

CRINGLEFORD PARISH COUNCIL

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CLERK OF THE PARISH COUNCIL
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**A meeting of the Planning and Environment Committee was held on Wednesday
5 April 2023 at 7.30pm in The Willow Centre**

Minutes

Present:

Professor T Wang – Chairman
Mr H Simmons

Mrs D Miller
Mr S Chapman (from 19:40)

7 members of public

Sonya Blythe (Parish Clerk)

1. To receive apologies for absence

Apologies were received and accepted from Mr Afshar.

2. To receive declaration of interests in items on the agenda

None.

3. To receive questions or comments from the public

Several parishioners made comments on planning application 2023/0690, which would be considered at item 6.2.

SC entered at 7.40pm

Regarding the minutes of the last meeting, a parishioner asked if there was an update on item 9.3. The Clerk advised that the resident had been advised of Council's decision.

Regarding item 9.1 a parishioner asked whether, if the Victorian post box had to be closed, could it be sealed but left in place due to its historical value.

4. To approve the minutes of the meeting held on 1 March 2023

The minutes of the meeting were approved and signed by the Chairman.

5. To consider any matters arising

The action had been completed.

6. Planning Applications

April 2022

6.1 (Agenda items 6.1 and 6.4 were taken together, with the remaining items being taken as follows).

2018/2787 - Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-5 comprising 22 dwellings together with associated landscaping and infrastructure. Area BS5 South of Newmarket Road.

2018/2788 - Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-6 comprising 29 dwellings together with associated landscaping and infrastructure. Area BS6 South of Newmarket Road.

It was **agreed** to object to both applications, as they would increase the overall number of properties planned for the site. This would increase the housing density, in an area that had previously been designated as a low density area of the development. The amended plans would also remove a footpath cut through from Cantley Lane and a loss of green space due to increased housing.

6.2 2023/0690 - Erection of 2 new dwellings, Land off Hill House Gardens.

It was **agreed** to object for the following reasons: the plans were out of keeping with the nearby houses and would therefore change the street scene completely. The planned houses would have a very large footprint which would impact the area. The entire application was in breach of the Parish Council's approved Neighbourhood Development Plan in regard to splitting gardens, and the developers had made no attempt to liaise or discuss with Councillors in advance of the application. As the plot was on a slight gradient there would be drainage issues for neighbours. Biodiversity and environmental issues would be caused by a known bat flying path being interrupted and by the removal of trees. Finally there were access implications on a private road, which the developer had not addressed.

Councillors would arrange a site visit before submitting the objection, which TW would draft.

The Clerk was asked to try and obtain the Title Plan for the site.

Action Clerk / TW

6.3 2023/0634 - Proposed front, side and rear extension, 9 Woodgate Cringleford. Objection due to potential loss of light to the neighbouring property.

6.4 **To consider time-sensitive planning applications which have been received since distribution of the agenda**

None.

6.5 **To note and ratify planning applications responded to since the last meeting due to the deadline date:**

None.

6.6 To note the enforcement report.

The report was received.

7. To receive an update on matters affecting new developments

7.1 Big Sky (St Giles Park)

- To approve updated street light plans. These were **approved**.

Clerk to advise

7.2 Tilia Homes (Roundhouse Gate)

No update.

7.3 Barratt David Wilson Homes / Crest Nicholson (Cringleford Heights)

- To consider the streetlighting commuted sum calculation.

The template commuted sum spreadsheet from Norfolk County Council had been completed by the Clerk. The sum was approved in principle, however it was agreed to ask Norfolk County Council whether the standard 1% 30 year interest rate could be increased.

Action Clerk

- To consider the open spaces S106 calculation.

A sum was received, which had been calculated by BDWH and approved by SNC's CIL Officer. Council considered and **agreed** the figures within. It was noted that a request had also been made for a payment to cover the stocking of the orchard.

8. To receive an update on the forthcoming sports hall and agree actions where necessary.

SC reported that:

- An updated business case had been received from the nursery.
- The Clerk was in the process of approaching solicitors for quotes to take the lease forward.
- Tenders would be opened on 25th April, which would give confirmation around the price and timescale.
- Cladding for the building still had to be chosen. It was agreed to ask whether there would be an option for cladding made from recycled materials.

Action SC

9. To received and agree actions for correspondence:

- 9.1 Post box removal – Colney Lane. Victorian. Royal Mail had written to advise that they planned to remove the Victorian post box on Colney Lane, as it was on private land. Plans had been obtained from Land Registry which confirmed that the land was highways land, not private. It was **agreed** to ask for the post box to remain, as it was an historical landmark. Options to be suggested were that Royal Mail could keep it but not service it, move it to a new development in Cringleford, or the Parish Council could adopt it and take on the liability and maintenance.

Action Clerk

- 9.2 Cringleford Primary School (Colney Lane) planning. Approval noted. It was also noted that the free school would be operated by the Inspiration Trust.

- 9.3 Cantley Lane footbridge – a response from Thickthorn developers was received, which advised that the footbridge would not be segregated for cyclists and pedestrians as it would be too narrow.
- 9.4 **To consider time-sensitive correspondence which has been received since distribution of the agenda.**

To note the grant approval for facilities on an open space purchase – the grant from the Greater Norwich Growth Board was confirmed.

Forthcoming changes to staff parking at the Norfolk and Norwich University Hospital were noted.

The Clerk advised that an email had been received about the parish parking scheme. Norfolk County Council had now agreed a price with contractors, but a date for the works had not been set.

10. To sign the open space transfer for Roundhouse Park, (Lobelia Lane)

The open space transfer for Lobelia Lane, previously agreed, had been received. This was signed by the Chairman, witnessed by the Clerk. The Clerk would submit the invoice for the S106 maintenance sum.

Action Clerk

11. To suggest items for the next agenda

None.

12. To note items for the next newsletter

- Post box
- Elections
- Coronation items

13. To agree a summary of items to take to Council

None.

14. To agree the date of the next meeting - agreed as 3 May 2023.

15. To consider excluding the public due to the confidential nature of the following business, under The Public Bodies (Admission to Meetings) Act 1960 Sec 1 (2).

Agreed.

16. To receive a commercially confidential report on electric car charging points contractors for The Jubilee Centre, and agree a recommendation for Council.

The confidential report was circulated and considered. Four estimates had been obtained, with Councillors removing two from the final decision as their proposals would require financial input from CPC. The two remaining contractors would install and manage the car charging points, whilst supplying a rental income to CPC.

It was agreed that Instavolt be asked to take their option forward. There was additional information that they would need to provide before the May Council meeting, where a final decision would be made as part of the approval for the whole site.

Meeting closed at 21:45