

**Minutes of the Salhouse Parish Council
Planning Meeting
held at 7.30pm on Wednesday 29th August 2018
At Jubilee Hall, Lower Street, Salhouse**

Present: Colin M^cCormick (Chairman), Nick Ball, Andrew Peachment, Martin Nudd, Bob Cooper, Steve Jarvis, Julie Redburn.

In Attendance: Sarah Martin, Parish Clerk

Members of Public: 5

1. Apologies for absence

No apologies were received

2. Declarations of Interest in items on the agenda

Colin McCormick declared an interest in planning application 20181308 Meadow Hill as a neighbouring resident, and will stand down when this application is discussed/decided.

The planning report was read out (Appendix 1)

3. Public Participation (standing orders suspended)

A resident of Chapel Loke spoke regarding their objection to planning application 20181308 – Meadow Hill, 90 Lower Street, expressing concerns of the height of the proposed buildings for the residents of Chapel Loke, along with a list of many other objections for the Parish Councillors to take into consideration.

Another parishioner spoke about the development not being sustainable and the effect on the wildlife and ecology, and the many mature trees.

Concerns were raised over the tarmac driveway and the proposed bins more in keeping with an urban landscape. Also, its driveway location close to a blind bend, and therefore safety concerns to village life.

It was discussed that the development is outside the defined settlement limit and the now 5 year land supply reached.

The application raises concerns over the sewerage system and flooding which is already inadequate.

All members of the public were encouraged to submit their own planning comments directly to Broadland DC.

There were no public participation comments on 20181260 – Four Winds.

Public Participation closed at 8.09pm.

4. To Consider the following applications:

20181260 – Four Winds, 144 Lower Street, Salhouse, NR13 6RX

Alterations including demolition and new single storey front extension

The application was discussed and it was resolved to: **NO OBJECTION**

20181308 – Meadow Hill, 90 Lower Street, Salhouse, NR13 6AD

Residential development of 6 New Dwellings (Outline)

Colin McCormick abstained from discussion and consideration of this application.

The application was discussed, and with the comments taken on board from the public and the comments from the Councillors including the Neighbourhood Plan statement of only 5 dwellings per annum; the land supply figure; new access across the conservation area - it was resolved and voted by the 6 Councillors to **OBJECT** to this application.

- 5. To receive information about decisions, appeals & any other planning matters.**
The planning report was read out prior to public participation (Appendix 1)

Meeting closed 8.19pm

Next PC meeting: 17th September 2018.

**PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 29th AUGUST 2018
(correct as of 29th AUGUST 2018)**

Decisions Advised by Broadland District Council

20180896 – Daisy Cottage, 11 Upper Street, Salhouse, NR13 6RZ – First floor rear extension & new first floor side window.

SPC Response: did not raise an objection, but expressed **CONCERNS** regarding roof height
FULL APPROVAL 19th July 2018, with amendments to adjust roof height.

20180949 - Redwing, Howletts Loke, Salhouse, NR3 6EY - Variation of Condition 2 of Planning Permission 20180039 - 1) Part Demolition of Existing Dwelling & Retention of Swimming Pool Building 2) Erection of Replacement Dwelling

SPC Response: **NO OBJECTION**

FULL APPROVAL 23rd July 2018

20172210 – Salhouse Hall, Hall Drive, NR13 6RT

1: Alterations and Extension to Hall. 2: Conversion of Outbuildings to provide 2 No. Units of Holiday Accommodation

SPC Response: **NO OBJECTION**

FULL APPROVAL 16th August 2018, together with **RETROSPECTIVE APPROVAL** for temporary residential use of a holiday unit, plus a number of **CONDITIONS**.

20181005 – Radleys, 82b Lower Street, Salhouse, NR13 6AD – Change of Use from Shop/Café (A1/A3) to Dwelling (C3)

SPC Response: referred to Neighbourhood Plan policy to retain commercial use where possible

FULL REFUSAL 29th August 2018

Awaiting Decision

20170243: Land to the Rear of 74-90 Norwich Road, Salhouse, NR13 6PB

Residential development comprising a minimum of 95 dwellings including affordable housing, landscaping, car parking and 7.01 hectares of publicly accessible green infrastructure containing children's play equipment, tree planting and a 30 space visitor car park (Outline)

SPC Response: **OBJECTION**

20180360 - Land adj. Barn Piece Close, Norwich Road, Salhouse, NR13 6QF

Mixed Dwelling Residential Development of 22 Single Storey Properties (Outline)

SPC Response: **OBJECTION**

20171207 – Land adjacent to Station Lodge, Howletts Loke, Salhouse, NR13 6EX

Erection of four detached chalet dwellings (Outline)

APPEAL lodged with Planning Inspectorate – comments required by 16th July.

SPC Response: **Previous OBJECTION stands**

20181107 - Land at Hall Drive, Hall Drive, Salhouse, NR13 6RS - Variation of Condition 2 following Grant of Planning Permission - Revised House Design

SPC Response: did not raise an objection, but expressed **CONCERNS** regarding tree protection

Planning Applications for Consideration at this Meeting

20181260 - Four Winds, 144 Lower Street, Salhouse, NR13 6RX - Alterations including demolition and new single storey front extension

20181308 – Meadow Hill, 90 Lower Street, Salhouse, NR13 6AD Residential development of 6 New Dwellings (Outline)