

CASTLE ACRE PARISH COUNCIL

Minutes of the Planning meeting held in the village hall on Thursday 3 May 2018

Present: Mr M Hickey (MH) Chairman Mr L Fisher (LF) Vice-Chairman
Mr N Patrick (NP) Mr T Hubbard (TH)
Mrs S Moister (SM) Mr M Tate (MT)
Mr S Allen (SA)

In attendance: Ms L Roast (Clerk), and two member of the public.

Apologies: Mrs H Breach (HB), Ms C Williams (CW), Mr J Moriarty Borough Councillor (JM)

12. Planning

18/00657/F - variation of condition 3 of planning permission 17/01276/F at The Foundry, Newton Road.

Cllrs agreed to support the variation. As per the previous application, this variation to the design of the dwelling is an improvement on the previous design submitted. Agreed to leave the details of the brick panel left on site to be agreed by the Borough planning department.

17/02341/RMM

Reserved Matters Application for 11 dwellings at Land Adjacent Rose Cottage, Massingham Road.

MH explained that this is the first official review since the PC considered Holkham's plans in January 2018 to which the PC had objected. At the PC's usual February monthly meeting, Cllrs considered possible alternative layouts to make the site less cramped, while still incorporating the four extra 2 bedroom dwellings. These suggestions were rejected by Holkham. During February/March, Holkham liaised with their architects and the Borough planners, though nothing was posted onto the Borough website. The only posted comments of note were Highways recommendation to move the two social housings from the front of the site and the Conservation Panel's general acceptance of the amended plans(but asked for painted panels to be removed).

Holkham advised the PC by e-mail in April that their further variations to their application include:

- Road design updated in response to Highways' comments.
- Ground floor layout of affordable units (Plots 1 + 2) adjusted to improve privacy and appearance.
- Front gardens to Plots 1 + 2 (facing on to Massingham Rd) landscaped to match surrounding properties and deter roadside parking; brick and flint garden wall incorporated.
- Elevation design of Plots 1, 2 and 3 adjusted to incorporate an increased area of flint and traditional brick details.
- Elevation design of Plots 4 – 11 amended; painted brick omitted and flint panel arrangement adjusted.
- Building line on the Avenue; Plots 5 + 6 set back by 750mm in order to create an articulation of built form.

Holkham responded to the PC's requests in February for changes with the following explanations:

- **Layout** - we consider that the affordable units are in the correct location. Open Market dwellings in that location would generate cars at the street frontage, which we consider must be avoided. Whilst you have suggested that the affordable/starter units should be positioned at the southern end of the site, adjacent Foxes Meadow, perhaps in a terrace formation, we can see no benefit for the overall scheme in such a layout.
- **Footpath** – the existing footpath adjacent the Foxes Meadow boundary is retained for the benefit of existing residents.
- **Starter homes** – provision has been made, specifically in response to the Parish's request.
- **Average dwelling size** – as drawn, the average house size is moderate and has been informed by the Parish comments. At a smallish development such as this, many developers would have pushed much harder for more larger (profitable) dwellings.
- **Density** - any additional dwellings on the site would be subject to a new planning application, however, in our opinion, the density of the eleven houses already has outline approval so, to us, seems perfectly reasonable.
- **Corner dwelling** (Plot 3) – we did not want the affordable units to be too remote from the other dwellings, which implies that a dwelling is required near or on the corner. Unit 3 dwelling makes good use of its position and constraints. This has been moved away from the boundary.
- **Open space** - a generous, open space is included (on the west side on development).
- **Landscape** - it is considered that landscaping is an important and intrinsic element of the scheme. It is therefore assumed the landscape design will form a condition of the approval.

MH posed the question: '*Has Holkham made enough changes to meet the PC's objections and thus gain the PC's support*' and asked each Councillor in turn for their opinion.

TH believes that plots 1&2 (Social Housing) now looks more appropriate, being larger and in keeping with the other new housing along Massingham Road. The flint wall in front of these houses has been moved back in line with the house next door. He considers that Holkham had responded to the demands of the Parish Council as best they could.

SM feels that gardens on plots 1&2 had been reduced too far and asked who would be responsible for the trees on the site. Could Tree Preservation Orders be put onto the trees to preserve them for the future?

MT stated that houses on plots 1&2 had been reduced down to two bedrooms, whereas the original site plan indicated three bedroom or more. MT regrets that Holkham had not consulted with the village on its housing needs before putting in their plans. He also notes that that the turning circle into the unadopted road is not generous enough.

LF expressed his concern about the empty northwest area of the site which the PC had only Holkham's word that they would soon be putting in an new application to build four 2 bedroom semi-detached properties. There is still concern that eleven houses are being squeezed onto 85% of the site. Cllrs agreed that the flint panels fitted better than the previous painted panels. LF expressed the view that the Borough Planning department is likely to approve the amended planning application in its present form. Would an objection from the Parish Council now undermine the good relationship with Holkham and reduce our influence over design, landscaping etc. further?

NP thinks that the plot layout is quite good and not too cramped. He considers that making

Road B unadopted, as specified by the Borough, could potentially be a problem. It was not clear whether Holkham would be in charge of maintenance of the footpath along the back of Bungalow 1&2 and in front of Foxes Meadow.

Summarising Cllrs views, MH proposed a motion to support the application. TH seconded. Councillors voted six in favour.

Cllrs agreed that the previous requests, sent to the Planning department as part of the PC's original submission last January, should be repeated while adding:

- a demand for TPO's on the trees to the west and north of the site boundary
- a comprehensive landscaping plan (as called for by the Inspector of the Borough's Local Plan to 2026)
- the plans should not show a road exiting the site to the west on the site plan.

Separately CAPC will object strongly to the proposal to only adopt Road A and not Road B. Both should be adopted.

The meeting closed at 8.30pm.

The next full Parish Council meeting is on Thursday 10 May at 7.30pm, preceded by the Annual General Meeting at 7pm in the village hall.