

# **CRINGLEFORD PARISH COUNCIL**

## **ENVIRONMENT & PLANNING COMMITTEE MINUTES**

**Minutes from a Meeting of the Environment & Planning Committee held on 6 February 2019 at 7.30pm at The Willow Centre, 1-13 Willowcroft Way, Cringleford.**

### **PRESENT:**

Professor M Wagstaff (in the Chair) (MW)  
Professor T Wang (TW)  
Mrs I Kirk (IK)  
Mr M Jalil (MJ)

### **IN ATTENDANCE:**

Sonya Blythe –Parish Clerk (SB)  
Members of the public

### **1 Apologies for Absence**

Apologies were received and accepted from Mark Kirkwood.

### **2 Declarations of Interest**

None.

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

Two members of the public attended to discuss the Big Sky development and its potential impact on Cantley Lane, specifically the likelihood of the road from the Roundhouse Way intersection with the A11 to Cantley Lane potentially becoming a rat-run. MW advised that the development had been approved by the Planning Inspector and so there was no scope for appealing. However, changes could still be made by the developers if they so chose. MW explained that they had been flexible and listened to suggestions from CPC and suggested that parishioners make comments to the Development Management Committee to raise any concerns.

*Parishioners left the meeting.*

### **4 To Approve the Minutes of the Meeting held on 9 January 2019**

The minutes were approved and signed.

## **5 To Discuss Matters Arising**

None raised.

## **6 To receive a Big Sky / Kier Update**

6.1 Big Sky had held a public information event which had been well attended by parishioners. Most views had seemed positive with the exception of concern over the link to Cantley Lane potentially becoming a rat-run. MW reported that a pre-meet with Big Sky had also been positive, and afterwards a meeting with the landscape artist had been useful. A response on the planning application would be submitted this week, which would incorporate parishioner concerns.

6.2 A document by Councillors Blackie and Kirkwood discussing the outdoor spaces on the site was considered. Councillors agreed that they were in favour of the orchard being taken forward. The allotments would need further consideration as there would be no accessible car parking.

## **7 To receive a Barratt David Wilson Homes update**

7.1 A meeting had been held with Barratt David Wilson Homes to discuss several items. Following discussion EPAG agreed to recommend to Council that the previous decision be reversed, and CPC do not adopt streetlighting on the Newfound Farm development.

7.2 Information had subsequently been received from the developers that they were preparing to start work onsite, which would involve closing Colney Lane for some periods. This would clash with work being undertaken for the new bus interchange. Comments would be sent to NCC Highways regarding the potential disruption from two sets of road works.

## **8 To receive a S106 update**

8.1 The commuted sum for the additional open space on Lobelia Lane was considered. The calculation used by South Norfolk Council to calculate commuted sums was considered as well as potential groundsman hours. It was agreed to request £1100 to maintain the land for a decade.

8.2 The Clerk was asked to chase Bovis for ownership of the land northeast of Almond Drive and to check whether CPC had adopted land each side of Harts Lane.

## **9 To receive an update on parking across the parish**

MW reported that a meeting had been held with representatives from Norfolk County Council, South Norfolk Council, and the District Councillor and County Council, which had been positive. It had been agreed that Intwood Road be dealt with first as the situation was dangerous, with a survey being agreed for

Intwood Road and roads off it, and Gurney Lane and associated roads. NCC would draw together the cost of the survey and a rough cost for implementation of the agreed scheme, and report back. Once full details were known a public meeting would be held.

An update would be added to the website.

## **10 Correspondence.**

10.1 Correspondence had been received recommending that TWC install an electric car charging point. MJ and MK were asked to take this forward.

10.2 Correspondence advising that work on the bus interchange would start on 11 February was noted. TW would draft comments to send, regarding the proposed closure of Colney lane.

10.3 Correspondence on possible flood risk in Colney was noted.

10.4 Future road works on Colney Lane had been discussed at item 7.

10.5 MW and IK reported that they had held a meeting with Cringleford doctor's surgery. They had confirmed that a second surgery would not be built for the forthcoming developments, but that they had the capacity to extend the current building if required. The Clerk was asked to establish ownership of the field behind the surgery.

10.6 TW reported on a meeting held with First Bus. They had confirmed that they would not re-route the bus service back through Dragonfly Lane and that they would not choose to go through any new estate, preferring to remain on Roundhouse Way if possible. They agreed to work towards more bus stops on Roundhouse Way, with laybys to protect the ambulance clear-way. It was agreed to arrange a meeting with Robert Pratt from Norfolk County Council to discuss bus stops and routes across the parish.

## **11 To consider the following planning applications:**

11.1 2018/2836, Land West of Round House Way. Reserved Matters application for appearance, layout, scale, landscaping and access road following outline permission 2017/2120, comprising 90 dwellings for the northern development parcel phase 3. Still awaiting landscaping information to be provided.

11.2 2018/2791. Area BS9 South of Newmarket Road. Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-9 comprising of the formal and informal landscaping areas, including areas for formal sport pitches and a sports pavilion, and associated infrastructure. A discussion had been held during items 3 and 6 and the response would be based on these comments. It was agreed that CPC would attend the Development Management committee when the application was considered.

11.3 To consider applications that have been received since the agenda was published

2018/2402 – Land East Of A11 And North And South Of Round House Way, Reserved matters application for appearance, landscaping layout and scale following outline permission 2017/2120 for the first section of access road and 7 dwellings with associated landscaping. No comment as cannot identify the amendments

2019/0278 – 2A Harmer Lane, Replacement dwelling. No objection.

2019/0231 – 1A Keswick Close, Extension to rear of dwelling to replace existing conservatory with solid roofed garden room. No objection.

Clerk to submit responses.

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

2019/0052, Sub-division Of The Garden Of 63 Keswick Road. Reserved matters application following outline permission 2015/1637 for a new dwelling to include appearance, layout and landscaping (revised). Objection.

2018/2811, Norfolk And Norwich University Hospital. Single storey modular office building. No objection

## **12 Items for Next Agenda**

Electric car charging

## **13 Date of next meeting**

Wednesday 6 March 2019 at 7.30pm

Meeting closed at 22.00