

Blofield Parish Council

Minutes of the Blofield Parish Council Planning Meeting held at Blofield Courthouse on Monday 25th February 2019 at 7.30pm – 8.45pm.

PRESENT

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

1. Welcome and Introduction to the meeting by the Chair, Paul Culley-Barber.
2. **TO CONSIDER APOLOGIES FOR ABSENCE**
Apologies were received from Rob Christie and Stella Shackle. No apologies were received from David Ward.
3. **TO RECEIVE DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**
 - 3.1. There were none.

Suspend standing orders

4. **OPEN FORUM - FOR PARISHIONERS TO RAISE QUESTIONS ON AND/OR MAKE STATEMENTS ABOUT MATTERS ON THE AGENDA**
 - 4.1. As no Parishioners were present there was no open forum.

Resume standing orders

5. TO CONSIDER COUNCIL FEEDBACK ON PLANNING APPLICATIONS RECEIVED FROM BROADLAND DISTRICT COUNCIL

- 5.1. **Application: 20190120**
Demolish existing conservatory and erection of single storey rear extension.
Location: 2 Reve Crescent, Blofield, NR13 4RX
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.
- 5.2. **Application: 20190072**
Erection of up to 4 detached bungalows/chalets (Outline)
Location: 31 Blofield Corner Road, Blofield Heath, NR13 4SA
*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.*

Location – Status of site

1. *Outside settlement limit.*
2. *Not identified/allocated site.*
3. *Predatory application.*

Access

- *Via private drive already serving 1 property.*
- *The length and the narrow width, with passing impossible, make it unsuitable for further development.*
- *Health & Safety: the width required for a fire tender to access a site is 20' and the drive will not permit this.*

- *There can be no pavement so safety issues for pedestrians encountering a vehicle.*
- *The number properties proposed will bring a disproportionate increase in traffic movements – cars plus delivery vans etc.*
- *The drive is unlit, and will remain so in view of the parish 'dark skies' policy, adding to pedestrian safety issues after dark.*
- *Rubbish disposal: this is a private drive so bins have to be left at the kerb. Currently only 2/3 bins are left at the roadside; where would a minimum of 10 bins go without blocking the pavement? On whose land?*

The site

- *Safety – will there be a hydrant installed to ensure an adequate water supply? There has been a fire in recent years at a property in the village where the lack of water pressure required fire tenders to cycle between the nearest hydrant and the fire.*

Planning issues

- *We will refer to the NPPF principles of sustainable development but remember the context: under the JCS Blofield village was to receive '50 or a few more' houses. Currently >400 have been approved for the settlement (and more for the parish as a whole) so how can there be any need for more from a speculative application?*
- *The D&A Statement ignores Blofield parish Neighbourhood Plan. In particular policies HOU1, which addresses the specific needs of the local population; HOU4 which respects the settlement limit and the Site Allocations DPD; HOU5 which addresses parking provision; ENV2; ENV6 and ENV3, which covers drainage issues, appear to be relevant and to have been ignored.*

NPPF and Sustainable development

Economic role:

- *Short-term benefits from construction – but unlikely to be enjoyed by the parish/parishioners unless contractors live here.*
- *Limited longer-term benefits at best. Are occupiers of 4 dwellings likely to be a significant benefit to the local economy?*

A small level of economic benefit at best.

Social role:

- *The site is outside the settlement limit; a short walk to village shops. However, a good 20-30 minute walk to school, surgery and library and east-bound buses. The service is limited. This is an unsustainable location in transport terms with poor accessibility to services and facilities on foot or by public transport. The development will encourage more short car-journeys and add to the problems of the long driveway.*
- *The proposal is for 4 properties and <1000 sq.m so no affordable housing is offered per Ministerial Statement of 28.11.2014. No social benefit.*
- *Similarly as 4 properties no recreational space or contribution in lieu is provided per Policies EN3 and RL1 of the Development Management DPD. No social benefit.*
- *The proposal is for 4 detached dwellings. There is no shortage of these: look at the proportion of the approved houses that are 4 or 4+ bedrooms. The local need is for 2 and 3 bed properties and bungalows. BpNP Policy HOU1 refers.*
- *Look at the evidence of the SHMA – there is no 'need' for these dwellings.*

No social benefit whatsoever given the contribution to the supply of homes is not required per SHMA.

Environmental role:

- *The proposal will lead to further applications for land adjoining to the east, see the latest GNLP proposed sites, further eroding the buffer and reducing open space on the edge of a village.*
- *The loss of trees will have an urbanising effect.*
- *The land is subject to some surface water drainage issues.*

No environmental benefits at all.

Parish Council's conclusions:

The Parish Council believes that the very modest economic, and virtually non-existent social and environmental, benefits would not outweigh the loss of land. The site is unsuitable for housing by virtue of its limited access. The site is located outside the settlement limit of Blofield, is distanced from the services and facilities of the village and will generate additional journeys by car. There are nearby properties within the settlement limit and observation supports the contention that private cars are used rather than public transport or pedestrian modes, including short journeys such as the school run. Policies 1 and 2 of the JCS and GC2 and GC4 of the DM DPD all support minimising the need to travel and the use of sustainable transport modes; the site's location is likely to mean its occupants would be heavily reliant on the private car, contrary to these policies. We believe the development would conflict with environmental objectives of the NPPF and the adverse impacts of granting permission would significantly – and demonstrably - outweigh the benefits and that the application is contrary to Policy GC1 of the DM DPD and Paragraph 14 of the NPPF.

For the above reasons we object to the application and ask that it be refused.

If despite this the planning authority is minded to approve the Parish Council would seek some conditions:

- Create a 'waiting' space at the entry to the site to allow exiting vehicles to wait with a clear view down the drive before attempting to exit, and for oncoming vehicles to pass safely.
- Provide a proper solution to the collection of bins at the roadside that avoids blocking the pavement.
- Provide a TROD from the entrance of the site to join up with the TROD proposed for the Dawson's Lane application.
- Require development to commence within 2 years.

These requested conditions are damage-limitation and the Parish Council is firmly opposed to this application.

5.3 Application 20190215

Erection of 1.5m fence to front boundary (revised scheme)

Location: Red House, Shack Lane, Blofield, NR13 4DP

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

The application form omits reference to footpath FP3 and therefore the Council is seeking assurance that public access will be maintained to this footpath.

There are concerns that the provision of the fence could contribute toward flooding on Shack Lane – NP ENV3 Drainage states that future development should not contribute to or cause flooding or drainage issues, or pollution.

The Council have concerns about the height of the fence and including visibility splays due to the narrowness of the lane.

Recommendation : Object strongly – the fence should come down and the hedging which was in place before the fence was installed should be reinstated.

The Council would also like to mention that the entrance to the site has been relocated and is extremely close to Howes Meadow which makes the Council concerned that the inadequate drainage to the site could adversely affect Howes Meadow.

5.4 Application 20190202

Change of use from agricultural land to residential curtilage and erection of detached garage.

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

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

6.1. There were none.

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

- 7.1 The Assistant Clerk stated that she had received notification that planning application for residential development of up to 4 dwellings (Outline) at Land off Yarmouth Road, Blofield was refused by Broadland District Council and has gone to appeal. It was AGREED to re-iterate the Parish Council's objections to the Planning Inspectorate.
- 7.2 Concerns relating to those expressed at the Parish Council Meeting on 11th February with regard to the Hopkin Homes site on Yarmouth Road were once again aired. The Assistant Clerk stated that she was in contact with Hopkin Homes.
- 7.3 Council asked that the Assistant Clerk contacts Broadland District Council Planning Enforcement Team and ask what the next course of action would be in relation to planning application 20170157.

8. TO RECEIVE A PLANNING UPDATE

- 8.1. Broadland District Council re. Contributing to Planning Workshops on 19th and 21st March. It was AGREED that both Rob Christie and Paul Culley-Barber each take part in the workshops and present on Blofield Neighbourhood Plan.
- 8.2. Broadland District Council re. Planning Application Consultations. After some discussion it was AGREED to receive all planning applications electronically with immediate effect. It was however, noted that if for large planning applications there was a need to receive paper copies of the plans these could be requested by Broadland District Council.
- 8.3. It was noted that when Broadland District Council are informing residents of planning applications that may affect them, they are detailing what is a material planning consideration and what will not be considered.
- 8.4. There were no other planning matters.

9. TO CONSIDER MEMBERSHIP OF FINANCE WORKING GROUP

- 9.1. It was AGREED that membership consists of Stuart Smith as Chair, Rob Christie, Paul Baverstock and Sarah Dhesi.

Signed.....

Dated.....