

**Minutes of the Planning Committee Meeting  
Of Monday 29<sup>th</sup> April 2019 at 7.00pm in  
The Cabin, Salhouse Rd, Rackheath**

**Present:** Pippa Nurse (Chairman) and Stephen Oakley

**Also present:** Nicola Curle (Neighbourhood Plan Group)

**In Attendance:** Diana Dring, Parish Clerk

1. **Apologies for absence**  
Simon Hunt
2. **Declaration of Interest in items on the agenda**  
None
3. **Public Participation**  
No public present
4. **Approval of the Minutes of the Planning Committee meeting of 25<sup>th</sup> March 2019**  
Approved as a correct record on the proposal of Stephen, seconded by Pippa.
5. **Recommendations on Planning Applications;**
  - i) **20190454: Single Storey Side & Rear Extension at 1 Willoughby Way, Rackheath**  
No objections, recommended approval
  - ii) **20190630: Single Storey Side & Rear Extension at 12 Burton Drive, Rackheath**  
No objections, approval recommended
6. **Information about decisions, appeals, Neighbourhood Plan and any other planning matters**
  - Lovell Homes had replied to the Parish Council's comments about the green infrastructure, play equipment and street lighting at their proposed development for 157 homes at Green Lane East asking if the Parish Council would confirm they wished to continue discussions on the adoption of the Green Infrastructure. Committee will request Schedule 3 from Lovells which was missing from their original email. *Parish Clerk to request.*
  - Members noted Lovell's proposal that the Parish Council adopted the Green Infrastructure (GI) around the perimeter of the site which included a larger space bordering Green Lane East and in the direction of the railway line.
    - This perimeter contained significant trees which Members would like to see well managed and following a resident's advice that some were diseased, recommended a report on the condition of all the trees be obtained.
  - Water Management Solutions / Play Areas  
Lovells had identified the three smaller open spaces in the middle of the site where the Parish Council had suggested siting play equipment would be part of the surface water management strategy with SUDS. As such these areas would be maintained by a private management company, which Members felt seemed contradictory to Lovell's comment 'that there would be significant benefits if the whole of the GI area is operated under a single management regime.'

- (Lovells were still working on their surface water management strategy and will confirm whether play equipment could be sited on the three smaller areas).
- The larger open space on the perimeter did not appear to have been identified as part of the surface water management strategy or a play area. Members felt that as this area was known to flood it might be more suitable as a natural surface water drainage area. Otherwise consideration should be given to providing teen/adult recreational equipment on this site
  - Before the committee can make any decisions on taking on the green space as an entirety committee will need to see the water management strategy which needs to identify whether SUDS will be managed underground or at surface level (and in what area), the life expectancy of the solution and the maintenance required on such a feature. ***Parish Clerk to request copy.***
  - Suggested response to Lovells needs to express the following preferred options for play equipment: ***Parish Clerk to communicate.***
    - OPTION 1 – (Most preferred) SUDS underground and play areas to be kept to the three central areas of the site.
    - OPTION 2 – play equipment is sited on the far open space area (e.g. skateboard area could be provided at the edge of the site away from residents)
    - OPTION 3 – if no allocation is available on site due to SUDS, then the PC receives S106 funding to purchase land to site equipment elsewhere or site equipment on an existing site.
  - Members discussed the advantages of taking on the Green Infrastructure:
    - Ownership of land is bought into the community – therefore the long-term view and retention of this area is secured.
    - Residents will have a local and approachable contact to deal with any issues relating to the green infrastructure as opposed to a remote company with no local interests.
    - Money would be securely ring fenced within district/parish public council as opposed to being held within a limited company which could go bankrupt.
  - Members were in favour of taking on the Green Infrastructure but felt they would need to understand exactly what they were taking on and the future maintenance requirements and recommended the Parish Council progress negotiations with Lovells. ***To be agreed at May Parish Council Meeting***
  - Members discussed the need for Lovells to provide a footpath and cycleway on the Salhouse Road site boundary of the development as well as contributing to the path being extended from the development to join the footpath/cycleway at the Broadland Northway roundabout (believed to be County Council owned). This will then provide the village with safer access to the NDR cycleway on both sides of the road. As identified in the Neighbourhood plan it is key to ensure connectivity between major routeways, tree belts and the existing community.

**There being no further business the meeting closed at 7.57pm**