

SHROPHAM PARISH COUNCIL

Shropham, Norfolk

Chairman: David Napier

Vice Chairman: Andy Thornton

MINUTES OF EXTRAORDINARY MEETING OF SHROPHAM PARISH COUNCIL 10 OCTOBER 2018 at 7.00 pm SHROPHAM VILLAGE HALL

Those in attendance: David Napier, Lesley Brown, Cliff Allen, Ed Howe

Also in attendance: District Councillor Phil Cowen

Also present: 26 members of the public

1. **Apologies for absence**

Apologies were received and accepted from Andy Thornton and Amy Negus, both declared Declarations of Interest. Apologies also received from Ed Howe.

2. **To record any Declarations of Interest and to consider any requests for Dispensations from Council Members**

A Thornton and A Negus.

The Chairman closed the meeting to allow public participation.

3. **Planning – Applications**

- a. **3PL/2017/1071/F – Land off Hargham Road, Shropham** - New housing scheme comprising 8no. self-build dwellings and associated works.

The Applicant was asked to provide an explanation of self-build. The meeting was advised that this means that each plot will be sold individually for self-build purposes and not as a whole plot.

As regards the footpath, is the cost to be shared between the plots? The Applicant advised that the cost would be borne by the Applicants and would start and end at the extremities of the eight plots. Concerns were raised that the footpath leads to nowhere and could indicate the start of further development at a later date. Due to the location, it was felt the footpath should lead to the local amenities.

The purchasers of each plot could either build as the current plans or reapply to build the house to their own specifications. Concern was also raised that if the plots were not commenced within two years then the land could be sold to developers. The Applicant advised that it is their intention to sell the plots within the 2 years.

The Applicant was asked what would happen if, for example, two plots were sold and others remain unsold, does the application lapse? This was unclear but the Applicant advised that they did not intend to allow this to happen.

CHAIRMAN.....

DATED:

CLERK: Joanne Blackman, Westcroft, Watton Road, Ashill, Norfolk, IP25 7AQ
Tel: 01760 447484 Email: shrophamparishclerk@gmail.com
<http://shrophamparishcouncil.norfolkparishes.gov.uk/>

Concern was raised that all eight plots could change and detailed plans could change. The Applicant acknowledged this but advised he could not predict the outcome.

The Applicant was asked why they had elected to apply for self-build. The Applicant advised that they had been given advice that there is a shortage of these types of plots available and that they were more likely to obtain permission on this basis.

P Cowen advised that there are currently in the region of 200 people on a list at Breckland who want to self-build their own properties.

P Cowen went on to advise that if the site, as a whole, obtains approval, once development begins on one plot it is likely that the commencement condition would have been met and discharged. Further, construction of services, footpath installation etc may qualify the condition.

There is no completion date for any planning application.

A member of the public noted that there are shared drives to some of the properties, who would develop these? The Applicant advised that this could change.

A member of the public enquired whether it was still the intention of the Applicant to further develop the site in due course. The Applicant advised that at the moment, it is unlikely that they would be able to obtain permission and Breckland have advised that they would only consider linear development.

A member of the public expressed concerns that if the site implicates the suggestion for future further development, then we should consider objecting to this application.

P Cowen reminded the meeting that Breckland are not favouring any type of development but it is likely that linear development would be recommended for approval. Further, the Council can only deal with what is in front of them at the current time, namely the area lined red on the current application. The Officer can however, suggest recommendations in the Assessment Notes of an application.

A concern was raised regarding contaminated land at this site and the possibility of gas migration. A member of the public suggested there may have been a pit on the site many years ago.

A member of the public raised concerns regarding traffic at this location and suggested that something needs to be done about traffic calming before consideration is given to this application. D Napier advised that all previous requests for traffic calming measures have been turned down. Shropham is fortunate to have an active Speedwatch Team and the Police have attended on several occasions. It was noted that there have been no significant accidents at this site to support any requests.

P Cowen reminded the meeting that this is the responsibility of the County Council and urged everybody to write to the County Council/Head of Council/Chief Executive expressing their concerns re the traffic situation. A resident near the bend in question has been speaking out for many years on this situation and will continue to push.

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Another member of the public felt that to have four further entrances on an already very dangerous part of the road was unacceptable and suggested whether the entrances and plots could be further down the site. The Applicant advised that they will work with Highways in this respect.

It was suggested the Parish Council should spearhead a campaign in this regard to get the County Council to listen. D Napier advised that single letters hold more weight.

P Cowen reiterated that individuals should write and the District Councillor, Fabian Eagle, as an elected member, is accountable and should be made aware of concerns. Further, the letters should be in each individual's own words and not the same letter simply topped and tailed.

D Napier advised that the main Parish Council objection to the previous application had been on the grounds of road safety.

It was agreed that D Napier would place a piece in The Grove to advise residents that if they have concerns regarding the traffic situation then they should write to the County Council accordingly.

A member of the public advised that a lot of things have not changed from this application to the previous one and many concerns remain the same. The main concern is the access to and from the plots and reiterated that it is not safe to walk or ride a bike along this stretch of the road.

D Napier pointed out some discrepancies in the Architect's report. The Applicant accepted the errors therein but did not feel it made a fundamental difference to the conversation.

A member of the public expressed concerns that the village, is not sustainable of such development. There are several applications which have already been approved but are yet to be built.

P Cowen advised that the Local Plan is currently with the Planning Inspectorate and advised that the Five Year Housing Land Supply is calculated on delivery and not on approved applications. Many applications are approved on appeal as Breckland are unable to prove supply. Constraints are placed on Breckland Planning Authority and they are under pressure to develop. Hopefully, once the Local Plan is approved (expected around March 2019), we should not be a hostage to fortune.

The Planning Office have to take a view on each individual application and it is likely this application will go to Committee who will then take a view on the information to hand.

P Cowen advised that he will put forward the views of the villagers but again encouraged residents to individually respond to this application with their own views and comments to be backed up by planning points.

A member of the public raised concerns that as many properties already have no mains drainage, no post office and such things as emptying of bins, can the Council cope? P Cowen advised that bins are not an issue as the Council have a statutory duty to empty the same and things such as no post office are not a planning issue and are not considered.

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A member of the public also raised concerns regarding water supply as on several occasions parts of the village have experienced a loss of water supply and this will surely add to the pressures already in place. P Cowen advised that this is also not a planning issue and a problem experienced by many rural areas and remains the responsibility of the water companies.

D Napier expressed opinion of an absent councillor that the properties resembled a village hall. The Applicant advised that this is subjective and, in any event, could be changed.

A member of the public advised that when building a property around five years ago, the property had to be built to fit in with the street scene and materials etc had to be agreed with the Council.

A member of the public reiterated that the village is unsustainable and expressed a view that the properties were unsuitable for the location. Further concerns were raised over the proximity of the end property being very close to the neighbouring property.

A brief discussion took place regarding the amenities in the village and it was acknowledged that it is not just the villagers who use the amenities and there is no guarantee that any new residents would use such amenities.

P Cowen advised that he was in attendance as the District Councillor representing the village and requested a straw poll for support or objection to the application. This was taken with 8 in favour/9 against with several abstentions. It was therefore determined that there is a 50/50 split between residents.

D Napier and P Cowen again reiterated the importance of the villagers submitting their own comments on the application.

The Clerk will draft a response to this application, on behalf of the Parish Council, based on discussions which have taken place.

Meeting closed at 8.30 pm

Jo Blackman
Parish Clerk
19 November 2018

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