

**MINUTES FOR NORTH LOPHAM PARISH COUNCIL
MEETING ON WEDNESDAY 11TH JULY 2018**

1. To record attendance and consider acceptance of apologies for absence

Robert Carley sent apologies

J. Crossley (Clerk), William Nunn, Jan Tate, Dawn Eagles, Mick McManus, Mike Tipple,

2. To record declarations

rations of interest. None declared

3 To approve the Minutes of the last meeting of the meeting on 9th May 2018 Approved by **MMc**

Matters arising

4 Co-option onto the Parish Council of Johanna Tuck.

5. Presentation by Daniel Jones of Silverley Properties re proposals for Meadow Lane.

Silverley Properties is a small company with brief from landowners to see a sensitive scheme that the village will be pleased with. BDC Planning officer has responded positively. Conservation officer has been and agreed in the main with the proposals, with the existing hedging on the road to remain. They could propose 15- 16 properties given size of site but proposing 7. Various surveys being done, most complete including drainage survey. Done infiltration testing. A draft sketch plan and one meeting has taken place with affected residents and some members from PC attended. Differing views raised by residents. Silverley have delayed putting in the application whilst they visit neighbours again.

Silverley gave a Presentation to the meeting of proposals of the style and sighting of houses and landscaping. Not set in stone by any means. Tried to start with sensible sensitive design, and character of the houses to suit the village

WN Threw open to the floor.

Comments from various parties as follows;

- A question was asked of the PC that in order to obtain support for planning does there needs to be a certain number of dwellings i.e. in excess of 4. He quoted 2 examples, one in North Lopham, one in Banham. In both instances they were outside the settlement boundary. One put in planning for 3 properties on a 0.6 hectare site similar to the area in this. Planning for 3 was refused and re-submitted for 2 and it was passed. The initial proposal was considered over development for surrounding properties. **WN** responded this was irrelevant. We were discussing this application. No 5 year land supply. Council might encourage Agent to go for 14 per acre. If the agent went for one house BDC is duty bound to consider it. Parish council can look at development and say whether it is an over development. Council and national policies want certain number of houses per hectare which would need to be clarified. Smaller nos. make planning more difficult if went in with more that might be easier. The resident then asked if it could get turned down if too few. **WN** responded have to consider all views. The Council might encourage more houses. They would consider less but they might not get passed.
- The planner is trying to say that the residents have to have more houses. No obligation by the Agent to have a meeting pre planning and this is to be welcomed.
- Another resident asked for clarification about the nos. proposed per acre. According to her understanding of the planning policies the fact that this is a rural

area and a not service village would affect the number of dwellings. Is preferred nos. still 14 per acre. Higher for town but the fact that we are in a conservation area can argue nos. would be less. North Lopham is not an area required to take additional housing. Her understanding was that given its location that the maximum could be 7 per hectare and as this is only 0.6 of a it should have half this amount..

WN responded, If this application came in next year Local Plan would be in place for next 20 years and this would be outside area. It is a sustainable site but it would be outside settlement line. New Local Plan allows for development adjacent and outside the Local Plan but units of 5 or less.

There is Mechanism for making application outside but for reduced number.

If Local Plan approved won't be adopted until Spring 2019. Any developments currently are in favour under Government rules.

- Another resident stated that his preference would be zero development and given it was outside the planning area and in a conservation area why it was needed what it added given rural nature of the village. Concern expressed about profiteering. The issues of drainage on the site and affecting existing housing was raised. However he stated that if there was a likelihood that the site was passed for development then he would like to see us working with the developer to get the best outcome for the village.

Agent advised that drainage has to be dealt with on the site. Foul drainage connected to the mains, If there is a chance to help the situation. Report will be done independently. Re the numbers, tried to be honest, could have started with 15 but started with 8 and reduced to 7.

Tarmac, surface finished, permeable to allow the water through, sharing access which is adoptable. Emergency vehicles and service vehicles certain standard of surface, rest would be permeable surface within short distance of impermeable ones. Part of drainage engineers brief.

- **WN** thinks it will be passed and, if so, needs to be made as sensitive and in keeping as possible and it is a positive that Agent is here and we can engage to influence and shape the plan. Biggest issue is drainage going towards Tanns Lane and other properties downstream which could be seriously affected. 50% of site to tarmac won't help
- Opening a new opening to the site from The Street was raised. **WN** responded that given highway requirements that this would probably mean an extensive loss of the hedging either side of the opening so would look worse and have more impact. Use of the existing opening preferred.
- Another resident would prefer less rather than more and was upset re loss of wildlife and meadow space in centre of village like North Lopham. For some neighbours the thistles are upsetting but the meadow harboured massive amount of wildlife. Dark in the winter. Seven more houses will increase amount of cars, average number in Meadow Lane is 3 per household so will increase to a further 21 cars at least.

Car parking and making sure the site can take over flow of parking is essential as road is dangerous if people start parking on the road.

Ecology – was farmland with pigs historically no ecological status.

Less houses more green space.

- Another resident commented that given it is a rural site in a conservation area his understanding that the number of houses that could be developed on the site was less than the 14/15 houses being discussed by the BDC and the agent. He would like to see under which policy about proving the need given the conservation

- area, lack of infrastructure and poor local amenities.
- Another resident had offered to buy the site with intention of leaving as open space but owners made it clear that it would be developed. She stated that she was happy with the draft plan and thought it to be a very sensitive plan and felt they had done a very good job and thinks the proposal will be a credit to the village with especially with the landscaping.

WN noted that every planning application has had same argument. Historically been reluctant for village to change. Optimism is that 2 and 3 bedrooed houses would be affordable. Although anticipated cost will start at £250,000 going up to £500,000.

Mmc noted he had lived here 60 years and the village has grown by 50% allowing for new people to move to the village.

WN asked whether Parish council had any comments but made clear they were not here to determine at this stage.

JTuck felt previous plan had much more open even feel about it and the second plan is much more disjointed. Reduced from 8 to 7 but sqe footage not reduced.

The Planners were asked at meeting for 4 big houses. Would mean more sqe footage. Most affected is Meadow Farmhouse so the Agent moved the 2 beds closer to The Street.

MMc thought it would be an enhancement. **JTate** was in agreement. Potentially bungalow style properties for potential downsizing.

WN mentioned that another development everyone had been up in arms about was Linen Lane but this was done sensitively and has fitted in well.

If you put in a lot of big houses they take longer to sell.

The draft proposal as currently submitted the Parish Council is comfortable with

Would Parish Council consider a separate exit. That would be a Highways issue. Landowner owns the track currently. It is a conservation area. Would need clear visibility lines. Would have to remove the hedge. It would increase more tarmac.

6. Update re extension to Trod. Clerk read out email from David Jacklin waiting for this to be scheduled into the Works Programme. **JT** noted that there is a lot of loose stones and wondered if anything can be done about this. Clerk will Email Highways about loose stones to see if anything can be done.

7. Parish Plan – insurance cover read out details following conversation with Parish Councillors Insurance. The Chairman was provided with an update from the Committee's latest meeting. 2 Privacy notices provided. Either would be appropriate.

8. Partnership bid any view on projects for 2018/19 funding – asked for thoughts on any further potential projects. Must apply by September 2018.

9. Missing finger posts. Noted that this has been reported and is being followed up by Fiona Pratt at BDC who has programmed the works for the sign-age, no time-scale has been given.

10 Tanns Lane and Church Road re-surfacing – email received from NCC Highways it is anticipated that surface dressing will be done this season.

11. Clay Pigeon shooting and pig smells and flies. Complaint about noise levels from anonymous caller assuming Charity Clay Pigeon Shoot but Parish Councillor **MT** noted it was every weekend and some evenings. Complaint was anonymous if formal complaint we can talk to farmer or whoever it is. Re pig smells complaint received from resident. Not a great deal that can be done. Environmental Health has been out and inspected. No other complaints received given that the village has 5 pig farms

Financial Matters

Approval is sought for the following payments in retrospect

1 to 1 Computers £488.00 computer and printer purchase property of NLPC

Lopham News £35.80 for June – new editor taking over

Came and Co ins £335.00

Clerk salary £192.00

HMRC £48.00

Mess Hire £10.00

Lopham News £35.80 – July invoice for Jan Arthur

Balance of current account £2578.30

Balance of NS&I account £2762.87

Income for May/June 2018

M. Fulcher Headstone £50.00

T Baker burial £80.00

Trotter Grave reservation £40.00

Breckland Bottle bank £497.30

Planning Applications

The following planning applications were considered;

1. 3PL/2018/0478/HOU – single storey side extn to detached dwelling @Meadowhurst – approved
2. 3PL/2018/0456/O Erection of 1.5 storey dwelling at Meadow Grange – refused
3. 3PL/2018/0509/VAR – Variation of condition 2 0784/F to allow revised design- 8 The Street approved

Meeting closed at 20.34

The next meeting will be on Wednesday 12th September 2018



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