

Blofield Parish Council

Minutes of the Blofield Parish Council Planning Meeting held at Blofield Courthouse on Monday 27th September 2021 at 7.30pm – 8.30pm.

PRESENT

Sarah Dhesi, Stella Shackle, Yvonne Burton, Pat Wilson, Joseph Scholes, Paul Culley-Barber, Bee Blezard and Melanie Eversfield (assistant clerk via Zoom).

1. Welcome and Introduction to the meeting by the Vice-Chair, Sarah Dhesi.
2. **TO CONSIDER APOLOGIES FOR ABSENCE**
Apologies were received and accepted from Mary Moxon and Stuart Smith. (Mary watched the meeting via Zoom).
3. **TO RECEIVE DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**
There were none.
4. **TO APPROVE THE MINUTES OF THE PLANNING PARISH COUNCIL MEETING HELD ON 26th JULY 2021**
The Parish Council unanimously approved the minutes of the Planning Parish Council Meeting held on 26th July 2021 and these were duly signed by the Vice-Chairman.
5. **OPEN FORUM - FOR PARISHIONERS TO RAISE QUESTIONS ON AND/OR MAKE STATEMENTS ABOUT MATTERS ON THE AGENDA**
 - 5.1. There were no members of the public present.
6. **TO CONSIDER COUNCIL FEEDBACK ON ANY PLANNING APPLICATIONS RECEIVED FROM BROADLAND DISTRICT COUNCIL SUBJECT TO PUBLICATION OF THIS AGENDA**
 - 6.1. Application: 20210223
Alteration of existing bungalow roof by raising eaves and ridge to create rooms in the roof and erection of front and rear extensions together with dormer windows.
Location: Chez Moi, 14 Mill Road, Blofield, NR13 4QJ
*The Parish Council has now had an opportunity to consider this application and wishes to object to the proposals contained therein. The proposal is to create effectively a 4-bedroom property by vastly increasing the ridge height of an existing bungalow. This would seem out of keeping with the immediate surrounding properties as they are all bungalows along Mill Road, until number 18 (HOU4).
How will this proposal mitigate any impact to trees in the front garden? (ENV2)
Is there sufficient parking for a 4-bed dwelling? (HOU5)
The Parish Council would also support the objections of the neighbours on the grounds of loss of light and privacy and concern over their own structural integrity.*
 - 6.2. Application: 20211493
The erection of 6no. commercial units (within flexible use classes E(a), E(b), and E(c)) and adjacent solar park.
Location: Land to the South of A47 and North of Yarmouth Road, Blofield
The Parish Council has now had an opportunity to consider the application and wishes to object to the proposals contained therein.

If a Pharmacy is permitted, this will significantly threaten the viability of the Blofield Surgery Dispensary, thus having a severe negative impact on patient care, as the surgery fund many of their services from the proceeds of the Dispensary. The Dispensary is also a community asset which, if a new pharmacy is permitted, will mean Blofield Surgery patients will have to drive to obtain their medications, thus increasing traffic and putting those without vehicles at a significant disadvantage. The proposed pharmacy is not on a bus route and therefore those most in need will be most

disadvantaged. The Parish Council must stress how important Blofield Surgery and its Dispensary is to its community and parishioners.

It is not clear if the footpath/cycle links permitted in the original application to link from Frogs Hole to Cucumber lane will be continued in this application and we need clarification that this needs to be resolved, at present it appears to be a vehicle access only.

The footpath/cycleway should be completed before the first occupation of the hopkins homes on the other side of the road 20161483 but in this application it just mentions a knee height railing to the new pathway with no detail.

LLFA object as the infiltration/surface water data not gained correctly and no sign that this has been rectified in the information on the planning portal.

Highways have no objection as long as splays ok and the footpath/cycle way with crossing points are included as original application.

Anglian Water have raised an issue of unacceptable flooding elsewhere and want to see engagement from the applicant to resolve this, no information on the portal that this is occurring.

Electric charging bays, no clear idea who will be permitted to use these.

All in all, this is a distant and car accessible site, which has no alternative access, bus routes not usually on Yarmouth Road and footpath not secured.

Local knowledge would suggest that this application, if passed, will lead to traffic issues at the Cucumber Lane roundabout for traffic on the A47 as well as trying to enter / leave Blofield via the main Yarmouth Road – as we have seen that traffic queues for McDonalds / Petrol station very easily back up along Yarmouth Road and out onto the A47 ... an existing safety issue which can only be made worse by this proposal.

Solar Farm – this doesn't seem suitable for what is an edge of a village development – Blofield and Brundall are still deemed to be villages. Impact on housing development in site of land at Berryfields (Brundall). There appears to be no fencing or gates to this area just a knee-high railing.

Flooding concerns and the risk of contamination of the Witton Run (down at Frogs Hole). (NPPF paragraphs 155 and 156)

Speed limit has recently been reduced to 40MPH but we would want to see this changed to 30MPH as there will be numerous exits onto Yarmouth Road from this proposal and the existing in-flight development of housing and sports hub.

The traffic statistics have not included the Bay Bridge development which has been granted on appeal – therefore all the statistics have no bearing on what will actually happen in reality. Computer modelling will say it's all fine but it will be residents who have to suffer with the traffic consequences of all the approved developments in the area.

Dark Skies – although outside of the parish, this proposal would further impinge on the Dark Skies policy with the additional planned lighting.

“National Planning Policy Framework (NPPF) Clause 180c and Norfolk County Council's Environmental Lighting Zones Policy both recognise the importance of preserving dark landscapes and dark skies. In order to minimise light pollution, we recommend that any outdoor lights associated with this proposed development should be: 1) fully shielded (enclosed in full cut-off flat glass fittings) 2) directed downwards (mounted horizontally to the ground and not tilted upwards) 3) switched on only when needed (no dusk to dawn lamps) 4) white light low-energy lamps (LED) and not orange or pink sodium sources“

Where is the identified need? Previous housing proposals for Blofield and Brundall were “sold” on the basis of providing a supermarket. Now both housing developments have been allowed to progress

without the provision of the supermarket so where is the evidence that local need is for a drive through subway, drive through costa, possible greggs and restaurant alongside the two other units? There are also no bin stores to units 1,4,5 and 6 and no provision for turning for large bin lorries or delivery lorries.

6.3. Application: 20211646

Variation of conditions 2 and 4 of 20210880 – To increase the new extension roof level to provide additional accommodation with new roof lights and replacement window with new door onto balcony on west elevation.

Location: Blofield Heath Stores and Post Office, Woodbastwick Road, Blofield, NR13 4AB

The Parish Council has now had an opportunity to consider this application and wishes to object to the proposals contained therein. It has highway concerns in relation to vehicle movements reversing and pulling out onto an already Woodbastwick Road and wonders if there would be sufficient car parking spaces for this development. In this area a bus already stops frequently for a break, there is lots of school traffic and this road has already seen a child being hit by a car.

The development is in a flooding area. As per ENV3 the junction of Woodbastwick Road with Mill Road and Francis Lane is identified as a localized flooding area.

Increasing the ridge height of the rear extension, going from a flat roof extension to match the existing dwelling height could lead to a loss of light for the neighbouring properties.

It is noted that the balcony has no changes from what was originally passed.

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

7.1. It was noted that an email had been received from the Planning Inspectorate in relation to a change of document in the DCO for the dualling of the A47 by Highways England. It was agreed that no comments were needed at this time.

8. TO RECEIVE INFORMATION AND CONSIDER ANY ACTIONS RELATING TO PLANNING DECISIONS AND ENFORCEMENT ISSUES AND A PLANNING UPDATE

8.1 It was noted that work has commenced at the Bennetts site even though the approved drainage strategy is inaccurate. It was agreed that Melanie and Mary work together on a letter to send to Broadland District Council asking what can be done. Norfolk Strategic Flood Alliance to also be copied in.

8.2 Correspondence from Broadland District Council confirming that TPO 2021 No.5 on the Footpath adjacent Oak House, 34 Yarmouth Road, Blofield was received and noted.

8.3 A response from Broadland District Council in relation to 1.8m high fencing abutting a Highway boundary was received and noted.

9. TO CONSIDER A DONATION TO THE ROYAL BRITISH LEGION POPPY APPEAL FOR A REMEMBRANCE WREATH AND CONSIDER PURCHASE OF A 'TOMMY'

9.1 After a brief discussion it was agreed to send the Royal British Legion a donation of £100.00 and this to include purchase of a wreath for this year. In the meantime, the Clerk to investigate options for a 'Tommy' for 2022.

10. TO RECEIVE AN UPDATE ON THE NORFOLK COUNTY COUNCIL HIGHWAYS SEMINAR

10.1 Sarah Dhesi and Mary Moxon attended the seminar and distributed a written report to the council which was duly noted.

Signed.....

Dated.....