

**Minutes of the Meeting of Poringland Parish Council**  
**Wednesday 14<sup>th</sup> December 2016 7pm Poringland Community Centre**

**Present:** Tim Boucher (Chairman)  
Steve Aspin  
David Gooderham  
John Henson  
David Hewer  
James Landshoft  
John Overton  
Trevor Spruce  
Chris Walker  
Catherine Moore (Parish Clerk)

**Also attended:** 6 members of the public.

**1. Apologies**

Apologies for absence were received and accepted from Jenny Kereama-Ellis and Lisa Neal, proposed by David Hewer, seconded by Chris Walker, all in favour.

**2. Declarations of Interest and Applications for Dispensation**

There were no declarations of interest.

**3. Public Participation**

*Standing orders were suspended to allow members of the public to speak, proposed by John Henson, seconded by David Hewer, all in favour.*

**a) Public Participation**

A member of the public expressed concern that a ditch had been dug on the other side of his hedge in Greenacres Drive, undermining the hedge and preventing access for maintenance. There had been no notice that works would be taking place and the member of the public had made contact with the developer, David Wilson Homes. Previous discussion with the developer had reached agreement regarding access. It was understood that South Norfolk Council had required that the ditch was dug. Further clarification was being sought.

A member of the public asked whether there was much difference in the resubmitted plans from the originals. It was confirmed that the Council was considering amendments, which included the flood risk assessment report. It was suggested that a wider gap should be left between ditches and gardens to help alleviate flood risk and provide access for future maintenance. Concern was expressed that the affordable housing would overlook the single storey existing dwellings, and that it was not in keeping with the surrounding area.

A member of the public highlighted flooding issues associated with Phase 1 of the development. The lagoons had been opened into the ditches, the pipework could not cope, and the neighbouring gardens were flooding, with the threat of flooding to existing dwellings. It was suggested that reassurance

should be given that this would not happen again, and that better site management would be put in place.

A member of the public asked when permission had been given for an additional twenty dwellings. It was confirmed that this was what the application under discussion was requesting, and that previously the outline permission was for 100 dwellings.

It was confirmed that the access road from Stoke Road was owned by the developers. The reason for installing a post and rail fence was not known.

*1 member of the public left the meeting.*

*Standing orders were reinstated*

#### **4. Planning**

##### **a) Applications Received**

##### **i) 2016/2388 Land north of Stoke Road: Full planning application for up to 120 dwellings (Phase 2), senior recreation space, children's play space and associated infrastructure (Amended).**

David Gooderham had viewed the amended documents. He noted that the amendments had not addressed the issue of clustering of social housing which was contrary to the planning guidelines. This section of the site would overlook the existing 1 and 2 storey dwellings, which was demonstrated by the street scene supplied.

The off site drainage concerns had not been addressed. Although on-site measures were being proposed, together with one-off action in the immediate off-site area, the developer was not accepting any responsibility for run-off from the site appearing further downstream. There was no evidence to back up the calculation for the existing run-off which formed part of the flood risk assessment study and was used to demonstrate that the flow rate would not exceed this. An independent study to assess the flow rate was suggested. The need for street furniture and open space to be provided earlier than completion of the site, together with not allowing breaches of planning conditions, was noted.

It was **agreed** to continue to object to the application on the basis of:

- The unsustainable off-site drainage, and problems arising from run-off from the site.
- The continued clustering of social housing, and the impact that this would have on the properties on Stoke Road.
- Adherence to planning conditions.

Proposed by David Gooderham, seconded by John Henson, all in favour.

**Clerk**

*4 members of the public left the meeting.*

##### **ii) 2016/2791 The Brambles, Heath Loke: Variation of condition 2 of permission 2015/0041 (Development of one detached four bedroom bungalow to the rear of The Brambles) – revised design to reduce the overall size of the property from 4 bedrooms to 3 bedrooms. Reposition of dwelling and garage.**

John Henson had viewed the plans and was familiar with the site. The application sought to reduce the size of the dwelling, and did not have any major differences to the original approved permission.

It was **agreed** to make no comment on the application, proposed by John Henson, seconded by Tim Boucher, all in favour.

**Clerk**

**iii)** 2016/2788 13 The Footpath: Single storey extension

David Gooderham had viewed the plans and visited the site. The dwelling was a bungalow, and the application sought to extend backwards. The neighbour had been consulted about the proposal. The extension would be the same height as the existing, and the increased rainfall run-off would be marginal.

It was **agreed** to make no comments, proposed by David Gooderham, seconded by John Henson, all in favour.

**Clerk**

**iv)** C/7/2016/7018 Poringland WRC, Dove Lane: Erection of 3 GRP kiosks to house electrical control equipment at Poringland WRC.

Chris Walker had viewed the plans and visited the site. The application sought to put in the infrastructure necessary to pump waste from Poringland to Whitlingham, instead of treating it on site and discharging into the watercourse. The site was screened by hedges and trees. A neighbour had expressed concern about increased light and noise pollution.

It was **agreed** to make no comments, but acknowledge the concern of the neighbour, proposed by Chris Walker, seconded by John Henson, all in favour.

**Clerk**

**5. Date of next meeting: Wednesday 4<sup>th</sup> January 2017, 7pm, Poringland Community Centre.**

The meeting closed at 7.20pm.

**CHAIRMAN**