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**Minutes of the Meeting of Hellesdon Parish Council Planning Committee  
 Held on Tuesday 20<sup>th</sup> October 2020 by Zoom Online at 6pm.**

Meeting is being held under The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020  
 for the purpose of transacting the following business.

**PRESENT:**

CLlr Britton – Chair  
 CLlr Fulcher  
 CLlr Franklin  
 CLlr Bush-Trivett

Mrs N Carver, Clerk  
 L Pointin, Senior Administrator

**WELCOME** –The Chairman welcomed the members.

**1. Apologies and acceptance for absence**

There were no apologies received all committee in attendance

**2. Declarations of Interest and Dispensations**

None made

**3. To Approve the Minutes**

To approve and note the decisions made from 25<sup>th</sup> March 2020 up to 6<sup>th</sup> October 2020  
**These were accepted**

**4. To consider a resolution under the Public Bodies (Admission to Meetings) Act 1960 to exclude the press and public for the duration of the following items in view of the confidential and personal nature of the business to be transacted. If resolved, such items to be dealt after the item that confirms details of the next meeting.**

**5. Updates on previous planning application outcomes**

These were listed on the agenda and **noted**.

**6. Planning Applications for Consideration**

The following planning applications were discussed, and comments noted.

<p><b>20201679</b>          Royal Norwich Golf Club, Drayton High Road, NR6 5AH          Reserved Matters Application for Appearance, Scale, Landscaping and Layout following Outline Planning</p>	<p>Object</p> <ul style="list-style-type: none"> <li>• No consultation with the Parish Council (a repeat of outline planning permission and a neighbourhood plan has been completed for Hellesdon since Outline planning permission)</li> </ul>
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<p>Permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings)), for Phase 2 comprising 166 dwellings and associated works including open space, sustainable urban drainage systems, landscaping, infrastructure and earthworks</p>	<ul style="list-style-type: none"> <li>• A broad lack of information in the submitted plans (Sustainability of housing, profile and contouring of the land and houses, safety information regarding lagoons)</li> <li>• Concerns about interpretation and accuracy of the Tree Survey (see attached report by Tree Wardens)</li> <li>• The proposals are damaging to the environment, both locally and in terms of meeting climate change obligations. By removing a huge majority of the large trees in this area we will be reducing our capacity to draw down carbon. Replacement trees will not be able to meet this capacity for 50-100 years, and we need this capacity now.</li> <li>• Fails to meet the standards set out in the local plan. <b>Joint Core Strategy 2014</b> - Area Wide Policy 05: development will <i>“minimise fragmentation of habitats and seek to conserve and enhance existing environmental assets of regional or local importance”</i>. 4.4 Spatial Planning objective 1: <i>“minimise the contribution to climate change and address its impact”</i>. Objective 8: <i>“to positively protect and enhance the individual character and culture of the area”</i>. Objective 9: <i>“To protect, manage and enhance the natural, built and historic environment, natural resources and areas of natural habitat or nature conservation value.”</i> - The developer can meet these proposals by resubmitting the application to focus on more dispersed housing that can allow a greater retention of trees, habitats and important wild areas. Specifically, the above quote from area wide policy 05 is in alignment with the green grid concept of the Hellesdon Neighbourhood Plan which calls for a wildlife corridor of green infrastructure running through Phase 2 towards the Reepham Road.</li> <li>• Also fails to meet other standards set out in local plan - Development Management DPD. <u>Policy CG5 renewable energy</u>. <i>“Proposals for renewable energy technology will be encouraged where it’s impacts are (or can be made) acceptable.”</i> - we believe the application needs to go much further in this regard and for solar panels and other forms of renewable energy should be encouraged to be part of this development as this is always most successful at first build.</li> </ul> <p>Also, specific objections:</p> <ul style="list-style-type: none"> <li>• No incorporation of the green grid and other policies specific to Hellesdon Neighbourhood Plan. This proposal will materially diminish the green infrastructure of Hellesdon in order to accommodate an excessive number of houses.</li> <li>• Flood Risk survey is out of date given changes since outline planning permission (see consulted comment)</li> <li>• Safety concerns especially for children of the shared surface road and lack of footpath along both sides of a road leading to phase 3 which could have meaningful volumes of traffic (including emergency vehicles). This also applies to the footpath leaning from play area (LEAP) onto a shared surface road with no pavements.</li> <li>• Object to the number of lagoons and lack of safety plan in their management. If the plan retains more trees, less lagoons would be necessary. A lagoon area overlaps a play (LEAP) at eastern end of phase 2. This is very worrying given its</li> </ul>
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	<p>significant distance from housing and closeness to child's play area.</p> <ul style="list-style-type: none"> <li>• Access to the school via the sports field was part of the outline planning permission. The school would like this access and this will help reduce walking distance for students, help reduce the number of young people walking on the busy Drayton high road and would help reduce footfall and traffic from main entrance which is congested at start and end of school days.</li> <li>• Car Parking is strongly felt to be inadequate, there is inadequate provision for visitor parking especially when considering a lack of on street parking, a lack of grass verges and also that many properties have additional rooms (study rooms) that will likely become bedrooms leading to higher occupancy. This will lead to potential conflict between neighbours and potential safety issues with inevitable carriageway parking.</li> <li>• There is no woodland or tree management plan long term for the remaining green areas (Development Management DPD - Policy EN3 "Development will be expected to make adequate arrangements for the management and maintenance of green infrastructure)</li> <li>• We are concerned about the situation of the 3-storey development. There needs to be a contour and profiling study to see how the different houses of different sizes will look visually and in terms of overlooking other properties. Currently the 3 storey flats look to be on an elevated part of the development and would significantly overlook the school sports field and the proposed fencing.</li> <li>• There appears to be much more housing for phase 2 than was proposed at Outline Planning permission. This will be to the detriment of the quality of the housing and the neighbourhood.</li> <li>• We would like to see further consultation from other experts and stakeholders including LA forestry officer and the East of England Ambulance service, specifically in relation to increased traffic levels on Drayton high road, Middleton Lane junction, which is the access for most ambulances from their base on the Low Road.</li> </ul>
<p><b>20201724</b> Rear of 293A Drayton High Road Demolition of existing storage building and erection of a new dwelling</p>	<p>Object loss of privacy / amenities to adjacent property, would support a single storey subject to amended planning application.</p>
<p><b>20201777</b> 41 Meredith Road, NR6 6PF Rear flat roof extension &amp; internal alterations.</p>	<p>Support subject to adequate parking being retained.</p>
<p><b>20201802</b> 6 Wensum Crescent, NR6 5DL Erection of new two storey extension</p>	<p>Support.</p>
<p><b>20201830</b> <b>100 Hawthorne Avenue, NR6 6LB</b> 5 single storey retirement dwellings and conversion of dwelling to Day Room</p>	<p>Support subject to a proven local need and the retirement age is respected.</p>

<p><b>20201791</b> 22 Windsor Road, NR6 5NT Proposed alterations to roof to form loft conversion and single storey extensions to front and rear.</p>	<p>Support.</p>
<p><b>20201852</b> 33 Gowing Road, NR6 6UL Rear dormer window to accommodate rooms in roof</p>	<p>Object insufficient off road parking provision for accommodating 4 bedroom dwelling. Concerns on-road parking could lead to parking on a dangerous bend.</p>
<p><b>20201864</b> 106 Hellesdon Park Road, NR6 5DR Proposed office extension by raising the existing roof, providing accommodation for a new first floor office space.</p>	<p>Support – subject to adequate parking being provided.</p>
<p><b>20201537</b> 199 Reepham Road, NR6 5QA Single storey extension and first floor extension</p>	<p>Object - on overdevelopment of the site which would be detrimental to the amenities adjoining residential occupants. Support (201) neighbour objection of loss of amenity.</p>

**7. Exchange of Information**

**8. To confirm the date, time and venue of the next meeting**

10<sup>th</sup> November 2020 will be discussed by the committee and comments made by 9<sup>th</sup> November 2020.

Meeting closed at 7:15pm