

# **SALHOUSE PARISH COUNCIL**

**Minutes of the Parish Council PLANNING meeting held at Salhouse Jubilee Hall on Monday, August 17th 2015 at 7.30pm.**

Present: Councillor C. McCormick (Chairman)  
Councillor M.Murrell  
Councillor M.Thrower  
Councillor V.Tapp  
Officer: Mrs. D.R.Wyatt – Clerk

Visitors in Attendance: Thirteen members of the public also attended.

## **2015 DECLARATIONS OF INTEREST (Agenda items only)**

**853** Members are invited to declare interests as required by Salhouse Parish Council Code of Conduct adopted on 2<sup>nd</sup> July 2012.

Chairman, on behalf of Salhouse Parish Council declared an interest in PA 20151128 as Tenant/ Lessee of the Recreation Ground.

## **854 APOLOGIES.**

Verbal and written apologies received from Cllr. F.Whymark and Cllr. N. Ball.

## **855 CHAIRMAN'S REPORT ( not including items on Agenda)**

Chairman welcomed all residents and explained that this meeting had been called because Broadland District Council Planning Department, preferred not to extend the closing date and both PA20151128 and PA20151129 had to be kept as separate applications. This had caused problems as the Parish Council had no prior knowledge or notification by Heritage Developments of the consultation taking place.

## **856 PUBLIC PARTICIPATION (Standing Orders suspended)**

*Meeting may be adjourned for up to 30mins. Each speaker allowed a maximum of 3 mins :*

Resident Mr. J. Blyth requested that the councillors introduce themselves, as they were not known to him.

Councillors introduced themselves to all residents present.

Mr. J. Blyth, then thanked all residents that had turned out at the Exhibition held on August 11<sup>th</sup> at the Salhouse Rovers Club Room and explained that to best of his knowledge there were approximately 40 people attended in total. Confirmed that he had been approached by Lanpro (on behalf of the Developers) with an offer that would have seemed foolish to refuse.

Ms. P. Gallanders remarked on comments made by Neighbourhood Plan, who were apparently in favour of small developments.

Mr. P. Jefford (for SUCT) stated that the Trust members had no problem with this application (20151128 ) as long as it complied with the Trusts regulations.

Other residents, whilst appreciating the Football clubs situation, commented on Salhouse village problems with the sewers overflowing, flooding, size of access to the proposed site area and generally did not wish to see any further building until these factors had been rectified.

**Resume Standing Orders**

## **857 PLANNING APPLICATIONS & APPEALS**

**PA 20151128 Recreation Ground, Thieves Lane, Salhouse.**

Erection of Replacement Changing Room Facilities and relocation of Storage Containers.

Heritage Developments Ltd

The Parish Council has NO OBJECTIONS. The Parish Council considers that the re-use of the existing containers for equipment storage would detract from the visual appeal of the new building and wishes to know whether an alternative solution could be found. The Parish Council wishes to know how the access track to the building will be restored after construction.

**PA20151129 – Erection of 4 No. detached dwellings – Revised Proposal-Outline.**

Land at rear of 68, Lower Street, Salhouse.

Heritage Developments Ltd.

Salhouse Parish Council wishes to raise OBJECTIONS to this application on the following grounds:

- A majority of residents attending the meeting objected to the scheme. These objections included concerns over inadequate infrastructure, particularly drainage and sewerage.
- There is no material difference, in terms of an outline application, between the proposed scheme and the previous scheme (20142038) which was rejected (ref. BDC decision letter dated 10<sup>th</sup> February). Therefore there is no reason for a different decision in relation to the current application.
- The application documentation uses the terms 'self-build' and 'custom build' interchangeably, and refers to recent government statements regarding the encouragement of self-build projects. The developer has clarified that this reference was an error and that the proposed development will be 'custom build' ie. The developer would build houses to the customers' designs or specifications. This does not therefore qualify as a 'self-build' project.
- Drainage and sewerage issues: - There is no evidence in the supporting documents to show that drainage and sewerage capacity has been properly considered. There are already severe drainage and sewerage issues in the section of Lower Street east of the proposed development. Lower Street often floods during heavy rain because drains cannot cope with the run-off and there have been recent incidents of sewers overflowing. Any additional housing, with associated 'hard landscaping' and a service road running downhill off the site and feeding directly onto Lower Street, will only increase rainwater run-off and exacerbate the drainage and sewerage problems.
- Size of development: - the current application is for 4 dwellings on approximately half the available plot; in view of the applicant's reference to a possible extension to 8 dwellings on the whole plot, any assurances given now in relation to drainage, traffic, service infrastructure, etc will be based on an inaccurate estimate of the impact of the development.

In addition, the Parish Council wishes to COMMENT on the supporting information supplied by the applicant in their covering letter:

The covering letter refers to the Salhouse Neighbourhood Plan, suggesting that policies therein would support this development. As BDC is well aware, Salhouse Neighbourhood Plan is in the course of preparation but is not yet a legally adopted planning document; it awaits public approval and local authority verification. The 'policies' referred to in the covering letter were in fact quoted from an information flyer distributed some time ago to generate interest in the project and were examples of the sort of policies which a Neighbourhood Plan might encompass. They do not represent policy at the present time and should not be presented as evidence in support of this scheme.

**PA20151163 - Lonicera, 96, Norwich Road, Salhouse**

Erection of Front Porch

Mr. Dennis Jeans.

Parish Council had no objections.

**PA20151254 – Honeycombe Farm, Honeycombe Road, Salhouse.**

2 Storey/Single Storey side extension.

Mr. Stuart and Mrs. Tracey Harris.

Parish Council had no objections.

**858 DATE AND TIME OF NEXT MEETING.**

The next **Parish Council** meeting will be held on 7<sup>th</sup> September 2015 at 7.30pm.

Chairman thanked all for coming and commenting and closed the meeting at 8.45pm.