

**Minutes of the Salhouse Parish Council  
Planning Meeting  
held at 7.30pm on Monday 16<sup>th</sup> October 2017  
At Jubilee Hall, Lower Street, Salhouse**

**Present:** Colin M<sup>c</sup>Cormick (Chairman), Nick Ball, Bob Cooper, Reg Reeve, Steve Jarvis, Colin Thomas and Julie Redburn.

**In Attendance:** Sarah Martin, Parish Clerk

**Members of Public:** 10

**1. Apologies for absence**

Apologies had been received by Martin Murrell (PC business) and Martin Nudd (personal)

**2. Declarations of Interest in items on the agenda**

Bob Cooper declared an interest on planning application 20171302 - Land to rear 68 Lower Street.

**3. Public Participation**

- Steve Piper mentioned a site which had a previous planning application on it (Hall Drive) is now up for sale as a building plot.
- Chris Dady spoke regarding a pledge to CPRE and requested to speak at the November PC meeting. Clerk to confirm.

**4. To consider a planning report and agree recommendations on the following planning applications:**

Colin McCormick read out the planning report (Appendix 1).

**i) Planning Applications Received**

**20171302 - Land to rear 68 Lower Street, Salhouse, NR13 6RB**

Approval of Reserved Matters by Conditions 2, 5, 6, 7, 8, 9A and 10 of Outline planning Permission 20151129.

Discussions were had regarding the original application to which the PC submitted an OBJECTION following the September meeting.

New plans have been submitted and some of the rafting errors corrected. One house has been rotated and a double garage changes to a garden room, however not all of the issues have been addressed; including those of the residents and ridge heights. An email was received this afternoon advising of this.

It was agreed by all to acknowledge the points submitted, but to request that the specific points which were raised to be addressed, and to reference and specifically quote policy H1 of the Neighbourhood Plan which states 'diversity of housing type'.

It was suggested to propose the site be landscaped in order to reduce the ridge height, and to address parishioners concerns regarding drainage of neighbouring properties, boundaries and the sewerage issues.

**Resolution:** To **OBJECT** to this application

**ii) Any other planning matters**

**Broads Authority**

**Resolution:** No Comment or Objection

**5. To discuss and agree on a Neighbourhood Plan Monitoring Group**

Colin McCormick spoke regarding the adopted Neighbourhood Plan following the July referendum which the PC is extremely pleased with. It is proposed to set up a group to monitor the NP going forward. The PC already tries to use NP policies when considering planning applications and comments.

The NP steering group agree that the NP should be monitored and that to ensure BDC adhere to it. There are policies with the NP which relate to planning applications e.g. QE1 development of natural heritage and countryside, and H1 requesting small developments.

There are also projects within the NP which should be addressed; however some of these are already projects which have been started including enhancement of playing field and review of footpaths.

8.06pm Martin Murrell and Vince Tapp joined meeting

It was suggested a table format be set up showing the planning applications and which NP points were quoted and BDC's outcome.

Colin McCormick asked if any of the NP steering group would be interested in attending a quarterly meeting, but the overall view was this should be monitored by the PC. Interest was shown in the projects more than being part of a group, but happy to give advice if required.

It was agreed that a Parish Council planning committee be set up. To be added as an item on the November meeting's agenda.

#### **6. To receive information about decisions, appeals & any other planning matters.**

Martin Murrell spoke regarding the proposal to change the parish boundary with Rackheath, for which he attended their PC meeting to propose. There is legislation which allows for this type of boundary change in April each year.

There is land proposed for building on which will incur no CIL or s106 payments, but will be a liability to Salhouse.

If this proposal is successful it may take Salhouse out of the Norwich Policy Area.

The proposal only affects 2 dwellings which will be put into Rackheath.

Cllr. Tapp suggested that with the current green belt issues this is the correct time to do this.

Downsides would include; a smaller parish; costs to hold a referendum (and at least 250 people would be needed to vote); loss of CIL and s106 monies; and would mean an amendment to the NP.

Moving forward with this would mean the principle council to be the proposer to BDC and for BDC to put to Norfolk County Council.

Salhouse PC need to wait until a response is received from Rackheath PC.

It was suggested to look at the timing of the next planning policy as details and timings are important.

A question was raised regarding HGV routes. The PC reported it has had meetings addressing this issue and it has pushed for route planning; however it has been advised to 'wait and see'. The PC is aware of the dangers of the HGV's within the village.

Meeting closed 8.45pm

Next PC meeting: 6<sup>th</sup> November 2017.

## **Appendix 1**

### **PLANNING REPORT TO SALHOUSE PARISH COUNCIL MEETING 16<sup>th</sup> OCTOBER 2017 (correct as of 16<sup>th</sup> October 2017)**

#### **Planning Applications Received for consideration at this Meeting**

**PA 20171302 – Land to rear of 68 Lower Street, Salhouse, NR13 6RB**

Approval of Reserved Matters by Conditions 2, 5, 6, 7, 8, 9A and 10 of Outline Planning Permission 20151129 (Revised)

Previously considered at September meeting: SPC Recommendation: **OBJECTION**

**PA BA/2017/0367 – Replacement quay heading at Salhouse Broad**

#### **Correspondence Received by SPC Planning Committee in relation to the above Applications**

Copy of letter of objection from Mrs. C.French

#### **Decisions Advised by Broadland District Council**

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

Erection of four detached chalet dwellings (Outline)

SPC Recommendation: **OBJECTION**

**REFUSED by BDC Planning Committee 4th October 2017**

**PA 20161390, Meadow Hill, 90 Lower Street, Salhouse, NR13 6AD**

Development of 10 Dwellings – Revised Application

SPC Recommendation: **OBJECTION**

**REFUSED 13th October 2017**

#### **Decisions Advised by The Broads Authority**

None

#### **Awaiting Decision**

**PA 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**

**PA 20170431 - Land off Barn Piece Close, Norwich Road, Salhouse**

Mixed Dwelling Residential Development of 22 Single Storey Properties

SPC Response: **OBJECTION**

**PA 20170764 – Equestrian Centre, Lower Street, Salhouse, NR13 6RH**

Residential Development for 16 dwellings (Outline)

SPC Response: **OBJECTION**