

Minutes of the Rackheath Parish Planning Committee meeting

On Wednesday 19th February 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. **Public:** 0

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

4. **Declarations of Interest:** Pippa Nurse declared an interest in 8b as a resident on the road in question.

5. **Public Participation 0**

Attendance by Ben Burgess Broadland District Council, to update on current development plans

- a. GT16 – Barratts are no longer interested in moving the development forward. A new developer is interested in the site. Environment impact assessment to be undertaken and planning application is expected in 2021. Funding for Rackheath and Beeston developments is intended to pay for infrastructure.
- b. Norfolk Homes sites on Green Lane West – still working through s.106 but the development is going ahead.
- c. Lovells site on Green Lane East – slightly amended plans have been submitted. No plans to link the cycling lane from the development up to the NDR. The link will be via the Norfolk Homes Site to the west and the railway line to the east. Ben to speak to Highways to see if this can be linked up.
- d. Green Lane East/Plumstead site – There has been no consultation with Rackheath or Plumstead Parish Council's. This site is not part of the 5-year supply. The included medical centre is offered above normal applications but there needs to be assurances that it will be viable and taken on by NHS. Boundary change could be considered with Plumstead. Other options for a medical centre are being considered but no further details are available.
- e. Newman Road Woods – work is underway, and a scheduled handover will be considered. Work finishes in May 2020. A formal opening could be linked with VE Day and a visit from families of American service personnel.
- f. GNLP – The Committee asked what are the long term plans for Salhouse Road in view of the increase in houses and traffic? No plans for highways to carry out road widening while utilities are going in. Project to widen Salhouse Road with cycleway to the city is proposed but funding dependent and is not scheduled until 2023. Other sites along Salhouse Road are not favoured by GNLP. Taylor Wimpey is the preferred site currently at Mahoney Green but is

currently on hold until after the consultation period. There are no other preferred sites.

6. Approval of the Minutes of the Planning Committee Meeting of Monday 15th January 2020

- a. The Minutes of the Planning Committee Meeting on 15th January 2020 were agreed as an accurate representation. **All agreed.**

7. Recommendations of the following planning applications:

- a. **20160498:** Barratt David Wilson Homes development on Salhouse Road which straddles the boundary with Sprowston Parish
 - i. Recommendation to reinforce points raised at the previous meeting to Broadland District Council as our official response. No other objections. **All Agreed.**
- b. **20200202:** Green Lane East, Little Plumstead development. Updated planning application. As this is a large application it needs more timely discussion. Recommendation to defer to another meeting on 3rd March 2020 and seek an extension to the 6 March 2020 to submit a response. **All agreed.**
- c. Proposed crossing signal and road improvements on Green Lane West. No objections. **All agreed to recommend.**
- d. **20200241** Display of: 1) 2 no. non illuminated fascia signs; 2) 3 no. sandwich boards; 3) 2 no. non illuminated information panels Location: Land at Mahoney Green, Rackheath, NR13 6JY Application Type: Advertisement Consent and **20200219** Modular unit for a temporary pharmacy (3 years) Location: Land at Mahoney Green, Rackheath, NR13 6JY Application Type: Full Planning. Recommendation for no objections on either application but the owner needs to make sure the site is secure as the site has little natural surveillance. **Recommendation agreed.**

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

- a. GNLP: Discussion on a formal response to be recommended to the full Council for approval. Deferred to the meeting on 3rd March 2020.
- b. Concerns raised by an affected resident, as to the traffic and road conditions on Salhouse Road, between the NDR and Sprowston. In particular:
 - i. Insufficient hedge trimming forcing large vehicles to cross the centre white line. Suggestion to contact Highways to resolve this. **Agreed to recommend.**
 - ii. Solid white lines to the centre of the road to prevent overtaking for safety with lorries using the compound and residents turning into the properties. **All agreed to recommend.**
 - iii. Noise and non-permitted use of compound site on Salhouse Road, south of the NDR. History of soil storage but ownership change gave it a licence to store waste without consultation or planning application. Processing concrete. Mud on the road is an issue but complaint to Highways has improved this. Lorries are reversing out onto the road and no signage to warn of this. Site is overused and contains too much waste to allow lorries to turn within the site. Noise levels are high, queuing on the road. 21 lorries observed using the site in one day. Contact to be made with Highways and BDC on residents' behalf. **All agreed to recommend.**

All business being addressed the Meeting was concluded at 6.56pm