

CRINGLEFORD PARISH COUNCIL

ENVIRONMENT & PLANNING COMMITTEE MINUTES

Minutes from a Meeting of the Environment & Planning Committee held on 6 December 2017 at 2.00pm 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)

IN ATTENDANCE:

Sonya Blythe - Parish Clerk (SB)

Parishioners Question Time

None present.

Meeting opened at 2.30pm

1 Apologies for Absence

Mrs I Kirk had sent apologies that were accepted. Dr A Osborne was not present.

2 Declarations of Interest

None

3 To Approve the Minutes of the Meeting held on 1 November.

The minutes were approved and signed.

4 To Discuss Matters Arising

Item 4 - Junction of Intwood and Keswick Roads. Clerk to check Land Registry to ascertain ownership of corner area.

Clerk

Item 10 – Correspondence had been sent to NCC regarding the surface water flooding report. This had not been acknowledged. To be chased up.

Clerk

5 Land Fund Update

Update at item 12.4.

6 Barratt Homes Update

No update available.

7 S106 Update including football pitch at The Willow Centre

MW reported that he had walked around all open spaces with the Clerk, the grounds supervisor and representatives from the consortium. CPC had agreed to accept the land. Minor works were still to be carried out which had been agreed in writing. CPCs solicitor had been advised.

Discussions were ongoing with South Norfolk Council regarding the size of the football pitch.

8 To receive an update on the possibility of a parking permit scheme

CPC were awaiting information from NCC on how they would take the feasibility study forward.

The Clerk advised that there were still frequent issues that residents were reporting to NCC and CPC.

9 To consider quotes for the street light contract

Three quotes for the streetlighting contract were considered. It was agreed to recommend to FAG / Council that the four year contract with TT Jones be take forward.

Clerk

10 Responding to Planning Applications:

10.1 EPAG agreed to recommend to Council that it resolve that any substantive actions in respect of planning matters shall be taken by: EPAG as a whole; or by full Council, or by the Clerk acting on the outcome of an e-mail consultation with Parish Councillors.

10.2 The Planning Application Response Policy, which formalised the current procedure, was agreed. This would be added to the website.

Clerk

Items 10.1 and 10.2 would be taken to the next full Council meeting for ratification

11 Correspondence.

11.1 Street lighting requirements. NCC had written to ask if CPC would take on responsibility for streetlights on the Barrets new developments in Cringleford. NCC no longer supported street lighting, therefore if CPC refused, there would be no streetlighting on any new developments in the parish. Councillors reluctantly felt that they would need to agree to this, in order to satisfy future parishioners. However CPC would expect to be consulted on the type of lighting; developers would be expected to pay for all installation costs; energy costs should be covered from NCC for the first two years, and a commuted sum to cover 25 years maintenance should be paid to CPC.

The Clerk would advise NCC of this outcome.

Clerk

- 11.2** Bus stops on Colney Lane (response from NCC to earlier enquiry) – NCC had responded to requests for amendments to the bus stops on Colney Lane, stating that they would add this on to their future projects list.
 - 11.3** NCC had written to advise that they would not now be installing concrete rings on Cantley Lane as BT required access to the site.
 - 11.4** A map showing land to be developed within the parish was noted.
 - 11.5** Newmarket Road footway scheme. As part of footpath improvements a pedestrian barrier outside Pond Farm had been removed by Highways, in order to give the footpath its full width. The Clerk had contacted Highways who would not reinstate it. It was noted that, once the 20mph speed limit was installed, this would prevent traffic from speeding through this area.
 - 11.6** Correspondence received from Highways England regarding proposed options for the Thickthorn interchange. CPC had currently responded to support Option A.
- 12 To consider the following planning applications:**
- 12.1** Y/7/2017/7027, Land at Roundhouse Way - provision of new bus interchange site, including two bus stops, one bus shelter, live information timetable, new pedestrian/cyclist facilities connecting to surrounding walking and cycling network. Proposed on-site street lighting, landscaping (hard and soft) and surface water drainage.
Approval in general but to note that additional protection is required for residents of the Roundhouse until the planting barrier has matured and that it would be prudent to include at least a zebra crossing over Round House Way.
 - 12.2** 2017/2555, Beech House 19 Patteson Close - Construction of playhouse. No objection.
 - 12.3** 2017/2602, 2A Gurney Lane - Conversion of existing garage to bedroom, demolition of existing flat roof extension and rebuild to form pitched roof. No objection.
 - 12.4** 2017/2687, 21 Brettingham Avenue - Raise roof to form chalet bungalow. No objection.
 - 12.5** 2017/2719, 34 Colney Lane, Variation of condition 2 of permission 2016/1040 (Demolition of existing garage, construction of two storey extension, new garage and workshop/store and single storey corridor link, new window and Juliet balcony at first floor and associated alterations, render and timber cladding to existing brickwork walls and new boundary treatmt (re-submission)) - alteration to external finish to front elevation and swimming pool with associated decking.

Objection due to being out of character with houses in the immediate area.

12.6 To consider planning applications which have been received since distribution of the agenda.

- 2017/2514 – 17 Aspen Way, two storey front extension (amended). No objection, however Planning asked to ensure that the materials used are in keeping with existing properties.

To note withdrawal 2017/1853, 40 Newmarket Road

12.7 To note and ratify planning applications responded to since the last meeting due to the deadline date.

12.8 2017/2514 – 17 Aspen Way, two storey front extension.

Objected due to: being out of scale with the rest of the houses in the road, thereby completely destroying the integrity of the ensemble; inadequate information supplied on the materials to be used.

2017/2120, Land East Of A11 And North And South Of Round House Way - Variation of conditions 1, 3, 7, 10, 13, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 33, 36, 38, and 39 following application 2017/0196 which relates to - (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4,A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate the development coming forward on a phased basis.

MW reported that he and the Clerk had met with representatives of Land Fund. They had acted on the previous concerns raised by CPC and made amendments were necessary. As such there was now no objection to the variation of conditions.

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

Clerk

13 Items for Next Agenda:

Forward planning – revision of the Neighbourhood Plan.

Annual Planning report.

It was agreed that Council should co-opt an additional member on to EPAG until IK returned.

14 Date of Next Meeting

3 January 2018 – 2pm.

Meeting closed at 16:10

