

Minutes of the Rackheath Parish Planning Committee meeting

On Tuesday 10th June 2020 at 7.00p.m, at

Via Zoom video conference

Anne Tandy

Anne Tandy, Parish Clerk

Present: Pippa Nurse (Chair), Joel Whymark, Stephen Oakley

Also in attendance: Anne Tandy, Parish Clerk and RFO

1. Apologies for absence: 0

2. Public: 1

Member of the public attended to hear the application 20200202. Concerns raised about the increased volume of traffic on Green Lane East and the footpath falling short of the new development.

3. Declarations of Interest: None

4. Approval of the Minutes of the Planning Committee Meeting of Monday 19th February 2020

- a. The Minutes of the Planning Committee Meeting on 3rd March 2020 were agreed as an accurate representation. **All agreed.** To be signed at a later date when appropriate to do so.

5. To make recommendations on the following planning applications:

a. 20200998 Erection of 2 detached houses, Old School Playing Field, Green Lane West, Rackheath, NR13 6LU. Application Type: Full Planning.

The amended application has been reduced from 4 to 2 houses. Previous concerns around parking issues appear to have been addressed. However, it was suggested that yellow lines could be included on the road outside the development to stop parking on the side of the road. Councillors would like to ensure that the mature trees are kept. Stephen Oakley questioned why sewerage drainage is left unchecked on the application. It was assumed that this will be resolved at a later date once it is established whether the properties can link to the mains sewerage or a septic tank installed. Members considered that the land is suitable for the 2 houses of the size proposed, that sufficient parking

has been allocated and the design meets the requirements of the Neighbourhood Plan. No objections made. **All Agreed.**

- b. 20200202 Development of up to 165 market and affordable dwellings and 16 supported living bungalows (use class C3) with all matters reserved except access (Outline). Land at Green Lane East, Little Plumstead. Applicant: Halsbury Homes Ltd.**

The Dr's surgery has been substituted for supported bungalows which members do not consider improves the development. Supported housing is seen as useful but not necessary in this development which is the wrong place for the residents to be properly supported by their Parish. The bungalows appear to be surrounded by lots of public space but very little private areas. There are no transport links at that end of the village which is situated beyond the Rackheath boundary and the road joining to the parish within which the development is located, is on a dead end. There appears to be no benefit to our Parish. The footpath along Green Lane East ceases just before the development and would need to be joined up. Previously submitted objections stand but added to this the supported bungalows are also objected to and should be located more centrally within the Parish of Rackheath. Further objection to be submitted. **All agreed.**

6. To receive information about decisions, appeals and any other planning matters:

- a. Confirmation from the Clerk that a submission has been made for no street lighting to be installed on the Rackheath portion of the Salhouse Road development in Sprowston.
- b. GT16 Progress update. Information has been provided that a previous application for this development was held up by Court a case because an Ecological Impact Assessment was not undertaken so it would seem likely that one will be completed this time. More consultations are expected in due course and members are keen to ensure that the Council promotes and publicises these widely in the community to encourage engagement. The general feeling is that residents are more against than for the large scale of this development, but it is acknowledged that housing is needed for younger generations.

All business being addressed the Meeting was concluded at 19.27pm