

**SALHOUSE PARISH COUNCIL
PLANNING MEETING
Monday 20th MARCH 2017**

Plans were available for viewing from 7.00pm. Meeting started 7.30pm.

PRESENT: Cllrs. V. Tapp, (Chair), M.Murrell, C.McCormick, R.Cooper, N.Ball, C.Thomas, M.Nudd, R.Reeve, J.Redburn and approximately 55 members of the public.

APOLOGIES: Cllr F.Whymark

DECLARATION OF INTEREST: M.Murrell, P.A. 20170243, nearby resident.

PLANS FOR CONSIDERATION AT THIS MEETING

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)

20170314 - 2 Dakenham Close, Salhouse, NR13 6PA Alterations and extensions including rooms in roof.

PUBLIC PARTICIPATION (Comments from Members of the Public)

Re-20170314, Dakenham Close, Mr.G.Munford who lives next door (no.3) commented that the plans would double the size of the bungalow, change the alignment of the house on the plot and would seriously affect the light to his property and those of neighbours. Mr.F.Smathom of no.4 and Mr.R.Gritten of no.6 stated that they would be similarly affected.

Re-20170243, Norwich Road, Mr.F.Smathom expressed concern that the traffic levels on Norwich Road would increase, especially with the opening of the NDR. Ann Bloor expressed concerns that the already stretched sewerage system in Salhouse would be unable to cope with the additional load; Mr.S.Piper commented that there would be no longer be a 'green gap' between Salhouse and Rackheath; Mr.C.Dady (Chair of CPRE) commented that it was against CPRE policy for a green belt. Richard ???, Sean Yallop and Julie Shaw all of Wood Green, expressed objections to the proposed access via Wood Green. There were also concerns that visitors to the development would park at Wood Green in preference to entering the estate. There were concerns that there is still no adequate footway under the railway bridge to access the station. One resident objected to the possibility of street lighting. Residents on Norwich Road (including the occupiers of nos. 88 and 90) pointed out that there was insufficient space on the grass verge to build a footway as specified, and they objected to any suggestion that they might have to give up some of their land. Sheena McKean commented that such a development was not suitable for a rural

village and would compromise peoples' quality of life. There were various procedural questions regarding the submission of objections to BDC. Only two residents reported having been contacted for an opinion by the developer's agent in door-to-door calls.

PARISH COUNCILLORS' COMMENTS

The Chairman briefed the residents on how best to register their comments and made the point that weight of numbers is important, the Parish Council only counts as one vote, and that individual letters should be sent wherever possible.

20170243 - Land to the Rear of 74-90 Norwich Road; Councillors expressed the following concerns:

The proposed development does not comply with Policies 14 and 15 of the Joint Core Strategy.

The Planning Documents state that the site is in Rackheath; this is incorrect. As a result, the site is not within the North East Growth Triangle. NEGT policies quoted in the application do not therefore apply.

The application refers to 95 dwellings but the drawings show only 60; it is not clear where on the site the remaining dwellings would go without major amendments to the site layout. (This was later checked and found to be an incorrect statement – comment to be disregarded).

The severe overlooking of properties from the rear of Norwich Road is unacceptable.

Pedestrian access to the development is inadequate, and the viability of the proposed footway along Norwich Road was brought into question due to land ownership issues; also there would be much increased pedestrian traffic across the level crossing, which is considered unsafe.

The number of additional dwellings would put a significant strain on the sewage system which is already overloaded.

The road access, with a simple T-junction onto Norwich Road, would be inadequate and dangerous, even with a reduced speed limit.

Any requirement for street lighting or footway lighting on the new development would be the responsibility of the Parish Council to maintain; this would conflict with the 'Dark Skies' policy of the Salhouse Neighbourhood Plan, and the cost of any lighting would fall to the PC, thereby raising the precept for all.

The green open space which would be donated for public use would be the responsibility of the Parish Council to maintain, thereby raising the precept for all.

20170314 - 2 Dakenham Close; Councillors expressed the following concerns: The plans as shown represent an over-development of the plot; the increased size and height of the development will adversely affect the light and amenity of neighbouring properties.

CONCLUSIONS

Councillors concluded that, based on their own observations and concerns raised by the public, they would raise OBJECTIONS to both applications 20170243 and 20170314. Chairman will collate all comments into a report to be submitted to BDC before the closing date. Subject to approval at the next PC meeting on 3rd April.

The meeting closed at 9.15pm.