

Rackheath Parish Council
Minutes of the Planning Committee Meeting
Of Monday 25th March 2019 at 7.00pm in
The Cabin, Salhouse Rd, Rackheath

Present: Pippa Nurse, Stephen Oakley and Simon Hunt

Also Present: Rebekah Hughes, Parish Councillor

In Attendance: Diana Dring, Parish Clerk

Public: Charles Judson, Senior Planning Officer, Broadland District Council

1. Apologies for absence

No apologies received.

2. Declaration of Interest in items on the agenda

No declarations made

3. Public Participation

Charles Judson, Senior Planning Officer at Broadland District Council gave an update on Planning matters in Rackheath.

Lovell Homes; 157 dwellings off Green Lane East. Charles advised that 20% Affordable Housing had been secured through the S106 Agreement based on viability of the development. Could increase if the development becomes more viable. Apart from this the application had not changed greatly from the approved outline plan and a reserved matters submission was expected in 3-4 weeks. Key issue was Sole and Heel roundabout where improvements were planned.

Members pointed out the issues with the access point and traffic management on Salhouse Rd with traffic often backed up from the NDR at peak times. Charles took on board the concerns but advised that outline planning permission had been approved and the junction could not be changed, and that the Parish Council should submit any concerns to Graham Worsfold at NCC Highways. Charles.

Norfolk Homes; 322 dwellings off Green Lane West. An amended application had been received with justifiable case to reduce the Affordable Housing to 28%. The full application was to go to BDC Planning Committee on 10 April 2019 with a recommendation for approval. Norfolk Homes had been asked to supply a village sign.

Taylor Wimpey; 205 dwellings off Green Lane West adj. Mahoney Green. Charles was working on the S106 agreement for Open Space and would look to ensure that the green space on other side of NDR does not impact green space provided on the housing site. A Reserved Matters proposal was expected later in the year.

Members raised the fact that the developer did not seem to have taken on board community concerns and comments regarding the emergency access, footpath, play areas and SuDs.

Masterplan/GT16: No progress had been made.

Broadland District Council team and partners had submitted a bid for the Housing Infrastructure fund for Beeston Park and Rackheath, however due to government changes the result would not be known until the end of the year. As previously explained by BDC this funding could be relevant to the viability of the Masterplan.

CIL/S106 Funding: Charles had discussed the potential funding that would be available to the Parish Council from CIL and S106 agreements when building starts on the developments mentioned above and gave reassurance that the Council were in line to receive the level of funding as previously calculated.

Newman Road Woods: Charles advised that this project had been put on hold/delayed until Norfolk Homes commence their building. Broadland are working around the land ownership issue. Hope to start late 2019 now.

Newbury Homes: Salhouse Road ongoing development. It was mentioned that the company had changed ownership but Charles felt this would not change the development significantly.

Charles was thanked for his update and left the meeting.

4. Approval of the Minutes of the Planning & Neighbourhood Plan meeting of 28th January 2019

The previous minutes of 28th January 2019 were approved as a correct record on the proposal of Stephen, seconded by Pippa.

5. Recommendations on Planning Applications;

- i) 20190206: Extension of Curtilage and Extensions of Building at the Old Coal Yard, Muck Lane
No objections
- ii) 20190254: Demolition of Existing Brick Piers, Repair Off Site & Relocation of Gate Panels & Piers at Entrance to Rackheath Park
Approved
- iii) 20190358: Rear Extension & Roof Alterations to 5 Green Lane East
Application was not supported on the grounds that the extensions and roof alterations were out of keeping with the neighbouring bungalows and would result in overlooking of the adjacent properties
- iv) 20190404: Extension to Industrial building at former Anglian supplies, Wendover Rd, Rackheath Industrial Estate
Agreed to query whether there was adequate parking at the front on the building.
- v) 20190483-15 Wilkinson Rd, single storey rear extension
No Objections

6. Response to request from Lovell Homes, developers of the site at Green Lane East for 157 dwellings for views on the following three items;

- i) Ownership and management of the green infrastructure within the development e.g. footpath, play areas

Members discussed whether the Parish Council should manage open/communal spaces on completion of a developed site. Although the Parish Council managed grounds maintenance contracts for footpaths, hedging and play equipment, play areas that were also part of a Sustainable Drainage System (SuDs) were an unknown area. The Parish Council would need to have a better understanding about what was involved and the potential risks.

It was agreed that the Parish Council should look at the bigger picture and decide a policy for all the new developments as a whole and review each development on a one-by-one basis. The Clerk was asked to contact other Parish Councils such as

Wroxham and Sprowston initially to get a view of whether they have taken on the running of such spaces, the implications they had had, pit falls and their advice so that we can make an informed decision as a council to whether this would be a viable option for us.

ii) Provision of play equipment

Members felt that the three open spaces in the middle of the development would be suitable for play equipment as they would meet the Neighbourhood Plan Policy for 'All play areas and parks should have good road access, be near family housing and benefit from natural surveillance.' Agreed to support the provision of play equipment in the 3 open spaces labelled 2939m², 1236m² and 1271m² with a mixture of play equipment ranging from teenage in the larger space such as a zip wire and climbing equipment to infant and toddler in the smaller areas. The Parish Council may be prepared to take on responsibility for such equipment.

iii) Provision of street lighting

The Parish Council has not supported street lighting of new developments in the past and is not responsible for street lighting in the village apart from some footpath lighting in the Jubilee Park. Members recommended the provision of bollard lighting on the main thoroughfare through the development with additional lighting at the entrance on Salhouse Rd, providing a level of security around the play areas and walkways without the glare of full streetlights.

7. Information about decisions, appeals, planning and progress of Neighbourhood Plan matters

Received notification of the withdrawal of the application by Tarmac at the Trowse Depot, The Old Station Yard, Bracondale, Trowse, Norwich. NR1 2EG for Variation of conditions 7 & 13 of PP C/4/2015/4001 to allow the export of dry stone between 17:00 hours and 23:00 hours Mondays to Saturdays and import of sand for distribution off site.

Received notification that the application for Change of Use from Temporary Project Office for the Northern Distribution Route to Residential Use at Gazebo Farm, Newman Road, Rackheath, NR13 6LG – 20182008 had been approved.

There being no further business the meeting ended at 8.41pm