

Minutes of the Rackheath Parish Planning Committee meeting
On Monday 22nd July 2019 at 7.00 p.m, at The Cabin, Salhouse Road, Rackheath

Anne Tandy
Anne Tandy, Parish Clerk

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

Public: 5

1. **Election of Planning Committee Chairman**
Stephen proposed Pippa, Seconded by Joel.

2. **Apologies for absence:** Rebekah Hughes

2. **Declarations of Interest:** None

4. **Public Participation:** Presentation by the developers' agents for the planning application on Green Lane East.

Newest plans, Green Infrastructure plan and context map presented. The central green spaces will be retained as water management areas, these will either be adopted by NCC Highways or a management company, whereby homeowners will be charged a management fee. No play equipment is proposed within the development, but a sum has been offered to be commuted for off-site allocation. The bottom left corner of the development where the green belt meets Green Lane East is waterlogged. It is intended that the constructed water management provision will alleviate the water build up in this area. It was suggested that the area should be tested over a season of rain to see how it copes. Parish Council could adopt this as a green space, but it is not clear at this time what the usability of area the area would be.

Tree belt. Developers agreed to provide a tree survey with an assessment of the condition of the trees. It is already known that many are suffering Ash die back and will need to be removed. Remedial tree work and an approved path consisting of hogging, wooded sides and built up in the middle. Parish Council should be happy with all works before it is handed over as a ready to use, safe condition and once the whole development has been completed.

Salhouse Road link up. The land from the end of the development on Salhouse Road to the NDR roundabout is likely to belong to NCC Highways Department. The developers agreed to consult with Highways and see if a link up could be completed.

Developers would like to have confirmation that the Parish Council are happy to adopt the green spaces. A decision to be formally made at the next Parish Council meeting on 16 September 2019. Before then, the Parish Council will be furnished with extra information about the condition of the tree belt, confirmation of the sums to be commuted for play

equipment and maintenance for Green Infrastructure spaces, and a breakdown of the affordable homes.

It was confirmed that works equipment will access through main entrance on Salhouse Road and there will be some closures of Salhouse Road during the works. The tree belt will be closed for the duration of the work.

Pippa made the representatives aware that the roundabout needs to be flattened to accommodate bus use.

A member of the Public asked about providing a filter lane at the junction to prevent traffic hold up towards the NDR. The Parish Council confirmed that Highways had deemed the junction to be satisfactory and problems would need to be fed back once open, to make the case for junction improvements. It was also asked about a refuge area for pedestrian crossing. The plan shows a refuge on the improvements to the Sole and Heel roundabout.

5. Approval of the Minutes of the Planning Committee Meeting of Monday 1st July 2019

The Minutes of the Planning Committee Meeting on 1st July were agreed as an accurate representation. Proposed by Pippa seconded by Stephen.

6. Recommendations of the following planning applications:

6.1 Response to the Reserve Matters Planning Application for 157 homes on land south of Green Lane East.

NP Checklist worked through. Some items need further scrutiny on the planning portal. Members to look at plans and report back to Pippa by 26th July with any comments. Pippa to populate and circulate the checklist to the Planning Committee members.

6.2 Street Lighting on the Norfolk Homes site for 322 homes at Green Lane West. Report back on meeting with NCC Highways held on 18th July.

Highways have assessed no need for lighting from a safety point on phase 1 of the development. Developers will not provide lighting for areas away from the public highway so any pathway lighting and green space lighting will be at the cost to the Parish Council. In the absence of any green space in phase 1, the planning Committee recommend no lighting requirements are needed. This will need to be considered again for phase 2 once Highways have completed their safety assessment.

6.3 Any other planning applications received.

7. Information about decisions, appeals & any other planning matters: None

All business being addressed the Meeting was concluded at 20.32pm.