

Blofield Parish Council

Minutes of the Blofield Parish Council Planning Meeting held at Blofield Courthouse on Monday 26th February 2018 at 7.30pm – 9.10pm.

PRESENT

Rob Christie, Stella Shackle, Yvonne Burton, Paul Culley-Barber, Joseph Scholes and Melanie Eversfield (assistant clerk).

1. Welcome and Introduction to the meeting by the Chair, Rob Christie.
2. **TO CONSIDER APOLOGIES FOR ABSENCE**
Apologies were received from Paul Baverstock, David Ward and Pat Wilson.
3. **TO RECEIVE DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**
 - 3.1. There were none.

Suspend standing orders

4. **OPEN FORUM - FOR PARISHIONERS TO RAISE QUESTIONS ON AND/OR MAKE STATEMENTS ABOUT MATTERS ON THE AGENDA**
 - 4.1. 1 parishioner was present.
 - 4.2. The resident asked for the Parish Council's thoughts on the fact that it has been previously noted that if over 100 dwellings are built then there should be two exits from the new development. The Chairman stated that he believed this to be at the discretion of the emergency services.

Resume standing orders

5. **TO APPROVE THE MINUTES OF THE PLANNING PARISH COUNCIL MEETING HELD ON 29th JANUARY 2018.**
The parish council unanimously approved the minutes of the planning parish meeting held on 29th January 2018 and they were duly signed by the chair.
6. **TO CONSIDER COUNCIL FEEDBACK ON PLANNING APPLICATIONS RECEIVED FROM BROADLAND DISTRICT COUNCIL**
 - 6.1. **Application: 20172131**
Application for reserved matters approval for 163 dwellings and associated open space following outline planning permission ref. 20160488.
Location: Land to the north of Yarmouth Road, Blofield.
*The Council agreed to make the following comments on this application: -
Drawing No 210070_390_P1 Drainage Strategy: Substantial proportion of the site uses impermeable surfacing relying on drainage into various soak-away. Is there a good reason as to why more permeable surfacing cannot be used?*

*Drawing No BLO1_003_A Planning Layout:
Housing mix is as follows:-*

| | | |
|-------------------|----|-----|
| # 1 Bed Bungalows | 2 | 1% |
| # 2 Bed Bungalows | 6 | 4% |
| # 1 Bed | 12 | 7% |
| # 2 Bed | 44 | 27% |
| # 3 Bed | 70 | 43% |

| | | |
|---------------------------------------|-----|-----|
| # 4 Bed | 29 | 18% |
| Total # Dwellings | 163 | |
| Total Parking Proposed | 389 | |
| Total Parking Required as per NP HOU5 | 454 | |
| Parking (Shortfall / Surplus) | -65 | |

24 visitor parking spaces have been provided but as these are dotted around the site and not attributed to a dedicated plot we do not feel they ought to be included in the parking shortfall figure (even if they were it would still be short of 41 parking spaces). The parking provision falls well short of the requirements outlined by NP HOU5. This applies a lot of 2 bedroom and 1-bedroom properties where we fully expect based on experience of previous estates.

*3-Storey dwellings are not in keeping with the surrounding area – 3-storey dwellings do not exist in Blofield and so the proposed set of 3-storey houses in the centre of the development are **not** welcomed. This element of the proposal is at odds with NP HOU4 – Rural image, heights and massing.*

The entrance to the development appears to be a bizarre layout of housing styles and mix, and as a result doesn't seem to be the most attractive welcome to Blofield message – is this really the best that can be done?

The fixed 30MPH flashing speed limit sign ought to be moved from outside Brewster Court towards the bottom end of the development site, as part of the Highways works for the new footpath / cycleway – possibly relocated near Blofield Motor Company.

The Blofield sign should also be moved as well as part of this development. It would be more sensible for it be relocated closer to Frogs Hole.

Where the PROW footpaths cross the roads in the development, raised table crossings ought to be provided to facilitate safer pedestrian crossing. Is this highlighted on the plan but not marked in any way?

What speed limit would apply to the development? Would suggest that the speed limit in the development be set at 20MPH or lower.

Compliance to our Dark Skies policies (no Streetlights) must be assured for estate roads – excluding Yarmouth Road treatment.

Increasing the number of bungalows would be welcomed – evidenced by demand at other sites (Wyn gates) and referenced to NP HOU1 – Local Housing Need & NP HOU2 – Supported Housing.

Detail about what preventative measures are to be installed to prevent children from accidentally wandering out from the open space to the north of the site onto the A47 is required. We are very concerned that leaving the PROW as open access is an accident waiting to happen as that open space is being used as informal play. Preventative measures needed to ensure that those pedestrians who want to use the PROW to cross the A47 can do so, but similarly children are somehow prevented from crossing.

Drawing No LA3499_001 Indicative Landscape Proposals: Proposed bunds at the edge of the A47 occupy a lot of the open space ... can the noise reductions required not be achieved using the

original outline design of a smaller bund and fence? The larger bund reduces the usable open space when other facilities or community benefit could be obtained from having flat land.

LEAP Play equipment – What age is this equipment aimed at? Should there be discrete area for younger toddlers – then a separate “older” children. Can alternatives be investigated?

Open Space Comments: - Simply not enough community use is being made of the open space. LEAP – ought to have benches and bins provided for families to sit and watch over their children whilst they play.

Open Space around the LEAP – having a few picnic benches would be a welcome addition – somewhere for residents to enjoy warmer days.

Open Space in the North East corner of the site – a dirt based BMX track (akin to that at Pilling Park) would be welcomed to provide a facility for teenagers in the area to use their bikes rather than creating tracks in historic woodland (has previously occurred in Plantation Woods)

Open Space in the North of the site – a range of outdoor Gym equipment as seen at Lingwood park would be a welcome addition to the site – to encourage more physical activity for various age ranges.

If the bund in the North East area of the site is changed, then that location could be used for a Multi Use Games area – Basketball Court / small football pitch etc. This would be a welcome facility for teenagers that we desperately lack in the parish.

If the bund remains, then potentially a zip wire or other activity play equipment (wavy slide) could be installed that could take advantage of the gradient being provided.

Open Space in the South East corner of the site where the PROW enters the site from West View, benches ought to be provided here for residents to enjoy the gardens.

Drawing No LA3499_003 Planting Plan 2 of 3 Development Planting: No areas of bulb planting in the grass – would be nice to have a variety of colours during the seasons in the various open spaces on the site. Maintenance of the open space? What’s the recommendation from Broadland?

Drawing No LA3499_004 Planting Plan 3 of 3 POS & Schedules: Not many native trees / hedgerow species being used? Would suggest an increased mix of native species of trees and hedging is used in the planting scheme. NP ENV2

Noise Assessment: This seems to be recommending a solid fence is installed along the boundary of the A47 to reduce noise, which seems to be more in keeping with the original outline proposal and would open up more of the open space for other amenity use. Oddly, one of the pieces of equipment was calibrated in 2019!

Drawing No BLO1_055 Plots 97 to 103 Second Floor Plan & Front Elevation, Drawing No BLO1_063 Plots 114 to 117 Second Floor Plan & Front Elevation and Drawing No BLO1_113 Plots 91 to 96 Side Elevation 1: 3 Storey dwellings are not in keeping with the surrounding dwellings and not in Blofield. Proposed height of 12.3 metres (plus chimney height) would dominate the skyline.

With all of the above in mind the Parish Council would like to highlight its greatest concerns and they are as follows: -

- Parking issues that coincide with NP HOU5;*
- 3 storey houses within Blofield are not welcome and goes against NP HOU4;*
- Safety of children and access to the A47;*
- The play equipment and open space area seriously needs looking at once again.*

6.2. Application: 20180157

Erection of Garden Shed.

Location: Camellias, Brundall Road, Blofield, NR13 4LB.

The Council agreed to make no comment on this application

6.3. Application: 20180185

Single Storey Front Extension

Location: Berberis, 3 Blofield Corner Road, Blofield, NR13 4RT.

The Council agreed to make no comment on this application

6.4. Application: 20180198

Erection of Close Board Timber Fence to Front Boundary Incorporating Mixed Natural Hedging to Road Side (Part Retrospective).

Location: Red House, Shack Lane, Blofield, NR13 4DP.

*The Council agreed to strongly object to this application and make the following comments: -
The application form omits reference to footpath FP3 and therefore the Council is seeking assurance that public access will be maintained to this footpath.*

There are concerns that the provision of the fence could contribute toward flooding on Shack Lane – NP ENV3 Drainage states that future development should not contribute to or cause flooding or drainage issues, or pollution.

The Council have concerns about the height of the fence and including visibility splays due to the narrowness of the lane.

Recommendation : Object strongly – the fence should come down and the hedging which was in place before the fence was installed should be reinstated.

6.5. Application: 20180241

Installation of 1 No. Internally Illuminated Monolith Sign.

Location: Renenergy Limited, Woodbastwick Road, Blofield, NR13 4RR.

The Council agreed to ask if this sign would be replacing the current RenEnergy sign. The Council would also like to see a restriction on the illumination so that it is only on during business hours.

7. TO CONSIDER FEEDBACK ON ANY PLANNING APPLICATIONS RECEIVED SUBSEQUENT TO THE PUBLICATION OF THE AGENDA

7.1. Application: 20180230

Erection of meeting room at rear of existing office building.

Location: Renenergy Limited, Woodbastwick Road, Blofield, NR13 4RR.

The Council agreed to make no comment on this application

8. TO RECEIVE A PLANNING UPDATE

8.1. The Assistant Clerk stated that she has received an email from Broadland District Council informing her that Norfolk Premier Golf has applied for a premises licence to allow for the sale of alcohol only from 09.00 to 23.00. It was AGREED that the Assistant Clerk requests a copy of the application.

8.2. The Assistant Clerk stated that she has received notification from Broadland District Council informing her that a Tree Preservation Order was served on 31st January 2018 to protect 7 Oak trees in the rear gardens of 34-42 Blofield Corner Road, Blofield. This was noted.

8.3. The Assistant Clerk stated that she has received notification from Broadland District Council informing her that the planning application (20170095) for development of 1no. petrol filling station, 2no. drive through restaurants & 24 space HGV parking, together with various infrastructure and landscaping works at Land South of Broadland Gate, Adjacent to Postwick Interchange, Postwick has been refused planning permission. This was noted.

8.4. Email correspondence between a local resident and a planning officer of Broadland District Council was discussed regarding the possibility of street lighting at the Kier Development. It was AGREED to wait for a planning application to come in before any comment is made.

9. TO NOTE THE DATE OF THE NEXT PARISH COUNCIL PLANNING MEETING

9.1. Monday 26th March 2018 at 7:30pm at the Courthouse

Signed.....

Dated.....