Green Lane East would have.

All business being addressed the Meeting was concluded at 19.37.