

Blofield Parish Council

Minutes of the Blofield Parish Council Planning Meeting held online via Zoom on Monday 16th November 2020 at 7.30pm – 8.50pm.

PRESENT

Rob Christie, Sarah Dhesi, Stella Shackle, Yvonne Burton, Stuart Smith, Joseph Scholes, Paul Culley-Barber, Pat Wilson, Mary Moxon and Melanie Eversfield (assistant clerk).

1. Welcome and Introduction to the meeting by the Chair, Stuart Smith
2. **TO CONSIDER APOLOGIES FOR ABSENCE**
There were no apologies for absence
3. **TO RECEIVE DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**
Paul Culley-Barber declared an interest in agenda items 6.2 and 11.
Mary Moxon declared an interest in agenda items 6.3 and 6.6.
4. **OPEN FORUM - FOR PARISHIONERS TO RAISE QUESTIONS ON AND/OR MAKE STATEMENTS ABOUT MATTERS ON THE AGENDA**
District Councillor Nigel Brennan was present, but no questions were raised.
5. **TO APPROVE THE MINUTES OF THE PLANNING PARISH COUNCIL MEETING HELD ON 19TH OCTOBER 2020**
The Parish Council unanimously approved the minutes of the parish council meeting held on 19th October 2020 and these were duly signed by the Chairman.
6. **TO CONSIDER COUNCIL FEEDBACK ON ANY PLANNING APPLICATIONS RECEIVED FROM BROADLAND DISTRICT COUNCIL SUBJECT TO PUBLICATION OF THIS AGENDA**
 - 6.1. Application: 20201920
Proposed single storey side extension
Location: Heath Farm, Bonds Road, Blofield, NR13 4QG
Blofield Parish Council has now had an opportunity to consider the above planning application and wishes to raise no objection to the proposals contained therein, however, it would request that Broadland District Council ensures that no trees are impacted by this development.
 - 6.2. Application: 20201912
Single storey rear and side extension, side roof change, conversion of garage and front porch.
Location: 49 Mill Road, Blofield, NR13 4QS
Blofield Parish Council has now had an opportunity to consider the above planning application and the proposals contained therein. Although it does not object to the proposals it does have concerns of possible overshadowing for neighbouring properties.
 - 6.3. Application: 20201816
Conversion of existing double garage to self-contained annex
Location: Walnut Tree Farm, 78 Blofield Corner Road, Blofield, NR13 4SA
Blofield Parish Council has now had an opportunity to consider the above planning application and wishes to make the following comments: -
 - *The Parish Council does have concerns about the overall drainage and traffic in the area due to recent developments in the area.*
 - *The Parish Council would like it conditioned that the land containing Walnut Tree Farm and the Annexe cannot be subdivided.*
 - 6.4. Application: 20201976
Subdivision of curtilage and erection of two storey dwelling with attached one-and-a-half storey

double garage with external staircase.

Location: Land adjacent to Sunny Acres, Yarmouth Road, Blofield NR13 4LH

The Parish Council agreed to make no comment on this application. However, if new or additional information comes to light it would appreciate the opportunity to consider this information.

6.5 Application: 20202062

Erection of house & garage

Location: Land at Clarks Loke, Blofield

Blofield Parish Council has now had an opportunity to consider the above planning application and wishes to make the following comments: -

- *NP HOU 5: proposal only offered 3 parking spaces when the policy requests 4 are provided for a 4-bedroom dwelling.*
- *NP ENV 2: to retain as many trees / hedging as possible to ensure privacy and screening from neighbouring properties.*
- *Outside the settlement limit for Blofield Heath.*
- *Question's over land access, ownership rights and rights of access issues.*
- *Given the development that has been passed in Blofield Heath in the period since this was granted on appeal, I think Blofield Heath has met its quota for contributions to the BDC land supply.*

6.6 Application 20200077

Erection of 4no. dwellings & associated works (reserved matters appearance, scale, layout & landscaping) including surface water drainage. Discharge of condition 7 phasing of application 20161588

Location: Field South of Heathlands, Woodbastwick Road, Blofield, NR13 4QH

Blofield Parish Council has now had an opportunity to consider the above application and the proposals contained therein. It notes that its previous comments still apply, and these are as follows: -

Condition 7 relates to the access road and condition 12 relates to highway improvement works. The parish council would like to raise the following objections regarding this planning application:

Concerns remain around access - having two accesses in very close proximity to each other. To create a 3rd access at this point conflicts with policies SHCR 09,10 and 11; a proliferation of access is endangering the lives of all our parishioners and children alike. Hemblington Primary School are encouraging parents to park at Heathlands and cross what is a very busy road for school drop off and pick up times. In addition, vehicles regularly speed along Woodbastwick Road.

We had previously requested speed reduction measures on Woodbastwick Road as part of this development and are disappointed to see that there has been no attempt to improve safety along this section of very busy road.

Note there is a swale adjacent to the shared private drive - this is for surface water run-off from the main Woodbastwick Road gully adjacent to the access at Heathlands. The proposed swale appears to be new and may deprive pedestrian access to the services - pedestrians would need to walk the length of the drive instead.

The vision splay north cannot be achieved without 3rd party land. An email from NCC Highways in June 2013 confirms the width of Woodbastwick Road at this point is precisely 10m. Should this dimension be applied visibility cannot be achieved. The gates of the property Tree Tops must be set back 5m from the road (according to section G3.8 of NCC Highways safe, sustainable development).

Therefore, Blofield Parish Council recommends objection on the above points.

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

There were none.

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

- 8.1 Correspondence from a local resident regarding Woodlands Manor, Shack Lane was received. It was agreed to contact Broadland District Council Planning Enforcement.
- 8.2 It was noted that planning permission 20201549 – Erection of 1no. dwelling with associated garden and parking – Land South of Yarmouth Road, Blofield, NR13 4LQ has been refused.
- 8.3 It was noted that the appeal for the Quantum Land development at Land East of Brundall Memorial Hall has been approved.
- 8.4 It was noted that planning application 20201731 – front porch – 58A Yarmouth Road, Blofield submitted revised plans to Broadland District Council to incorporate brick to match the existing dwelling. Councillors had agreed via email that its previous comments of no objections still stood.

9. TO CONSIDER AND APPROVE ADDITIONAL COSTS TO PARISH PARTNERSHIP BID 2021/2022 IN RELATION TO SPEED REDUCTION MEASURES IN WOODBASTWICK ROAD/MILL ROAD

- 9.1 The Parish Council had at its meeting on 2nd November agreed to submit a bid of £7,000 for the above scheme. Final costings have come in at £10,581. It was agreed to continue with the bid at the revised figure.

10. TO RESOLVE TO PASS A FORMAL RESOLUTION UNDER THE PUBLIC BODIES ADMISSION TO MEETINGS ACT 1960 TO EXCLUDE THE PUBLIC AND PRESS FOR THE FOLLOWING BUSINESS

- 10.1 Agreed

11. TO DISCUSS COUNCIL LAND MATTERS

- 11.1 The Chairman gave an update on recent meetings. The Parish Council agreed in principle to make a loan to Norfolk County Council if the result of its Capital Projects Board Meeting was negative. The Working Group to liaise with Norfolk County Council and if there is a need for the loan the detailed terms and conditions are to be brought back to Council for approval.

Signed.....

Dated.....