

# CRINGLEFORD PARISH COUNCIL

## PLANNING AND ENVIRONMENT COMMITTEE MINUTES

Minutes from a Meeting of the Planning and Environment Committee held on 7 October 2020 at 7.30pm via Zoom.

### PRESENT:

Professor T Wang (in the Chair)	(TW)
Mr S Chapman (from 7.42pm)	(SC)
Mrs H Simmons	(HS)
Mrs Sarah Hookway	(SH)
Mrs Dagmar Miller	(DM)

### IN ATTENDANCE:

Sonya Blythe - Parish Clerk	Members of the public
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#### 1. Apologies for absence

No apologies had been received. SC had advised that he would be arriving late.

#### 2. Declaration of interests in items on the agenda

None raised.

#### 3. To receive questions or comments from the public

A member of the public asked for the parish council's opinions on the Government's Planning White Paper. He noted that it was not clear whether parishes with Neighbourhood Development Plans would be protected under the new proposals and that the scheme appeared to be a land grab by developers who wanted to develop as many areas as possible. TW advised that it would be discussed later on the agenda as correspondence had been received.

#### 4. To approve the minutes of meeting held on 2 September 2020

The minutes were approved as an accurate record of the meeting. The Clerk would deliver the minutes to the Chairman for signing.

#### 5. To discuss matters arising

None raised.

*19:42. SC joined the meeting.*

## 6. To receive an update on forthcoming developments

### 6.1 Big Sky (St Giles Park)

Queries had been raised by a member of the public to South Norfolk Council regarding the changes that Big Sky were making to Cantley Lane. Planning had responded to say that all work being carried out had been approved in the original planning application.

Regarding the damaged streetlighting cable on Cantley Lane, discussed at the previous meeting, a quote of £16k had been received. This would be discussed with Big Sky.

Action: Clerk/Chair

### 6.2 Kier (Roundhouse Park)

Kier had supplied their proposed plans for open spaces and playgrounds on their development, which were noted.

### 6.3 Barratt David Wilson Homes (Newfound Farm)

No correspondence had been received, but TW reported that the entrance area had been tidied up.

## 7. To receive and agree actions on correspondence

### 7.1 Planning White Paper. The white paper and the response from CPRE were discussed.

It was thought that there were limited areas in Cringleford that could potentially be developed – mainly land off Gurney Lane and Cringleford Woods. These were currently for sale, but outside the existing development boundary.

*Meeting suspended 19:56 for a member of public to comment. He reported that there were two other potential areas for development in the parish; the land that Jewsons currently stood on, and the space between the A47 roundabout and the forthcoming Kier development. Meeting reopened at 19:58.*

Councillors agreed that a Council response should be sent on the Paper. SC agreed to draft a document for consideration.

Action: SC.

### 7.2 40A Newmarket Road update. In regard to the planning application, TW reported that parishioners had raised concerns that their properties would be overlooked if the hedge was removed from the back of the original property. At CPCs request Developers had written a letter to confirm that they had no intention to remove the hedge. However, the house was now for sale and the new owners could do as they wished. The planning application had been approved by the Development Management Committee.

### 7.3 Highway England Delivery Plan. The plan for the county was noted. SH to draft comments on developing an integrated cycle route in the plan.

Action: SH.

### 7.4 To consider correspondence which has been received since distribution of the agenda

- Bus cages; further to a request from residents, Norfolk County Council had asked CPC to confirm that it supported the bus cages removed from Dragonfly Lane, as buses no longer came through the estate. Councillors confirmed that this should happen. Clerk to respond.
- Proposed changes to St Stephens Street were noted.
- Cantley Lane; a Traffic Regulation Order to prohibit motor vehicles (beyond the existing gate) for Cantley Lane was considered and supported. Clerk to respond.

## **8. To receive notes on Councillor attended training courses**

Notes were circulated from training courses attended by TW (planning white paper) and DM (planning powers).

## **9. Planning Applications**

- 9.1 2020/1533, 1 Gurney Lane (amended) - Alterations & extensions to convert bed & breakfast into 4no. self-contained flats and retention of owners existing living accommodation.  
A late amendment to the application had been received which councillors had not had time to consider. It was therefore agreed that the application would be considered by email, per the agreed Planning Response Policy, and ratified at the next meeting. Objections to the original application from nearby parishioners were noted by Councillors.
- 9.2 2020/1142, Land East of A11 And North and South of Round House Way (amended) - Erection of a substation and associated development. No objection.
- 9.3 2020/1705, 76 Newmarket Road - Outline application for the erection of 1 bungalow. Objection. TW to draft and circulate to Committee. Action TW.
- 9.4 2020/1604, 26 Brettingham Avenue - Removal of existing front porch and erection of a new front porch. No objection.
- 9.5 2019/2227, Parcel R1 (South of Colney Lane And East Of Round House Way) Phase 2 Round - Construction of 32 dwellings, associated infrastructure, landscape, play area and public open space. Objection.
- 9.6 **To consider planning applications which have been received since distribution of the agenda**

2020/1821 13 Cantley Lane, Erection of two-story extension to rear and a single storey extension to east of property. No objections.

The Clerk reported that a tree had come down on The Willow Centre field. Councillors agreed that they were happy for the land transfer to progress, and that the tree should be left in place to provide a wildlife habitat.

**9.7 To ratify planning responses sent since last meeting**  
None.

Clerk to submit responses to all applications.

**10. To note items for the next newsletter.**

- Forthcoming recreation areas map.
- Add information on Planning white paper to website.

Action: Clerk.

**11. To agree a summary of items to take to Council**

None raised.

**12. To receive items for the next agenda**

None.

**13. Date of next meeting**

Agreed as 4 November 2020

Meeting finished at 21.05