

# CRINGLEFORD PARISH COUNCIL

## ENVIRONMENT & PLANNING COMMITTEE MINUTES

**Minutes from a Meeting of the Environment & Planning Committee held on 4 April 2018 at 7.30pm at The Willow Centre, 1-13 Willowcroft Way, Cringleford.**

### **PRESENT:**

|                                     |      |
|-------------------------------------|------|
| Professor M Wagstaff (in the Chair) | (MW) |
| Mr M Jalil                          | (MJ) |
| Professor T Wang                    | (TW) |
| Dr M Kirkwood                       | (MK) |

### **IN ATTENDANCE:**

|                             |      |
|-----------------------------|------|
| Sonya Blythe - Parish Clerk | (SB) |
| Members of the public       |      |

### **Parishioners Question Time**

No matters raised.

Meeting opened at 7.30pm

#### **1 Apologies for Absence**

Mrs I Kirk and Dr A Osborne had sent apologies that were accepted.

#### **2 Declarations of Interest**

MK regarding item 8, as he works with Norwich Community Solar.

#### **3 To Approve the Minutes of the Meeting held on 7 March.**

The minutes were approved and signed.

#### **4 To Discuss Matters Arising**

Item 9 – MK clarified that although some options would not produce a significant saving on current costs, there would be no financial outlay required from CPC.

Item 11.1 – MW advised that he and John Canham had met the Chairman of Eaton Resident's Association to discuss the implications of the forthcoming temporary slip road closure. As a result the Clerk would liaise with Norfolk County Council to establish the planned changes to bus routes and communicate these to parishioners.

Item 12.10 – Highways England had installed a compound on Cantley Lane, to start preparatory work for improvements to the Thickthorn interchange.

## **5 Land Fund Update**

TW advised that Scrutiny Committee minutes from South Norfolk Council (SNC) stated that permission had been granted for the Landfund site to be broken down in to smaller parcels of land to be developed by small and medium sized developers. CPC had not been advised of this or asked to comment. The Clerk was asked to send a formal complaint to the Head of Planning regarding the lack of communication.

**Clerk**

## **6 Barratt Homes Update**

No update.

## **7 S106 Update including football pitch at The Willow Centre**

No news from the Solicitor on the formal handover. A contractor had carried out some tree works on behalf of the consortium in preparation for the handover.

## **8 To receive an update on the possibility of a solar panels at TWC**

Additional quotes were awaited so that a comparison could be carried out. The Chairman reminded Councillors that there was no allocation in the 2018/19 budget for these works.

## **9 To discuss the potential revision of the Neighbourhood Plan**

The following advice had been received from SNC in relation to amending the Neighbourhood Development plan:

“It will depend how extensive the changes are likely to be, and effectively there are three tiers:

- 1) Minor updates that don't materially affect the policies can be made (at any time) by the local planning authority, with the agreement of the qualifying body (i.e. in Cringleford's case, the parish council);
- 2) Modifications that do materially affect the policies, but which don't 'change the nature of the plan', basically need to go through the same process as a new neighbourhood plan, but both the qualifying body and the local planning authority need to state why they think the modifications are not substantial/significant enough to 'change the nature of the plan' – for this level of modification there is no need to hold a referendum;
- 3) If the proposed modifications are significant enough to change the nature of the plan, then a referendum will also be necessary.

Whilst both the qualifying body and the local planning authority will put forward their view on whether modifications 'change the nature of the plan', the decision is taken by the Examiner.”

The Clerk would arrange a meeting with the Head of Planning in order to

discuss further.

**Clerk**

**10 To consider names for the Newfound Farm Development**

To be moved to the May agenda.

**11 Correspondence.**

**11.1** Intwood Road / Keswick Road Junction – request for improvements. County Councillor Bills would be asked for an update at Council.

**11.2** Parking on Yare Valley Drive. All questions and points regarding parking within the parish would be taken into consideration when the parking permit scheme was formally considered.

**11.3** Cringleford Woods - Asset of Community Value. A parishioner had suggested that the woods be registered as an asset of community value to prevent development. It was acknowledged that this was a good suggestion but that it was difficult to choose what areas should be protected, as there were other assets that could be considered, such as the village shop. MW to look into further.

**MW**

**11.4** Hethersett and Kettringham Parish Councils had approached Highways England to request a meeting regarding suggested changes to the Thickthorn Interchange, with a suggestion of a third option. MW would attend a meeting if necessary.

**11.5** Norfolk Access Improvement Plan. Councillors agreed to welcome but ask if they have the resources to implement the suggestions within it. Two blocked public rights of way within Cringleford would also be brought to their attention.

**11.6** Overgrown highway adjacent to Hill Farm Close and the A11 – Highways would be consulted.

**Clerk**

**12 To consider the following planning applications:**

**12.1** 2018/0625, 3 Stratford Crescent - Demolition of existing single storey carport and garage and erection of single storey flat roof extension. No objection.

**12.2** 2018/0288, Land to The Rear Of 4 Newmarket Road - New 4-bedroom house and single garage. Repairs and realignment of the southern flint and brick piers, providing a wider entrance. No objection but the following would be stated to Planning:

1. It was against Cringleford Parish Council's agreed Neighbourhood

Development Plan to allow a garden to be divided and then an additional property built in the split off area.

2. This was within a conservation area which should be taken seriously when applying conditions.

3. The area was of significant historic interest as it is possibly here the original village was built and so an archaeological investigation should be carried out before any work commenced.

4. This was a listed building (Grade II), which should be considered when conditions were made.

**12.3** To consider planning applications which have been received since distribution of the agenda – none.

**12.4** To note and ratify planning applications responded to since the last meeting due to the deadline date: None

**Clerk**

It was **agreed** that the Clerk should respond accordingly

**13 Items for Next Agenda:**

Road naming  
Energy audit  
Solar panel quotes

**14 Date of Next Meeting**

2 May 2018 at 7.30pm.

Meeting closed at 20.45