

Wreningham Parish Council - Minutes

Meeting held on 18 October 2012 at 7.30pm held at Bird in Hand

Present

Cllrs Michael Hill (Chair), Elizabeth Brake, Sheldon Durant, Donald Whiterod, Jon Moon, 10 members of the public.

485. Apologies: Cllr Mrs Gill Page (other engagement).

486. Declarations of interest

None.

487. Open Forum

MH introduced the discussion pointing out that this second round of LDF consultation will close on 26th October and notwithstanding discussions and actions from this meeting parishioners should make their views known to SNC. The purpose of this discussion is to identify "material issues" with respect to three sites (represented by Mr Green, Mr Lockwood and Mr Wells). A "material issue", according to SNC, is something which would cause a rethink of the proposed site (1175 - Wells) or the alternative (1175 & Z1226 - Wells & Green). In any case the PC will review its statement from the first round in the light of discussion tonight.

A concern was expressed that no matter what parishioners say, the planners have already made up their minds. The Parish Plan was cited as an example, here villagers had expressed a preference for development to be 5 or less buildings at one site. MH had challenged SNC on that point and the SNC had replied saying that they were required to consider only development opportunities for 5 or more houses per site - anything less was counted as "windfall" when within the Building Boundary for the village. Hence they had not counted the planning permissions awarded and seen by PC since the basedate of 2008.

MH invited those present to identify issues which they considered relevant to all three sites. Those raised included:

- **Traffic.** All roads in the village are under pressure from existing traffic flow. NCC Highways, in their submission, said that Wreningham could only manage extra traffic from no more than 10 additional houses.
- **Roads.** The overall narrowness and topography of the roads in Wreningham means that there are periods during the day when there is a present danger to road users. Wreningham is a wet parish and its drainage system can struggle to cope with high water tables and surface water. Villagers wished to hear that development would be accompanied by road improvements - widening, footpaths, redesign - and effective management of water to be drained from the site and the nearby roads.
- **Flora and Fauna.** Wreningham is characterised by its long hedgerows and abundant and varied wildlife. There are laws which protect certain flora and fauna. Villagers wished to see that development takes this into account, minimises damage and makes good that which becomes damaged. Further, the landscaping in and around a development must enhance the rural and green nature of the village.
- **Sewage.** The recently installed sewage system has a planned capacity. Villagers need to be assured that the developers and the planners do not cause this to be endangered by overloading or inappropriate connections.

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- House Design. The Parish Plan still stands good for the way it presents the preferences of the villagers – low density, low profile, cottage-style design. It is also a requirement in SNC's "Place Making" guide that the design for the development reflects the locality. Hence villagers expect housing to be designed to be low profile, merge with the surroundings, not disrupt the characteristic sight-lines for this area, and individually and collectively to provide an appearance to enhance the village.
- Lifecycle of ownership/occupancy. One reason that SNC had decide on 10 houses for one site is that, currently, they require the developer to offer land for 3 houses to an affordable-housing developer. Villagers can see the need for such accommodation, indeed, a theme of discussion was that they prefer smaller houses so that both young people/families and older/retired people can be housed.
- Benefit. Villagers would expect the developer to ensure that the village benefits materially from the development. The PC should engage with the developer to ensure this happens.

Mr Green, Mr Lockwood and Mr Wells responded to these comments. All three are governed by the SNC planning process and have to provide evidence that they meet planning regulations and SNC requirements. Regarding their individual sites they commented:

- Lockwood – his site is not the proposed site. He considers that the village would be advised to press to have it accepted. His site would comprise 10 self-build houses – the plots for which he would sell to each builder. The PC would then see 10 different planning applications.
- Green – his site, as part of the alternative proposal, would have 5 houses built. There is contact with SNC but no detailed plans as yet.
- Wells – his is the proposed site for 10 houses, also it is part of the alternative proposal which is for 5 houses on his site. Initial site plans and supporting documentation were submitted to SNC yesterday. He has already addressed the drainage and sewage issues and will develop an environmental report in due course. He will build according to market demand – unlikely to do 10 houses at once. Planning applications would depend on that demand. Site access will be shared to minimise impact on site frontage. Affordable housing would be built by a separate developer. Amenity improvement would come from the CIL (Community Infrastructure Levy) which is a levy collected by SNC and is set at £75 per sq.m for residential property. Funds are then dispensed by SNC for community projects. He is required to provide land for 3 affordable houses – these will be built by another developer.

488. LDF Response

MH summarised the points being made and observed that no "material issue" had been raised. The general feel of the meeting was that the proposed site was likely to be accepted and that the village wanted to manage and influence such development on the site. MH will redraft the PC response to the first round of consultation and circulate it to those present for their feedback. **Action MH.**

489. Finance

- Payments
 - HMRC - £118.05 – proposed MH seconded EB.

490. Correspondence

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- NALC Annual report circulated
- NALC Autumn Seminar circulated – no takers
- NALC AGM – Cllrs MH and SD to attend; Parishioner Mrs G Hill to attend. MH invited parishioners to indicate what they'd like to know about Police & Crime Commissioners.
Action - Clerk to arrange booking
- Norfolk Parish Training – JM to attend initial training – **Action JM/Clerk to arrange**

491. Future Business

None.

Date of Future Meeting in 2012: 13th November at 7.30pm in the Margaret Preston Room in the Village Hall, Mill Lane.

Meeting closed at 9.25 pm.