Acle Parish Council

Meeting Date: Monday, 15th January 2018
Venue: Methodist Church, Bridewell Lane, Acle
Time: 7.00 p.m.

**PUBLIC FORUM:**

There were 7 members of the public present.
Also, District Councillor Lana Hempsall and County Councillor Brian Iles. Brian informed the meeting that he is on the Norfolk County Council Business and Property Committee and has been appointed as a Director of Repton Property Development Ltd, a company set up by NCC to manage the sale of County Council land, including the site North of Norwich Road.

**PRESENT:**
Tony Hemmingway – Chairman
Annie Bassham, Angela Bishop, David Burnett, Jackie Clover, Barry Coveley, Chris Linehan, Roger Jay, Jamie Pizey Anna Wade and Parish Clerk Pauline James.

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| 1 | **APOLOGIES** Sally Aldridge and Ellen Thompson. |
| **2** | **DECLARATIONS OF INTEREST**David Burnett declared a personal interest in the planning application for 30 St Edmunds Road, as a friend of the applicant. |
| **3** | **PLANNING**1. **Norfolk County Council, Land north of Norwich Road/ south of Mill Lane** – residential development (up to 140 dwellings) and associated works (outline) (20172189)

It was noted that the application seeks outline permission for up to 140 residential units and for the means of access to the site only, with all other matters shown indicatively. The site is 5.6 hectares (or 13.83 acres).The application was discussed at length. It was agreed that some new housing is needed in the village and that the local schools will welcome new families into the area. It was therefore agreed not to object to the development in principle but to raise the following concerns:* The application states that there is insufficient capacity at Acle Damgate Lane Water Recycling Centre to treat flows from the development, but that Anglian Water is obliged to accept the foul flows from the development. Councillors had concerns about this lack of capacity and the resulting increase in lorry movements up and down Damgate Lane to collect waste.
* Acle’s Neighbourhood Plan sets out minimum standards for residential car park such that sufficient parking must be provided so that residents can park within their curtilage and not obstruct residential streets. The indicative layout does not show parking spaces and the councillors seek reassurance that the number of dwellings on the site must allow for sufficient parking space. It may be that 140 residential units is not possible on the site, allowing for good design and adequate open space.
* The previous planning permission (20141108) imposed a condition that properties which share a common boundary with residential properties on Norwich Road and St Edmunds Road should be of single storey construction, with no dormer windows permitted in the roof. The councillors requested that this condition be repeated for the current planning application, but also extended to those properties on Mill Lane in order to protect the amenity of those residents.
* The Transport Assessment submitted with the planning application suggests that the impact of the traffic arising from the development is “likely to be negligible”. The councillors disputed this, believing that most new residents will have at least one car, and most will leave the site to go to work during the morning peak hour, and return during the afternoon peak hour. Since there is no access to the A47 eastbound from this location, all eastbound or northbound traffic will have to travel along Norwich Road and through the village centre. The councillors expressed concern about the lack of appreciation of this fact, and asked for this to be looked at in more detail and for the adequacy of the roundabout, and road layout, at the entrance to the site to be assessed.
* Given the impact of this development on the village and the emphasis placed in the application on sustainable public transport, it was agreed to request that the developer be asked to provide new bus shelters on the A47 sliproads to encourage use of public transport.
* The councillors were pleased to see the pedestrian and emergency access onto Mill Lane, but there was some concern that residents in the north of the site might be tempted to park in Mill Lane if inadequate parking is provided on site.
* The indicative roads on the site looked to be narrow. Councillors requested roads to be of a width adequate to provide for two cars to pass each other easily.
* The reservoir flood risk map shows that the likely path of any flood waters would extend across the access road to the site. The surface water flood map indicates that the flood water would be close to the site entrance. Councillors requested more information on this and reassurance that surface water run off from the site roads would not pool in the entrance or flow onto Norwich Road.
* The councillors supported the applicant’s commitment to 33% affordable housing and the provision of open space for the residents.
* Paragraph 5.12.2 of the NPS Supporting Statement mentions that “an additional acre (1 hectare) of land” is offered, adjacent to the site, for informal open space. Clearly an acre is not equivalent to 1 hectare, so this should be clarified, but the Parish Council welcomed this proposal.
* The councillors felt that a footpath from the South-East corner of the site through to Norwich Road would encourage residents to walk to the local supermarket and train station, rather than getting out the car. The applicants will be asked to investigate this possibility, given that the Police Station land adjoins the application site.
* Councillors asked if consideration had been given to the impact of the development on local facilities such as the medical centre and the lack of burial spaces.
1. **Mr Blacklock, 30 St Edmunds Road** – garden room infill extension to existing conservatory and re-roof (20172206). There were no objections to the plans.
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| **4** | **PARKING RESTRICTIONS**The clerk and some of the parish councillors had met with Norfolk County Council to discuss the first draft proposals to increase parking restrictions in the village centre. Mill Lane will be included in the next proposal, in order to prevent commuter parking in the area near the junction with The Street.Concerns as to the effect of the displacement of cars by these restrictions was raised with NCC who acknowledged that there would be some additional parking elsewhere in the village, but NCC were of the view that it was most important to keep the village centre free from commuter parking. |
| **5** | **ANY OTHER BUSINESS**Barry Coveley reported on a meeting with Temporary Chief Inspector Hornigold and Superintendent Harvey who made the commitment that a police representative will try to attend the Parish Council’s meetings henceforth and to attend the Annual Parish Meeting in April. The Constabulary is investigating the provision of a police base at the fire station ready for when the Acle Police Station is closed. |
| **6** | **DATE OF NEXT MEETING – Monday 29th January 2017** |

There being no further business, the meeting was closed at 8.45 pm.

Signed:…………………………………. Dated: 29th January 2017
 Chairman