

# Blofield Parish Council

Minutes of the Blofield Parish Council Planning Meeting held at Blofield Courthouse on Tuesday 8<sup>th</sup> May 2018 at 8.00pm – 9.50pm.

## PRESENT

Rob Christie, Stella Shackle, Paul Culley-Barber, Joseph Scholes, Pat Wilson, Paul Baverstock, 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 Yvonne Burton and Mary Moxon. No apologies were received from David Ward.
3. **TO RECEIVE DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**
  - 3.1. There were none.
4. **TO CONFIRM CO-OPTION OF COUNCILLORS DHESI, MOXON AND SMITH AND TO NOTE SIGNING OF DECLARATION OF ACCEPTANCE OF OFFICE FORM.** Noted.

*Suspend standing orders*

5. **OPEN FORUM - FOR PARISHIONERS TO RAISE QUESTIONS ON AND/OR MAKE STATEMENTS ABOUT MATTERS ON THE AGENDA**
  - 5.1. 3 parishioners were present.
  - 5.2. There were no comments/questions raised from parishioners.

*Resume standing orders*

6. **TO APPROVE THE MINUTES OF THE PLANNING PARISH COUNCIL MEETING HELD ON 26<sup>th</sup> MARCH 2018.**  
The parish council unanimously approved the minutes of the planning parish meeting held on 26<sup>th</sup> March 2018 and they were duly signed by the chair, with a minor amendment.
7. **TO CONSIDER COUNCIL FEEDBACK ON PLANNING APPLICATIONS RECEIVED FROM BROADLAND DISTRICT COUNCIL**

- 7.1. **Application: 20172131**  
Application for reserved matters approval for 163 dwellings and associated open space following outline permission 20160488.  
Location: Land to the north of Yarmouth Road, Blofield.  
*The Council agreed to recommend refusal to the proposals contained in this application on the following grounds: -*

*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?*

*A slight improvement in the parking spaces offered for each dwelling, but the application still falls short of NP HOU5 parking requirements – lacking 43 spaces in total.*

*18 out of the 30 proposed 4 bedroom properties do not have enough parking spaces (60%)  
18 out of the 69 proposed 3 bedroom properties do not have enough parking spaces (26%)  
7 out of the 14 proposed 1 bedroom properties do not have enough parking spaces (50%)*

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. The parking provision falls well short of the requirements outlined in NP HOU5. This applies to 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 to 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 the equipment aimed at? Should there be discrete areas for younger toddlers, then a separate 'older' children area? 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 BMW 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 historical 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 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.*

*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.*

*It was also AGREED that a meeting between the Parish Council, the Developer and Broadland District Council be arranged to discuss our concerns in greater detail.*

## **7.2. Application: 20180318**

*Sub-division of plot and erection of detached bungalow.*

*Location: Brengrae, 3 Mill Close, Blofield, NR13 4QT.*

*The Council agreed to recommend refusal to the proposals on the grounds that the application states it is for an annexe when quite clearly it is a separate dwelling. The proposal of a separate dwelling would be an over development of the site and with the current 8 year land supply is there really a need for this development? Concerns with regard to access and egress to the site is also an issue and it is not easy to see if the proposed development would comply with NP HOU5 – Parking for new developments.*

## **7.3 Application: 20180589**

*Variation of Condition 2 of previous planning permission 20170207 – Revised designs for plots 4, 5 & 6.*

*Location: Land off Woodbastwick Road, Blofield, NR13 4RR.*

*The Council agreed to send the following concerns to Broadland District Council:*

*Plot 5 – By omitting the garage has the property been enlarged? If so, does it still comply with the NP HOU5 parking policy- 4 spaces for 4 bedrooms?*

*Plot 6 – Seen previously in January 2018 (20180115) where the garage had been replaced with a car port, now this application removes the car port. Without detailed plans it is hard to see the proximity of the revised plot against the existing and neighbouring properties. Concerns that the*

proposal could be moving Plot 6 closer to the neighbouring property increasing the impact it has on the neighbor. Also it is hard to tell if NP HOU5 parking is still complied with – 4 spaces for 4 bedrooms.

**7.4. Application: 20180511**

Single storey side & rear extension

Location: Ashridge, Woodbastwick Road, Blofield, NR13 4AB.

*The Council agreed to make no comment on this application.*

**7.5. Application: 20180557**

Single storey side extension & raising roof to form rooms in roof.

Location: 7 Heath Way, Blofield, NR13 4RS

*The Council agreed to recommend refusal to the proposals on the grounds that the proposed development is not in keeping with the immediate surrounding area and that NP HOU1 supports new development of smaller homes, including bungalows, for parishioners to downsize and retain their ability to live in the parish and this proposal prevents this property from remaining a smaller home.*

**7.6. Application: 20180559**

Loft conversion and internal modifications to existing detached dwelling.

Location: 2 Harker Way, Blofield, NR13 4QZ.

*The Council agreed to recommend refusal to the proposals on the grounds of loss of light and overshadowing to neighbouring properties and that it is felt that the proposals are not in keeping with the surrounding area.*

**7.7. Application 20180691**

Single storey rear extension.

Location: 15 Blofield Corner Road, Blofield, NR13 4SA.

*The Council agreed to make no comment on this application.*

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

8.1. There were none.

**9. TO RECEIVE A PLANNING UPDATE**

9.1. Rob Christie and Frank O'Neil gave a detailed update on what had happened at the planning committee meeting when planning application 20161588 was considered and approved. It was AGREED that a letter be written to Andrew Proctor the Leader of Broadland District Council stating that we fully support the views of Heathlands Management Committee on how the process of the final decision was made. It was also AGREED that in future when attending and speaking at planning committee meetings a written submission of our comments would be submitted to the committee before the meeting.

9.2. It was noted that the planning application for Dawson's Lane has been refused. The Assistant Clerk stated that she had been copied into correspondence from a resident who was concerned about excavations taking place on site.

9.3. It was noted that further plans for planning application 20180339-Cedar House, 11 Danesbower Lane had been received and after an email exchange the Assistant Clerk send a response stating that the Parish Council had no further comments to make.

9.4. It was noted that the Renenergy Ltd planning application (20180241) has been approved. The Assistant Clerk stated that the new sign will replace the existing sign and it will only be illuminated during business hours.

9.5. An update was given with regard to the Pharm4U application. The Assistant Clerk stated that following email correspondence a further representation had been sent on 3<sup>rd</sup> May and also an official complaint had been made with regard to the time in which it took to sort out the password problems to access the material.

9.6. The Assistant Clerk stated that she had received email correspondence stating that there would be no street lighting in the Kier development and work will soon commence to dismantle the columns already in place.

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

10.1. Monday 4<sup>th</sup> June 2018 at 7.30pm at the Courthouse

Signed.....

Dated.....

DRAFT