

COLTISHALL PARISH COUNCIL

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Minutes of the Parish Council Extraordinary Meeting held virtually via Zoom Video Conferencing on Thursday 24th September 2020 at 6.30pm

Present: James Matthews (JM), Michael Spinks (MS), Nicola Chaney (NC), John Haschak (JH), Richard Germany (RG), Adam Wolton (AW), Rebecca Furr (Clerk, RF) and Mr Grindrod - Invited Parishioner by the Parish Councillors to speak regarding item 4.

All by video conferencing except MS via audio.

1. Apologies for absence

Apologies were received and accepted from Doreen Snelling (DS) and Michelle Thackham (MT).

2. Declaration of Pecuniary Interest

None declared

3. Public Participation

Mr Grindrod was invited to speak regarding item 4 by the parish council.

4. Planning

- 20201627 – Land at Rectory Road – Residential Development 30 Dwellings, new vehicular access and open space

JM stated the purpose for calling this extraordinary meeting is to consider the parish council's response to this planning application and discussed possible approaches. All parish councillors present stated they **OBJECTED** to the planning application.

MS reported his concerns about Crocus requesting additional land in the development plan and the bus service being lost during the building phase and then possibly thereafter due to traffic issues.

JH reiterated his views strongly opposing the development and discussed the developers obligation under the 106 agreement (whereby the developer has to agree to make a number of improvements to the locality where its doing its development to benefit the community such as solar panels at the village hall, new equipment in the play area or a traffic reduction mechanism on ling way.

Mr Grindrod raised concerns about the development plan firstly it's increase in size which is not secured in the outline planning permission, secondly the increased land appears to be outside the settlement limit and thirdly the increased land appears to be part of the GNL2019 proposed site which is still under statutory consultation and was strongly opposed by parishioners and Cllr Jo Copplestone. Mr Grindrod recommends the parish council continue to work with Cllr Copplestone. Mr Grindrod raised further objecting factors including road safety, congestion, the viability of the developers, development outside the local plan, transport, sewage, tourism, and the environment.

JH asked Mr Grindrod about the pressures on the primary school and medical practice. Mr Grindrod reported (to the best of his knowledge) that neither of these factors would be regarded as a planning consideration at this time. This is due to Norfolk County Council's register which reports Coltishall has the capacity to extend provision for children up to two hundred houses¹. Moreover, the NHS is regarded as a national service and therefore will need to meet demands appropriate to the area².

NC clarified the boundaries with Mr Grindrod and is concerned about the density of the landscape plan which JM agreed with and stated is against Broadland District Council's policies. NC also expressed her concern about the one way on Rectory Road becoming two way.

RG expressed his concerns about road safety, particularly accessing the B1150 which he feels needs a roundabout and formal crossing.

AW endorsed Mr Grindrod's points regarding the settlement limit and confirmed that Crocus's deadline for submitting a full planning application based on the outline planning permission is 6th November. AW stated he has more data on the traffic from the speed came/ras and this can be presented to make a case.

JM confirmed the public deadline for comment is 9th October and the parish council 14th October (extension granted). However, JM is concerned site notices have still not been displayed. RF confirmed she had emailed the planning officer to follow this up. JM proposed a targeted response based on the individual objecting factors. JM said he would like to see Col 1 (allocated site) with 12-15 houses maximum, with a safe roundabout onto the B1150 and a development which generates electricity and has green credentials so that the village can be proud of this development. JM proposed seeking advice from a planning consultant (up to £2000 budget) and asked the parish councillors to consider this for the next meeting.

Mr Grindrod reported that the more residents that respond to the planning application the better. Funding was **APPROVED** to publish an A5 leaflet which will go out with the Marlpit magazine advising parishioners of the planning application if they wish to comment. Details have also been posted on social media. JH left the meeting. JM thanked Mr Grindrod for his counsel. Mr Grindrod left the meeting.

Meeting closed – informal discussion held about parish matters relevant to the next parish council meeting agenda.

¹ What Do They Know website [Online]. [Accessed 30.09.2020] Available from: https://www.whatdotheyknow.com/request/654383/response/1579308/attach/3/ENQ%20398612%20GNLP%202019%20COL1%20r%20Part2%20SAN.pdf?cookie_passthrough=1

² Greater Norwich Local Plan website. [online]. [Accessed 30.09.2020] Available from: <https://www.gnlp.org.uk/frequently-asked-questions/>