

# Blofield Parish Council

Minutes of the Blofield Parish Council Planning Meeting held online via Zoom on Monday 22<sup>nd</sup> February 2021 at 7.30pm – 8.30pm.

## PRESENT

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

1. Welcome and Introduction to the meeting by the Chair, Stuart Smith
2. **TO CONSIDER APOLOGIES FOR ABSENCE**  
Apologies were received and accepted from Rob Christie.
3. **TO RECEIVE DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**  
Paul Culley-Barber declared an interest in agenda item 6.1.
4. **OPEN FORUM - FOR PARISHIONERS TO RAISE QUESTIONS ON AND/OR MAKE STATEMENTS ABOUT MATTERS ON THE AGENDA**  
As no parishioners were present there was no open forum.
5. **TO APPROVE THE MINUTES OF THE PLANNING PARISH COUNCIL MEETING HELD ON 25<sup>th</sup> JANUARY 2021**  
The Parish Council unanimously approved the minutes of the Planning Parish Council Meeting held on 25<sup>th</sup> January 2021 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: 20210252  
Medical Centre extension and new access road  
Location: The Blofield Surgery, Plantation Road, Blofield, NR13 4PL  
*Blofield Parish Council has now had an opportunity to consider the above planning application and the proposals contained therein. The Parish Council wishes to fully support the application as it is identified in its Neighbourhood Plan and it realizes the pressures that is currently placed on its services within the Parish. The Parish Council would however like to make the following comments:*
    - *The AIA recommends that various TPO trees have works carried out to provide a safe access for the new road, footpath, and surgery extension. Whilst we recognize the importance of such works, we would appreciate the impact of any tree works being kept to a minimum to reduce the impact accordingly. Or if trees must be removed, to plant ones of equivalent nature on the remainder of the site.*
    - *The potential for prehistoric archaeological finds is fascinating and the Parish Council would welcome some exploration into this however, it wonders if it can be done as part of the school application instead of holding up the process of this application?*
    - *Can the parking laybys be made into pick up/drop off bays instead?*
    - *The Parish Council is disappointed to see yet another plan including future potential housing off the access road.*
    - *The Parish Council welcomes the addition of a crossing point. Could this be discussed with the Parish Council as to what type of crossing this would be as we would like to explore what physical restrictions could be implemented to reduce speeding in the area.*
    - *How will this proposal mitigate nesting bird issues?*
    - *Should some future proofing be built in now by providing School Keep Clear road markings near the new access road?*
    - *Drainage needs to ensure that it does not contribute to the existing surface water flooding experiences near the existing school.*

- 6.2. Application: 20210223  
 Front and rear extensions. Raising height of the roof ridge to create first floor accommodation including front and rear dormers.  
 Location: Chez Moi, 14 Mill Road, Blofield, NR13 4QJ  
*Blofield Parish Council has now had an opportunity to consider the above planning application and would like to make the following comments: -*
- *The proposal is to create effectively a 5-bedroom property by vastly increasing the ridge height of an existing bungalow. This would seem to be out of keeping with the immediate surrounding properties as they are all bungalows along Mill Road until number 18.*
  - *How will the proposal mitigate any impact to trees in the front garden?*
  - *Would HOU5 come into play? Is there sufficient parking spaces for a 5 bed dwelling (4 parking spaces)?*
- 6.3. Application: 20210186  
 Provision of solar panels to flat roof of main house. Provision of garage to front garden and associated works.  
 Location: 65 Yarmouth Road, Blofield, NR13 4LG  
*Blofield Parish Council has now had an opportunity to consider the above planning application and although it has no objections it would like to know of the tree mitigation around the proposed garage?*
- 6.4. Application 20210142  
 Sub-division of curtilage and erection of dwelling  
 Location: 8 St. Andrews Close, Blofield, NR13 4JX  
*Blofield Parish Council has now had an opportunity to consider the above planning application and the proposals contained therein and would like to make the following comments: -*
- *There are concerns around the removal of hedging and trees to facilitate the new dwelling. Can plans be adjusted so that these new development site boundaries are soft as per ENV2 of the Neighbourhood Plan?*
  - *Existing shared driveway access to Yarmouth Road is not adopted by NCC Highways as it is a private drive, which serves 8 dwellings. This is the maximum that can be permitted under a private driveway and so to permit more the applicant would have to make a section of the road up to an adoptable standard?*
  - *The proposal is close to an area of flooding. The Kings Head is identified in ENV3 and so proposals would need to ensure that the dwelling does not contribute toward an increase in surface water flooding.*
- It was also agreed that the Clerk should make Clarion Housing aware of this planning application.*
- 6.5. Application: 20210155  
 Variation of condition 2 following grant of planning permission 20190232 – house type substitution.  
 Location: The Conifers, Orchard Close, Blofield, NR13 4SE  
*Blofield Parish Council has now had an opportunity to consider the above planning application and the proposals contained therein and would like to make the following comments: -*
- *There is local concern around the height of the proposed carport as that may overshadow and create loss of light for the neighbouring properties at the rear of the proposal.*
  - *There are also concerns around the perceived tree works that should have been done ahead of this proposal too – around the Eucalyptus tree and Leylandii hedging.*
  - *A 3-bedroom dwelling ought to provide 3 car parking spaces as per NP HOU5. Therefore, should the carport be moved to be adjacent to the property to alleviate concerns of the immediate neighbours whilst providing sufficient parking spaces to comply with HOU5?*
- 6.6. Application: 20210129  
 Extension to existing garage  
 Location: 6 Library Close, Blofield, NR13 4SH  
*Blofield Parish Council has now had an opportunity to consider the above planning application and wishes to make no comment to the proposals contained therein. However, if any of the plans*

*change or any new information comes to light then it would appreciate the opportunity to consider this again.*

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

7.1. Application: 20210237

Replaced windows and doors (Listed Building)

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

*Blofield Parish Council has now had an opportunity to consider the above planning application and wishes to make no comment to the proposals contained therein. However, if any of the plans change or any new information comes to light then it would appreciate the opportunity to consider this again.*

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

8.1. Mary Moxon stated that the recent planning decisions list from Broadland District Council mentioned that the Shack Lane and 110 Blofield Corner Road applications had been granted.

8.2. Mary also stated that the planning application for Sunny Acres has been granted subject to conditions in relation to the dualling of the A47 and Highways England.

**9. TO CONSIDER RESPONSE TO THE GREATER NORWICH LOCAL PLAN**

9.1. Mary Moxon and Paul Culley-Barber had sent a draft response to councillors prior to the meeting. There is some additional information to be added to this response including latest SAM2 figures. A final draft response to be put before the council on Monday 8<sup>th</sup> March 2021.

Signed.....

Dated.....