

HOVETON PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting held on 19th June 2017 at the Jubilee Room, Hoveton Village Hall

Present: Councillor Peter Howe (Chair of the Meeting)
Councillor Jilly Gourlay
Councillor Christopher Marshall
Councillor Ann Rogers

Officer: Lisa Weller – Clerk

Visitors in Attendance: Councillor Nigel Dixon (District and County Councillor)
Twelve members of the public

The meeting opened at 6.30pm. Cllr Peter Howe welcomed everyone to the meeting, which had been called to discuss several time-sensitive planning applications. Cllr Howe explained that Hoveton Parish Council (HPC) is a consultee to such planning applications. HPC doesn't determine planning applications (that is done by the appropriate planning authority/district council).

Regarding the revised 'Church Field' application (agenda item 4.1), it was HPC's intention to consider the details of the revised application, look at amendments suggested and how these vary from the original application, and also to offer members of the public a chance to share their comments on the application. HPC has been granted an extension of time in which to respond to this application, but the extension is for HPC only, so members of the public were advised to contact North Norfolk District Council (NNDC) with their views on the application by 30th June in order to meet the public consultation deadline. Cllr Howe advised that, in accordance with HPC's Standing Orders, members of the public present at the meeting would be given three minutes each in which to share their views, in order to ensure that everyone's voice would be heard.

1. Apologies for absence were received from Cllr Martin Richmond and Cllr Alex Howe.
2. There were no declarations of interest. Cllr Peter Howe reminded HPC that he did not have any interests to declare with regard to the Church Field planning application, as previously noted at HPC's meeting of 1st August 2016 (item 3) in which it was agreed that Cllr Howe did not have pecuniary interests in the application and therefore would not be required to withdraw from any related discussions.
3. Members of the public were invited to share their views and to ask questions regarding items on the agenda. All comments made concerned the Church Field application (item 4.1), as follows:

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- A resident of Meadow Drive said he had already sent HPC a list of objections to the application on behalf of the residents of Meadow Drive. He asked that HPC consider these objections when making its decision on this application. He also asked HPC to revisit the objections raised by HPC and other consultees to the original application, as he felt these objections had not been taken into account in the revised application (in particular those objections raised about the use of agricultural land, and North Norfolk District Council's own departmental objections to landscape and ecological issues). Cllr Howe confirmed the list of objections had been received and would be considered.
- A resident of Meadow Drive said the proposed site for the development is located outside of NNDC's Local Plan area and so is contrary to the development plan for Hoveton, the proposal doesn't include a proper proportion of affordable housing, and it is unclear what benefits this development will bring to the village which outweigh the negatives.
- A resident of Waveney Close commented that this is listed as an enabling project but asked who the project is benefitting, as he did not feel it would benefit the residents of Hoveton or the local community, and it is also outside of the development zone.

The County and the District Councillor, Nigel Dixon, requested that residents send him a copy of all objections raised. He is in 'listening mode' at this point and wants to hear all views. In recognition that this project is outside of the development zone and is a major planning application, he will call for the application to be considered by NNDC's planning development committee (rather than being determined by planning officers). Cllr Dixon advised that NNDC's current Local Plan is dated and a new Local Plan is being prepared. He wouldn't be surprised if Hoveton was given a further allocation of housing in the plan as it is considered a 'secondary settlement' with good transport links to Norwich. It may also be worth noting that the recently approved application for housing on the Tilia Park estate on Tunstead Road required a change of policy with regard to the use of the land, as this was previously designated as employment land.

Cllr Howe asked Cllr Dixon if there was now any link between the commercial/industrial development for this area and the residential/housing development. Cllr Dixon advised the three applications (including the now withdrawn car park application) were originally presented as a package, but the applicant couldn't show the need for a link between the applications in planning terms, so no recognition has been given to a 'link' between the applications. However, FW Properties' view seems to be that in order for the commercial development to go ahead (from a financial point of view), the residential development must go ahead too. Also, both sites are in common ownership, and it's not unusual for landowners to hold out for residential developments, as residential land is worth more. So the only 'link' is in the expectations of the landowner and the developer, rather than in planning terms.

There were no further comments from members of the public, so the 'public speaking' section of the meeting was closed at this point. Members of the public were encouraged

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to send their feedback on the application directly to NNDC and also to HPC and Cllr Nigel Dixon.

4. PLANNING MATTERS

To AGREE and RESOLVE upon the following:

- 4.1. **Planning Application (NNDC) PF/17/0696** Erection of 25 dwellings, with associated roads and landscaping, extension to church graveyard and off-site highways works. Church Field, Hoveton, NR12 8NY.

In relation to Planning Application (NNDC) PF/17/0696, HPC discussed the following:

- Cllr Marshall advised HPC that the revised application was smaller than the original application, with six houses removed from the plan. The revised plan includes more detailed work on drainage, and an altered layout for the site to reduce the overlook for the church (but not Meadow Drive). The revised plan suggests improvements to the road area to help calm the traffic, but Cllr Marshall doesn't feel the suggestions made would be effective. Access to the site has been moved but is still not what Cllr Marshall would consider to be acceptable. At a minimum, the speed limit signs need to be put around the corner, as drivers will still come around the bend at speed. The solutions suggested for 'foul water' sewerage will add extra premises to the existing sewer system, and Anglian Water have confirmed they already have a lot of call-outs to this sewer. Anglian Water will need to look at the sewer and advise as to whether these proposals are workable or not, though Cllr Marshall suspects they won't be. A solution for dealing with surface water has also been included in the revised plan. It looks more promising than the 'foul water' solution and it involves running water out in underground pipes. Other concerns to be considered include the use of agricultural land and the proposed development being outside the village boundaries and outside the scope of the Local Plan. Cllr Marshall said he didn't feel any 'link' between Church Field developments was relevant and therefore HPC shouldn't consider this link when making a decision on the application. The application should stand on its own merits.
- Cllr Peter Howe noted that the original application was for 31 houses, which had now been reduced to 25 houses. The number of affordable houses has been reduced to 7, which is outside the requirement that 40% of the total number should be affordable. Cllr Dixon advised that 40% is a target figure that NNDC set for developers, but with all developments a 'viability assessment' is carried out, and sometimes target figures can't be met due to extra expenditure being incurred by the developers (e.g. if extra engineering work is required), in which case negotiations will take place between the developer and NNDC to agree an affordable housing figure (between 10% and 50%).
- Cllr Gourlay raised concerns over the dangers of speeding motorists on Horning Road (particularly near the high-speed entry to the village with its bend and brow of a hill) and also over drainage problems.
- Cllr Rogers raised concerns over the impact of the development on the infrastructure of Hoveton, asking whether the schools, doctors, and other services would be able to cope with the extra residents.

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- Cllr Howe said HPC would need to consider whether the development is large enough to have a significant effect on infrastructure. He noted that 120 new homes had been added to the village recently without a problem and that 28 more homes are planned at Tilia.
- HPC considered whether the development would offer any benefits to Hoveton, and it was agreed that the benefits would include several affordable homes; more residents to take part in community activities; and a new footpath to help local residents move around the village. Cllr Marshall felt that this was the right development in the wrong place.
- HPC considered comments submitted by residents of Meadow Drive concerning the proposed footpath. There were concerns this footpath would become overgrown, as the residents felt the landowner responsible for the footpath and the land on either side of it did not have a good track record of keeping the path clear and dealing with landscaping/maintenance requests. HPC noted the landowner was often constrained by environmental factors when carrying out landscaping work or work to trees.
- Cllr Howe raised concerns over car headlight beams entering houses as vehicles turn into the development. 'Screening' is planned to reduce the nuisance of light pollution from headlights, but this will take time to grow.
- HPC considered its comments on the original application. Cllr Marshall said he didn't think the drainage solutions suggested had improved since the first application. HPC objected to the suggested access to the site in the original application, but it did not have a detailed access plan to consider at that time (this has now been supplied).

HPC **AGREED** its decision on planning application PF/17/0696 would be deferred until its next meeting (Monday 3rd July 2017) in order to give HPC and local residents more time to consider the application and to raise any concerns or queries they might have. It was noted that in addition to the objections HPC made to the original application, there were now further points to be considered. Members of the public were urged to contact NNDC with their comments on the application, whether for or against, and were advised that a number of individual responses from local residents would carry more weight with NNDC than one response on behalf of all local residents. It was noted that planning rules are changing, applications have to be decided much more quickly now, and any consultation deadlines given by planning authorities must be met. If this doesn't happen on a larger scale, there is a real risk that local planning decisions will end up being made by central government.

Action: Cllr Marshall to prepare a list of items for HPC to consider at its 3rd July meeting.

- 4.2. **Planning Application (NNDC) PF/17/0868** Erection of single storey side/rear extension. 27 Tunstead Road, Hoveton. **No objection.**
- 4.3. **Planning Application BA/2017/0164/FUL** Replacement quayheading. Fineway Boatyard, The Rhond, Hoveton. **No objection.**

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- 4.4. **Planning Application BA/2017/0165/FUL** Replacement play equipment. Bewilderwood, Horning Road, Hoveton. **No objection.**
- 4.5. One planning application had been received since 12th June 2017: **Application (NNDC) ADV/17/0895** (Display of replacement illuminated fascia signs and; illuminated projecting sign to the north-west elevation. McDonalds Restaurant, Stalham Road, Hoveton). **No objection.**
5. It was **AGREED** that planning application PF/17/0696 would be considered, agreed and resolved upon at the next meeting of Hoveton Parish Council.

The meeting closed at 7.30pm.

Signed  Date 3/7/17

Name M. P. [unclear]