

Minutes

Rackheath Parish Planning Committee Meeting

Tuesday 7th September 2021 at 6.30pm

At The Pavilion, Green Lane West, Rackheath, NR13 6LT

Anne Tandy

Anne Tandy, Community Clerk

Present: Pippa Nurse (Chair), Stephen Oakley, Tracy Buckley

Also in Attendance: Anne Tandy, Community Clerk and RFO

Public: 7

25. Apologies for absence were received from Joel Whymark. These were **approved**.

26. There were no declarations of interest or dispensations in items on the agenda.

27. Public Participation:

Concerns raised about additional walkways through Rackheath park in relation to the Home Farm application. The matter of the access route and inclusion of a ghost lane was raised as this would mean removal lots of trees making the parkland and hall more visible from Wroxham Road and would result in an increase in traffic noise.

Opposition also to the prospect of lots of trees being removed to make the pathways safe. Along with trees from GL2 development which will further expose the parkland.

28. The Minutes of the Planning Committee held on Tuesday 3rd August 2021 were proposed as an accurate representation. **All agreed**.

29. The Committee considered the following applications and make the following observations:

a. 20210036

Description: 1) Outline permission for up to 43 dwellings and 2) Change of use of land for public open space & connecting cycle/pedestrian routes

Location: Land at Home Farm, Rackheath Park, Rackheath, NR13 6LP

Application: Amended plans

Comments:

- Changes put forward to the building types are more sympathetic in the material used but still feel very urban in design.
- Play equipment has been addressed with the addition of a trim trail but is near to bluebell woods and there is no mention of how the bluebells will be protected.
- Affordable housing which was originally in one 'manor house style block' has been split into smaller units but is still located at the back of the site and not dispersed throughout.
- Inclusion of signage to guide public on the permitted routes but no detail is provided of how this will be implemented.

- Leisure routes: more space given for routes but these are still leisure routes and not access routes to local facilities which still leaves the development isolated from the main village.

Objections:

- No covenants are in place to stop further development of the parkland in order to preserve any of the heritage of the hall or parkland and maintain the buffer between Rackheath and the development in Sprowston. This development will set precedence for future applications.
- The Committee feels that developers need to look at the bigger picture of preserving the heritage of the hall and surrounding parkland.
- The access road is in a vulnerable position just off the NDR on a busy 50mph speed limit. The inclusion of a ghost lane will benefit traffic travelling from Norwich but the issues of residents turning right out of the development, towards the NDR has not been addressed.
- The Committee welcomes the amendments but feels that they don't go far enough.

The Committee agreed unanimously to maintain their **objection to the application**.

b. 20211528

Description: Change of use - part residential to shop

Location: Post Office, 1 Bernard Close, Rackheath, NR13 6QS

Application Type: Full Planning

Comments:

- Changes are proposed to the shop front to make the facing windows bigger which will give a more specific retail look and push back the retail space into the residential area behind.
- Concerns were raised about the amount of traffic and lack of parking. Grass verges close to the shop have become very churned up and it is a difficult area to traverse, given its proximity to the crossroads but it is difficult to see how parking can be created.
- The Committee supports the continuation of the shop and post office.
- No changes to the opening hours are proposed in this application but it was felt that this will change in the future. The growth is appropriate but a change of hours in a residential area would be an issue and should be made through a separate planning application at the relevant time.

The Committee **all agreed** to support the application but raised concerns around parking and would like to see the hours remain the same and any changes submitted through a planning application.

30. The Committee received information about decisions, appeals and any other planning matters:

- a. Planning Report on applications and decisions were noted.
- b. The committee asked the Clerk to obtain an update on the Lovells development in relation to the pedestrian footpath across the Salhouse Road aspect of the site as currently pedestrians are forced onto a busy road to navigate the fencing which lines the access route to the site.
- c. Gambles site on Salhouse Road is still with NCC who have had the application for 12 months and there is no indication of when this will be moved forward.

Meeting concluded at 18:59