

Blofield Parish Council

Minutes of the Blofield Parish Council Planning Meeting held at Blofield Courthouse on Monday 25th March 2019 at 7.30pm – 9.00pm.

PRESENT

Rob Christie, Paul Culley-Barber, Joseph Scholes, Paul Baverstock, Mary Moxon, Stuart Smith, Sarah Dhesi, Stella Shackle, Yvonne Burton 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 Pat Wilson. No apologies were received from David Ward.
3. **TO RECEIVE DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**
 - 3.1. Paul Culley-Barber declared an interest in agenda item 11.

Suspend standing orders

4. **OPEN FORUM - FOR PARISHIONERS TO RAISE QUESTIONS ON AND/OR MAKE STATEMENTS ABOUT MATTERS ON THE AGENDA**
 - 4.1. 4 members of the public were present but had no issues to raise.

Resume standing orders

5. **TO APPROVE THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 25TH FEBRUARY 2019.**
 - 5.1. The Parish Council unanimously approved the minutes of the parish council meeting held on 25th February 2019 and these were duly signed by the Chairman.
6. **TO CONSIDER COUNCIL FEEDBACK ON PLANNING APPLICATIONS RECEIVED FROM BROADLAND DISTRICT COUNCIL**
 - 6.1. **Application: 20190399**
Details of conditions 17 (off site highway improvement works) and 20 (provision of a 3 metre wide footway/cycleway) following a grant of planning permission 20160488.
Location: Land to the North of Yarmouth Road, Blofield
After receiving concerns from local residents and a lengthy discussion it was AGREED to send the following comments to Broadland District Council: -
The Council voted unanimously to object to the application and the council's concerns and comments are below.
We would like to see the road/cycleway narrowed up to Globe Lane not Brewster Court as per the original outline planning application, under the Outline Application 20160488 & 20160497, for sustainable transport into the village and to reduce speeding on Yarmouth Road.
We would also like the verge to have trees planted in a row to deter verge parking, it naturally reduces speed and is visually pleasing to the Parish.
The Parish Council would like to know how the current proposal stop the parking on this stretch of road. The Parish Council would also welcome a site meeting to discuss this further with Hopkin Homes, NCC Highways and Broadland District Council.
 - 6.2. **Application: 20190396**
Details reserved by condition 6 following grant of planning permission 20172131 – Boundary treatment and structure.
Location: Land to the North of Yarmouth Road, Blofield

*It was AGREED to send the following comments to Broadland District Council: -
The council voted unanimously to object to the application and the council's concerns and comments are below.*

The Parish Council are still deeply concerned over the safety of the public footpath from this site that leads onto a very busy A47. It cannot see anything in these plans that will protect humans and mammals from harming themselves and wandering, unknowingly, on the A47. It strongly urges both the developer, Highways and the planners to look into solutions for this. The Parish Council would also welcome a site meeting to discuss this further with Hopkin Homes, NCC Highways and Broadland District Council.

6.3 Application: 20190300

Development of 1no. petrol filling station, 2no. drive through restaurants and 24 space HGV parking, together with various infrastructure and landscaping works (re-submission)

Location: Land South of Broadland Gate, Adjacent to Postwick Interchange, Postwick, NR13 5NP

It was AGREED to send the following comments to Broadland District Council: -

Blofield Parish Council has now had an opportunity to consider the above planning application and wishes to recommend refusal to the proposals contained therein and would like to lay out its concerns below: -

1.1.1. Concerns about the capacity of the existing Postwick Hub interchange due to queuing traffic at peak times and the added congestion the attraction of a Petrol Filling Station and two drive through outlets would bring.

1.1.2. Concerns about the Oaks Lane roundabout being able to handle HGV's approaching the development from the A47 slip road due to the camber of the roundabout and ongoing traffic flows to the Postwick Hub, especially as the Petrol Filling Station is being promoted as a lorry park for up to 24 HGVs.

1.1.3. Concerns about the proposed footpath connections from the Park & Ride site to the development. What pedestrian friendly measures would be put in place either at the development or at the interchange to enable safe pedestrian access.

Blofield Parish Council would also like to fully support the concerns of Postwick with Witton Parish Council.

6.4 Application: 20190232

Approval for access, appearance, landscaping, layout & scale for single detached dwelling as per outline planning permission 20180783 (reserved matters).

Location: The Conifers, Orchard Close, Blofield, NR13 4SE

It was AGREED to send the following comments to Broadland District Council: -

Blofield Parish Council has now had an opportunity to consider the above planning application and wishes to raise some comments to the proposals contained therein: -

The Parish Council would like clarification that the proposals take into account the Neighbourhood Plan HOU5 Policy and that it has sufficient parking spaces for 4 vehicles.

It would also like to state that it is sorry see hard fencing proposed instead of soft boundaries as detailed in Neighbourhood Plan ENV2 Policy.

6.5 Application: 20190378

New detached two storey dwelling (outline)

Location: Aldersbrook, Woodbastwick Road, Blofield, NR13 4QH

It was AGREED to send the following comments to Broadland District Council: -

Blofield Parish Council has now had an opportunity to consider the above planning application and wishes to recommend refusal to the proposals contained therein and is giving the following reasons:

- *This application makes no mention of our neighbourhood plan nor does it conform to many of the policies contained in the plan.*
- *It is an overdevelopment of the site - this is a further subdivision of the plot with more movements onto a busy main road. Shared drive but enlarged*
- *It is in an area of Flooding in Francis Lane.*
- *Is it addressing local housing needs? No Hou1/2*
- *Fails under Hou 4 - massing - as it is a house, next door property is a bungalow and the one behind is a chalet, not in keeping with the area. 'Regard should be given to the density , footprint and separation ...'*
- *Can plot accommodate 3 parking spaces for the new development - Hou5.*
- *Env 2 limited mention of soft boundaries in application. Corner of plot is mains electricity cabling serving number of properties in the area.*
- *Env 3 reservations about drainage.*
- *Over development of immediate area and identified as localised flooding area.*
- *Concerns about traffic and waiting buses on Woodbastwick Road, adding more waiting traffic to stretch of road with problems of speeding traffic.*

The Parish Council would like all points above to be considered however it feels that the most important point to us is bullet point 5 regarding HOU4.

6.6 Application: 20190337

Single storey rear extension

Location: Little Timbers, Danesbower Lane, Blofield, NR13 4LP

It was AGREED to make no comment on this application however, if additional information or plans come to light the Parish Council would appreciate the chance to look at the additional information.

6.7 Application: 20190302

Single storey rear extension

Location: Clematis Cottage, Orchard Close, Blofield, NR13 4SE

It was AGREED to make no comment on this application however, if additional information or plans come to light the Parish Council would appreciate the chance to look at the additional information.

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

7.1 Application: 20190451

Erection of timber garage

Location: Hoe Down, 1 Mill Road, Blofield, NR13 4QJ

It was AGREED to make no comment on this application, however if additional information or plans come to light the Parish Council would appreciate the chance to look at the additional information.

7.2 Application: 20190202

Change of use from agricultural land to residential curtilage & erection of detached garage (amended plans)

Location: Hill Rest, Clarks Loke, Blofield, NR13 4QU

It was AGREED to make no comment on this additional plan, however if further additional information or plans come to light the Parish Council would appreciate the chance to look at the additional information.

7.3 It was noted that there are a number of planning applications on the planning portal relating to the Hopkin Homes site that the Parish Council has not been notified about. The Clerk to ask Broadland District Council why we have not been notified. Whilst contact Broadland the Clerk to also seek clarification with regard to the planning consent condition that all contractors must park on site and when must this condition be adhered to.

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

- 8.1 The Clerk to ask Broadland District Council if a building has been built without planning consent is there an issue with building control and how do they deal with this.
- 8.2 It was also noted that a site on Holly Lane has had a change of use to residential, but the Parish Council has seen no plans for the site. The Clerk to contact Planning Enforcement.
- 9. TO RECEIVE A PLANNING UPDATE**
- 9.1 There were no other planning matters.
- 10. TO RECEIVE AN UPDATE REGARDING BLOFIELD COMMUNITY FACILITIES PROJECT AND TO AGREE ANY NECESSARY ACTIONS**
- 10.1 The Clerk and Councillors gave an update on the project following the meeting on 19th March 2019. The revised project proposal was AGREED at a cost of £9,280.00 plus mileage and budget of £300.00 for consultation materials and venue hire for consultation workshops. It was also AGREED that the Assistant Clerk and Councillors Smith, Shackle, Dhesi, Christie, Scholes and Burton form the project working party.
- 11. TO RECEIVE AN UPDATE REGARDING SECTION 106 LAND IN THE PARISH AND TO AGREE ANY NECESSARY ACTIONS**
- 11.1. The meeting on 4th April at 2pm at Norfolk County Council was noted and it was AGREED that Councillors Christie, Culley-Barber, Dhesi, Smith and Shackle attend. The Assistant Clerk to also invite a representative from the Doctor's Surgery.

Signed.....

Dated.....