

Minutes of the Rackheath Parish Planning Committee meeting

On Tuesday 3rd March 2020 at 6.00p.m, at

The Pavilion, Green Lane West, Rackheath

Anne Tandy

Anne Tandy, Parish Clerk

1. **Present:** Pippa Nurse (Chair), Stephen Oakley

Also in attendance: Anne Tandy Parish Clerk

2. **Apologies for absence:** Joel Whymark

3. **Public:** 1

Joe Wiley, Chair at Great and Little Plumstead Parish Council attended to discuss the Green Lane East, Little Plumstead development. They have objected to the application on the following basis:

- The access road to Broad Lane is now closed
- Appears to be a speculative proposal to gain advantage from enhanced land values changing from agricultural land
- It is not allocated within the Growth Triangle, Broadland have more than a 5 year land supply and there are no requirements from further unallocated sites as per the CPRE campaign.
- It merges Reeves Corner into greater Rackheath area and does not reinforce the Rackheath Village endangering agricultural land towards Plumstead Road.
- No commitment to affordable housing provision.
- Flood risk assessment refers to Breckland DC
- Noise assessment fails to address opening windows and outside garden space.
- Large sections of unadopted road contrary to their Neighbourhood Plan.
- Transport assessment does not fully address safe walking/cycling routes through developments. Existing bus stops are no longer current. This master planning is absent from large scale proposals and the growth triangle.
- No mention of NNPF requirements for climate change provision.

The option of moving the boundary will be discussed by Great and Little Plumstead Parish Council, should the development be pushed through.

4. **Declarations of Interest:** None

5. **Approval of the Minutes of the Planning Committee Meeting of Monday 19th February 2020**

- a. The Minutes of the Planning Committee Meeting on 19th February 2020 were agreed as an accurate representation. **All agreed.**

6. Recommendations of the following planning applications:

- a. **20200202:** Green Lane East, Little Plumstead development. Updated planning application. *Pippa to provide.*
- b. **20200307:** Description: Proposed extension to side elevation and a new porch to front door Location: 59 Vera Road, Rackheath, NR13 6QN Application Type: Householder. **No objections. All agreed.**
- c. **20191590:** Amended plans. Description: Proposed Demolition of Dwelling & Erection of a Replacement Dwelling Location: 55 Salhouse Road, Rackheath, NR13 6PD Applicant: Mr B Copland. **Agree with the style but difficult to gage sizes and proportions. Would like to see it in proportion to others in the area. All agreed.**
- d. **20200390:** Description: Side extension consisting of front and rear extensions to garage and first floor extension over garage Location: Nordon,59 Green Lane East, Rackheath, NR13 6QL Application Type: Householder. **No objections. All agreed.**

7. Information about decisions, appeals & any other planning matters:

- a. GNLP: Discussion on a formal response to be recommended to the full Council for approval.
 - i. GNLP2037 – no objection as in the village and front facing property would be in keeping with the feel of the village.
 - ii. GNLP0095 and GNLP2092 and GNLP2166. Salhouse Road sites will only be supported if the road is widened, speed reduced to 40mph, rapid transport route implemented along Salhouse Road and connected to the city, direct cycle route to link Thorpe end, Salhouse and Sprowston and woodland planting on boundaries and existing woodland area. Developments should link to communities and commuter routes. Access to the NDR is challenging enough already.
 - iii. GNLP1060 is preferred to be used for recreational use instead of housing as there is already a large housing supply allocated for Rackheath eg GT16.
 - iv. GNLP1029 objection due to the scale being out of proportion for the area. It's located at the edge of our boundary with poor access to the community centre. The location is over 3km from the school with poor cycle and path access across a very busy road.

Agreed by all and recommended for approval by the full Parish Council.

- b. Rackheath Parish Council have contacted the environment agency, Broadland and NCC Highways about Salhouse Road and the Gamble compound. Broadland have escalated the complaint to NCC to look into.

All business being addressed the Meeting was concluded at 7.35pm