

HEMPNALL PARISH COUNCIL

Minutes of the Parish Council meeting held on Tuesday 17 December 2019 at 7:00pm at The Mill Centre

Present

Chairman Mr David Hook, Vice Chairman Mr Richard Delf, Mrs Liz Allen, Mr Andrew Driver, Mr Roger Parker, Mr Hamish Rose, Mr Mike Turner, Mr Peter Workman.

Members of the public present

None.

Apologies

Apologies were received from the Clerk Mr Ian Nelson. Councillors asked that a message be sent to Mrs Nelson wishing her a speedy and full recovery.

DH

Mr Hook kindly acted as Clerk for the meeting.

Declarations of Interest

Mrs Allen declared a pecuniary interest in planning application 2019/0864 and an interest in agenda items 5.051 and 5.052

Minutes of the previous meeting

Mr Delf proposed, Mr Turner seconded, and it was unanimously agreed the minutes of the meeting on 19 November 2019 be approved.

Public Participation

None.

Planning Applications

New applications since the last meeting:

2019/2342 - Mr Toll, Lower Croft, Broaden Lane, Hempnall - Proposed cart lodge – Mr Driver proposed, Mr Turner seconded and it was agreed that the application be approved.

IN

2019/2393 - Mr Keith Walpole, 4 Knudsen Close Hempnall - Erection of first floor extension over garage – Mrs Allen proposed, Mr Delf seconded and it was unanimously agreed that the application be approved.

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Amended applications since the last meeting:

2019/2020 - Miss Alice Rodger, 11 Coronation Crescent Hempnall - Change of use from existing double garage into salon for nails/tanning and beauty treatments including alterations. – Revised to allow 2nd worker.

IN

This application was not considered as it had already been approved by SNC.

Applications approved since the last meeting:

2019/0781 - Mr Ilja Pavlov, Spring Farm Spring Lane Hempnall - Retention of permission for siting of polytunnels for a limited period of 10 years.

2019/1964 & 1986 - Mr & Mrs M Cotton, The Chestnuts, Lundy Green, Hempnall - Replacement of lean-to extension and removal of conservatory, erection of detached garage and remedial work with internal alterations to main dwelling and alterations to ancillary buildings.

2019/2020 - Miss Alice Rodger, 11 Coronation Crescent Hempnall - Change of use from existing double garage into salon for nails/tanning and beauty treatments including alterations.

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Applications refused since the last meeting:

2019/2078 - Mr Dan Gray, Field House Stud Field Lane Hempnall - Refurbishment works including replacement roof, cladding, roof lights and external landscaping to outbuilding to provide games room and gym ancillary to the main dwelling.

Applications withdrawn since the last meeting:

There were none.

Applications outside the parish boundary since the last meeting:

There were none.

Millfields

Meeting (21st Nov) debrief

Mr Hook, Mr Driver and Mr Rose reported on this meeting. Mr Watts of Saffron Housing had indicated to Mr Hook that he was pleased with the outcome of the meeting and that he was reasonably hopeful that the development of affordable housing on the Millfields site would go ahead. A note of caution was aired by the parish councillors who attended, especially with regard to the less than fulsome support given to the proposal by Mrs Thomas and Mr Edney.

At the November 21st meeting Mr Hook, Mr Driver and Mr Rose agreed that the Parish Council would produce a position statement outlining its reasons for supporting affordable housing on this site.

HPC Position Statement in support of Affordable Housing on this site:

Mr Delf proposed, Mr Turner seconded and it was unanimously agreed that a Hempnall Parish Council Position Statement in support of affordable housing on the Millfields site be sent to Saffron Housing, Big Sky Developments, Alison Thomas and Michael Edney as requested at the meeting held on November 21st. This statement should include the following points:

IN/DH

- 1) Hempnall Parish Council believes that the fairest and best way to provide the affordable housing that is needed in a community is to first of all identify the level of need and then to cater for that need as a standalone provision using a rural exception site. The need for affordable housing in Hempnall has been established by Saffron Housing in a survey conducted with the support of Hempnall Parish Council and a potential rural exception Site has been identified adjacent to the current development boundary on land owned by South Norfolk Council – land that was identified by SNC as a site for social housing (Millfields Phase 2) at the time that Millfields Phase one was built.
- 2) Following on from the Saffron Housing Needs Survey Saffron has produced a draft outline of the number and type of social houses that the site could accommodate and has entered in to discussions with Big Sky developments to progress the scheme. Hempnall Parish Council backs these efforts and looks forward to a successful conclusion to these negotiations.
- 3) The Parish Council realises that if SNC allow this site to be used for social housing then it will take a financial hit however we strongly believe that the need to provide affordable houses should be a priority for a local authority and should take precedence over profit maximisation.
- 4) HPC fears that if decisions are delayed until the results of the GNLP Calls for Sites exercise are announced and the site is allocated in the GNLP that it will be too late to secure the site for social housing – the temptation for SNC to maximise profits could be too great. We request its earliest possible classification as an exception site. The site meets the relevant criteria as it is located adjacent to the current Development Boundary.

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We therefore strongly urge SNC to support HPC in its aspiration to have this site declared an exception site so that the development proposed by Saffron Housing can proceed. If a district council is unable to support a parish council in this way, where a clear need for such a site has been identified in a needs survey, then there seems little hope that the affordable housing needs of communities can be effectively addressed.

It was also proposed by Mr Delf, seconded by Mr Turner, and unanimously agreed, that the Parish Council write to County Councillor Thomas and District Councillor Edney asking them to commit to not only fully support HPC efforts to secure the Millfields site as an Exception Site for Affordable Housing but also to actively lobby for this outcome.

IN/DH

Mrs Allen left the meeting.

HPC policies / views on the sites put forward for inclusion in the GNLP

Mr Hook proposed, Mr Turner seconded and it was unanimously agreed, by all councillors present, that the Parish Council writes to County Councillor Thomas and District Councillor Edney asking them to fully support HPC policy in regard to its opposition to new site allocations in the GNLP. The following points were agreed for inclusion in the letters to these councillors:

IN/DH

- 1) In particular their support is requested to ensure that the level of new housing development in Hempnall (i.e. new housing that is additional to the current housing stock already built) is restricted to a level that will prevent the village becoming over developed. In this context the amount of new housing that would result from a combination of the development of HEM 1, plus Millfields 2 as an affordable housing site, together with in-fill development at sites adjacent to Field Lane (already permitted) is considered the correct level of new housing for Hempnall.
- 2) In total these developments will produce 43 new houses which represent an increase of around 10% over current housing stock. HPC considers this amount of new development appropriate – it can be assimilated in the community without the village experiencing all the problems that would result from larger allocations. It will enable the village to grow in an “organic” way and will prevent it being swamped by new estates.

As all of these 43 houses will come forward under current allocations, in-fill policies and the potential for an exception site the parish council has opposed all new site allocations proposed for inclusion in the GNLP.

- 3) Furthermore HPC does not want its affordable housing needs to be dependant on the % allocations resulting from commercial housing developments. It seeks to have its community’s needs met via an exception site at Millfields. Reliance on the market to provide the required level of affordable housing consistently fails to address need and HPC is fully aware of the threat such an approach poses because it can lead to settlements having excessive amounts of new housing imposed on them in order to achieve the required % of affordable houses.

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Planning Application 2019/0864

2019/0864 - Mr Julian Wells, Land South off Bungay Road Hempnall - Proposed erection of 23 dwellings with associated landscaping, drainage and highways works. – Change to entrance – Mr Turner proposed, Mr Workman seconded and it was unanimously agreed that the application be approved subject to the following condition:

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HPC recommends approval subject to an effective traffic calming measure being included in the vicinity of the site entrance - a location that currently experiences many accidents. The revised location for the entrance on to the B1527 renders the Parish Council's request for traffic calming via a narrowing of the B1527 on this section of the road impossible to achieve. We therefore ask for an alternative traffic calming measure to be put in place and suggest that the simplest and most straightforward solution would be to construct the proposed pram crossing on top of a raised section of road. Many pedestrian, and other crossings, on all types of road and in many varied and different locations, utilise this method of construction. A raised crossing would definitely slow down traffic and make the pram crossing far safer as well as reducing traffic speeds on the approach to the dangerous bends to the east and west of the site entrance. These bends have been the scene of many accidents.

Hempnall Parish Council's other comments in relation to the original application remain relevant to the revised application and should also be considered as part of the determination of this application.

Items for next main meeting

- HPC Flyer in newsletter
- SAM 2
- Potholes – Alburgh Road / Broaden Lane (MT / LA)
- 84 Bus revised timetable (AD)

IN

Date of next meeting

The next Parish Council main meeting will be on 7 January 2020 at the Mill Centre at 19:00.

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There being no further business, the meeting was closed at 20:06.

Signed _____ Date 7 January 2020