

# Blofield Parish Council

Minutes of the Blofield Parish Council Planning Meeting held at Blofield Courthouse on Monday 2<sup>nd</sup> July 2018 at 7.30pm – 9.00pm.

## PRESENT

Rob Christie, Stella Shackle, Paul Culley-Barber, Joseph Scholes, Pat Wilson, Yvonne Burton, Mary Moxon, Stuart Smith, Sarah Dhesi 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. No apologies were received from David Ward.
3. **TO RECEIVE DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**
  - 3.1. Councillor Dhesi declared a personal interest in agenda item 8.1.
  - 3.2. Councillor Moxon declared a personal interest in agenda item 8.2.

*Suspend standing orders*

4. **OPEN FORUM - FOR PARISHIONERS TO RAISE QUESTIONS ON AND/OR MAKE STATEMENTS ABOUT MATTERS ON THE AGENDA**
  - 4.1. 1 parishioners were present.
  - 4.2. There were no comments/questions raised from parishioners.

*Resume standing orders*

5. **TO APPROVE THE MINUTES OF THE PLANNING PARISH COUNCIL MEETING HELD ON 4<sup>th</sup> JUNE 2018.**  
The parish council unanimously approved the minutes of the planning parish meeting held on 4<sup>th</sup> June 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: 20171386**  
Outline planning application with the details of appearance, landscaping, layout and scale reserved for later determination, with the exception of Phase 1 are provided. Development to comprise; up to 170 dwellings (Use Class C2 and C3), and a community/sports pavilion (Class D1 and D2 Use), a Country Park, formal and/or informal outdoor sports provision, access, and other earthworks and engineering works. All development works and operations to be in accordance with the Development Parameters Schedule and Plans.  
Location: Land East of Memorial Hall, Brundall.  
*Further to the Parish Council's original comments back in September 2017 below: -  
The Council would like to make the following comments and request to BDC: Mostly outside our Parish so our Neighbourhood Plan policies do not apply however as this proposal is on the boundary of Blofield Parish we have commented in accordance with Blofield Parish Neighbourhood Plan.  
ENV1 – Witton Run / Lackford Run green corridor that separates Blofield / Brundall – any development should not impact on these areas. Concerns of run off and pollutants entering the runs which then could affect Cremers Meadow and possibly Strumpshaw Fen – what measures are required to ensure that the works do not adversely affect the water quality. In principle we are not keen on seeing Agricultural land being developed.  
ENV5 – Dark Skies – The proposed development could affect our dark skies policy.*

*ENV6 – Distinct Villages – this proposal reduces the physical separation of Blofield and Brundall.  
SER1 – Impact on available schools’ places for Brundall and Blofield – can the schools accommodate more pupils? Will new residents to the area be forced to look further afield for schooling options – such as Lingwood, Dussindale, Thorpe St Andrew etc, which will add to the existing traffic concerns.*

*TRA1 – traffic assessment - The transport assessment makes no mention of the impact this development would have on the accumulated traffic flows detailed for access to the A47 at 4 Yarmouth Road / Cucumber Lane. As the main access is out onto Brundall Road, the desired line of traffic will be to enter Blofield via the narrow Brundall Road over Bay Bridge for onward journey to Norwich or Yarmouth – adding more pressure to the congestion woes we already experience in Blofield. Increased traffic flows over Bay Bridge, which is a narrow single lane, will increase congestion and waiting traffic in that area of Blofield / Brundall and what measures may be put in place to mitigate these concerns. Given that the Brooms Boats travel assessment is predicting there could be an average queue of 46 vehicles wanting to access the A47 from Yarmouth Road and 59 vehicles from Cucumber Lane for AM traffic movements – this proposal will only add to those figures, thus increasing the average queue length for gaining access to the A47 from either Brundall or Blofield – therefore we would challenge how this proposal can be deemed sustainable.*

*Further to the above comments the Parish Council would like to make the following additional comments on this application: -*

*The Parish Council are extremely disappointed that nothing has been done to address our previous comments.*

*The only key changes to this application appear to be the changes to the road layout at Cucumber Lane/Yarmouth Road/A47 roundabout at Brundall.*

*The traffic assessment statistics provided imply car queues on Yarmouth Road at peak time is 6 cars, of which local knowledge would dispute this statistic particularly as parents leaving after school drop-off around 9am.*

*There are concerns with regard to the ditch on the Petrol Filling Station side of Yarmouth Road. It is understood that this will be filled in but there are concerns regarding surface water drainage. Where will this ditch be repositioned, or a new culvert positioned?*

*There are concerns regarding the trees on the Petrol Filling Station side of the road and when the road is widened the Council must look to protecting the existing mature trees if possible.*

*The Parish Council shares the concerns that NCC Highways have about the reduction of exit width from Cucumber Lane onto the roundabout.*

*It is agreed that better lane markings on the roundabout would be a good thing; but the developer needs to ensure that there is accompanying signage on the approaches to the roundabout, perhaps on the lanes particularly on the A47 east and west. Signage as you move off the roundabout onto Yarmouth Road for entrances to the Petrol Filling Station and McDonald’s is also welcomed.*

*There is a need to deter HGV/refuse collection lorries/all vehicles for parking on Yarmouth Road after leaving the A47 for food with no parking signs or double yellow lines.*

*An argument on the statistics appears to be if nothing is done, it will be a worse scenario in the future than allowing the development and changing the lane markings on the roundabout.*

*There is a problem with traffic statistics provided-there seems to be a use of different measurements from queue wait times in seconds/metres of queue/number of cars.*

*By 2022 Yarmouth Road will be overcapacity for cars onto the roundabout with the committed development but it is not clear whether this is before or after the amendments to the junction have been made. This was stated in a document dated 9 November.*

*Under Blofield Parish Council's Neighbourhood Plan there are still concerns regarding school places (SER1) and Primary Healthcare capacity (SER3).*

*Finally, there are concerns regarding dark skies for Blofield, although Brundall does not have the same policy, there is a need to retain distinctiveness and separateness of both villages.*

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

- 7.1. Application: 20181043  
Residential Development of up to 4 Dwellings (Outline)  
Location: Land off Yarmouth Road, Blofield, NR13 4LQ  
*Due to the size of this application and the impact it may have on the Parish it was agreed to request an extension to the deadline for comment from Broadland District Council so that it can be considered at the next planning meeting which is due to take place on Monday 30<sup>th</sup> July 2018.*

**8. TO RECEIVE A PLANNING UPDATE**

- 8.1. Broadland District Council re. Planning Application 20180777-Perownes Farm, Bullacebush Lane, Blofield. *As this has been called into Broadland District Council Planning Committee on Wednesday 4<sup>th</sup> July 2018 it was agreed that Councillors Moxon and Dhesi would attend with Councillor Moxon speaking on behalf of the Parish Council.*
- 8.2. Broadland District Council re. Planning Application 20162199-Dawson's Lane, Blofield. *The Assistant Clerk read out a series of emails relating to some concerns from residents of Blofield Heath regarding this planning application and activities on site and the subsequent answers from Broadland District Council. It was agreed to respond to Broadland District Council on the basis that there is clearly quite a lot of concern from residents and the perceived reluctance of BDC officers to offer any constructive help or advice. It was agreed that although the final responsibility lies with the Health and Safety Executive, Broadland should be doing all it can to progress the matter with HSE.*
- 8.3. Broadland and South Norfolk Community Led Planning Workshops. *The following was agreed: -*
- *Cllr's Culley-Barber and Moxon would attend the 'Choosing the right community-led plan' workshop on 19<sup>th</sup> July at BDC Offices at 7.00pm.*
  - *Cllr's Christie and Smith would attend the 'Evidence gathering' workshop on 20<sup>th</sup> September at BDC Offices at 7.00pm.*
  - *Cllr's Scholes and Shackle would attend the 'Engaging the community' workshop on 18<sup>th</sup> October at BDC Offices at 7.00pm.*
- 8.4. There were no other planning matters.

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

- 9.1. Monday 30<sup>th</sup> July 2018 at 7.30pm at the Courthouse

Signed.....

Dated.....