

HEMPNALL PARISH COUNCIL

Minutes of the Parish Council meeting held on Tuesday 11 July 2019 at 7:00pm at
The Mill Centre

Present

Chairman Mr David Hook, Mr Richard Delf, Mr Andrew Driver, Mr Hamish Rose, Mr Mike Turner, Mr Peter Workman.

Members of the public present

There were none.

Apologies

Apologies were received from County Councillor Alison Thomas, District Councillor Michael Edney, Liz Allen (pecuniary interest) and the Clerk Ian Nelson (abroad)

Declarations of Interest

There were none.

Minutes of the previous meeting

Mr Workman proposed, Mr Turner seconded, and it was unanimously agreed the minutes of the meeting on 18 June 2019 be approved.

Public Participation

There was none.

Planning Application

2019/0864 - Mr Julian Wells, Land South off Bungay Road Hempnall - Proposed erection of 23 dwellings with associated landscaping, drainage and highways works.

Decision

Mr Workman proposed, Mr Driver seconded, and it was unanimously agreed to *“continue to recommend that this application is refused as the serious issues and concerns raised when HPC first discussed this application have not been adequately dealt with in the subsequent revisions of the plan and that the additional comments and concerns raised during discussions taking place in this meeting should be communicated to SNC in order that they may also be resolved before planning permission is granted”*

Discussion

The revised drawings and the consultee comments were discussed in detail.

The following comments were made and are to be included in the response to SNC in regard to this application:

Because the serious issues raised in our original response (16/5/19) remain largely unresolved we request that SNC (in determining this application) consider these original comments together with the comments detailed below.

Our chief concern remains Highway Safety.

A) The Parish Council welcomes Norfolk County Council’s advice that a 20mph speed limit be put in place as a planning condition, should permission be granted, but we do not consider that the suggested locations for the conspicuous gateways and “signed only” 20mph speed limit signs are correct or feasible.

Mr Workman proposed, Mr Turner seconded, and it was unanimously agreed:

1) *“The 20mph signs and gateway features at the eastern approach to the village should be located on the B 1527 at the beginning of the current 30mph limit in order that the very*

HEMPNALL PARISH COUNCIL

dangerous bends (the scene of many accidents) at this entrance to the village are included in the 20mph zone.

2) The 20mph signs and gateway features at the western approach to the village should be located on the B 1527 at the beginning of the current 30mph limit in order that the very dangerous Mill Road bends close to the river bridge (also the scene of many accidents) are included in the 20mph zone."

3) The 20mph signs and gateway features currently shown for the Street should be moved northwards on to Broaden Lane at the beginning of the current 30mph limit in order that the entrance to Old Market Way and all the narrow sections of Broaden Lane and the Street are included in the 20mph zone."

It was noted that the position of the 20 mph gateway features as currently indicated on the revised drawing (19/7/19) would not be feasible locations as several of the gateways would need to be constructed on land currently lying within the gardens of residents and also the gateways would not be an appropriate piece of street furniture in those parts of the village that are in Conservation Areas.

It was also noted that if the three 20mph gateways were moved in accordance with the Parish Council's suggestions this should not increase the cost to the developer and it could in fact reduce costs as the locations HPC suggest are far more feasible sites for the construction of gateways.

B) The Parish Council welcomes Norfolk County Council's advice (Gary Overland email to the parish council dated the 9th of July) that a vehicle activated sign be erected on Mill Road and we recommend that this sign be located at the site we advise for the start of the 20mph speed limit.

C) The Parish Council welcomes the inclusion of a pram crossing, as shown on the revised drawing (June 2019) of the public open space layout, but this provision makes the inclusion of a traffic calming measure an essential pre-requisite before planning permission is granted.

The point was made that providing a pram crossing means that it is essential that a traffic calming measure is put in place (e.g. a chicane with priority given to vehicles in one direction) to ensure that vehicles comply with the proposed 20mph limit. To encourage mothers and children to cross a busy road at this point (the scene of almost daily wing mirror collisions) without an adequate traffic calming measure would be most irresponsible.

D) All Councillors agreed that while the large number of accidents recorded in Hempnall have so far only resulted in some minor injuries the fact that almost all of these accidents involve vehicles mounting pedestrian pavements means that at some point a serious injury or fatality will occur and that with increased pedestrian movements resulting from the construction of 23 new houses the chances of a serious accident involving a vehicle colliding with a pedestrian increase.

Therefore the Parish Council deeply regrets that effective traffic calming measures for the B1527 have not been incorporated in this application and while it is good to have a 20mph limit unless measures are put in place to ensure that vehicles have to observe this limit it is not a sufficient response to the traffic accident problems experienced in our village.

E) It was pointed out by the Chairman that the Parish Council is currently having discussions with Gary Overland (Highways Engineer at Norfolk County Council) about a number of issues in regard to the roads in Hempnall. These potentially involve the provision of gateways and other measures. It would therefore seem sensible for SNC, NCC, the developer and Hempnall Parish Council to meet, discuss and decide what should happen, who should pay and how and when agreed highway provisions are instigated before this application is granted permission. He informed the meeting that Mr Overland had suggested the possibility of a site meeting with parish councillors on Friday July 19th.

HEMPNALL PARISH COUNCIL

Other Concerns

A) The following concerns expressed about this development (included in the HPC email of May 16) have not been addressed:

- It appears that not all of the dwellings will be built to the highest environment standards which particularly in the light of the recent government climate emergency declaration is regrettable. The parish council considers all new housing should meet the highest standards e.g. in terms of insulation and the addition of solar panels.
- It is regrettable the requirement to supply 29% (6.7 units) of affordable housing has not been met, with only 5 being proposed. There is concern over the rationale used for the reduction of affordable housing. In particular the developer states they have assumed a number of dwellings could be erected on the land at the northern front grassed area but these have been removed from the scheme. It should be noted that all the plans displayed during consultation did not show any dwellings on land in front of the village hall and the dwellings on plots 1 and 2 also on the grassed area have not been removed. The developers also state extending the highway through the grassed area has increased costs but this is difficult to understand given the original plan included provision of access road and parking spaces for the village hall which have subsequently been dropped. The parish council would like to see the 29% affordable requirement fulfilled.
- Residents of Roland Drive have requested all the dwellings along the western side are bungalows and whilst the developer has increased the number of bungalows here a number of houses remain along this boundary to overlook neighbours in Roland Drive. The parish council bring this to your attention on behalf of the residents.

B) The Parish Council asks that AWA concerns re. the development potentially leading to an unacceptable risk of flooding downstream are addressed before permission is granted.

C) The Parish Council also note concerns raised by other consultees and residents including in regard to:

- The potential impact on village hall bookings of new houses being located close to the hall possibly resulting in complaints from new residents about the noise generated at functions;
- The potential impact on near neighbours during the construction process;
- The possible impact of football club matches taking place close to the new houses.

The parish Council would like to see these concerns adequately addressed in so far as practical solutions to mitigate impacts are available

D) The Parish Council notes the concerns expressed by Catherine Dew (County Ecologist - Natural Environment Team) about the potential for lighting associated with the development having a negative impact on bats.

We welcome the verbal assurance by the developer that there would be no street lighting associated with this development and therefore the rural dark landscape character of the area that is close to the conservation area will be retained.

We ask that written confirmation of the fact that there will be no street lights is provided by the developer before planning permission is granted.

HEMPNALL PARISH COUNCIL

E) The Parish Council regrets that this significant application is not to be decided by the planning committee and is disappointed that its District Council local member requested that it be treated as a delegated decision.

Mr Hook to respond to SNC by the deadline in the absence of the clerk.

DH

Items for next main meeting

- Untidy Playing Field - PW

IN

Date of next meeting

The next Parish Council main meeting on 16 July 2019 at the Mill Centre at 19:00.

IN

There being no further business, the meeting was closed at 7.58pm.

Signed _____ Date 16 July 2019