

Wreningham Parish Council
Minutes of the meeting of the Parish Council
held in the Margaret Preston Room, Wreningham Village Hall on Monday 30
November 2015 at 8.00pm.

In Attendance: Cllr M Hill (Chairman), Cllr J Moon, Cllr P Dalmazzo-Aukland , Cllr K Morris, Cllr H Graves

Parish Clerk Anne Rayner
1 member of the public

747 Apologies – Apologies were received and accepted from Cllr. Gauthier

748 Declaration of interests – None to declare

749 Planning applications, including:

- **NCC application number C/7/2015/7020 – Wymondham Quarry, Stanfield Road, Wymondham – Import, storage and re-sale of aggregate materials** – this application was discussed and Councillors agreed they had no comments to submit. It was agreed that the clerk would look into previous plans to investigate the possible provision of a passing layby - **Action AR**
- **2015/2449: Land off Church Rd – Erection of ten residential units** – The plans were discussed at length. Main concerns included:
 - The design of the houses is not consistent with other houses in the vicinity
 - The height of 9.5m for the tallest house is far too high. It will dominate the skyline and be totally out of keeping with the lower level housing on the opposite side of the road.
 - A kerbed footpath along the front of the site is essential to prevent the further erosion of the verge.
 - The proposed landscaping seems sparse and unimaginative.
 - The management of works traffic, especially at busy times. The road is already dangerous for children walking to school, cyclists and anyone meeting large vehicles near the corner.
 - Remodelling the corner during the site works would improve road safety.
 - The foul water drainage plan seems to connect all 10 houses into a chamber which previous advice indicated would only support 4 houses.
 - The responsibility for the maintenance of the front hedge needs to be clarified.
 - The village has a widespread problem with ditches being filled / blocked. In light of this, the existing ditches must be protected and maintained when new owners move in.
 - The size of the shared driveways could prove to be insufficient if houses have more than 2 cars. This would encourage parking elsewhere.

Thus, the Councillors unanimously agreed to object to the plans and expressed their disappointment at the unimaginative and uniform development compromising standard house design. Councillors had been assured that the development would be exciting and something the village would be proud of, but did not agree that this was the case. The Chair undertook to collate the council's discussions in a note for the planners' attention. A draft would be circulated for councillor's comments. **Action MH.**

Whilst Councillors were present, signing of cheques of previously approved payments were authorised. Cllr Moon was asked to sign cheque no 100147 (not previously signed as made payable to the Chair, hence an alternative second signatory was required).

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Payments approved since the last meeting:

Chq no	Amount	Payee	Notes
100149	£6.40	P Dalmazzo	Refund for padlock for SAM2
100150	£60.00	Last Wednesday Club	Grant for supplies

Payments unanimously approved at meeting of 30 November 2015.

100151	VOID		
100152	£75.00	Play Inspection Co Ltd	Annual Inspection
100153	£23.11	M Hill	Refund for supplies (Awaiting 2 nd signature)

750 Date of next meeting – 12 January 2016

There being no further business, the meeting closed at 9.35pm

Planning Application 2015/2449

Wreningham Parish Comments

Introduction

Planning application 2015/2449, has been anticipated since 2012 when South Norfolk Council published the Local Development Framework (LDF) which had identified the Church Road plot as the preferred location for a 10 house development.

Since then, there have been opportunities for the developers, parishioners and Wreningham Parish Council (WPC) to meet, formally and informally, to discuss the nature and merits of this development. Until recently it was impossible to consider the reality and the detail. This document records the feedback from parishioners now that they have had a chance to see the application and ponder its implications.

In order to provide a context for this response to the invitation for public consultation, we have included WPC's 2011 response to the LDF.

WPC's response to the LDF (Nov 2011) (extract)

"The PC has consulted with parishioners about the LDF and is consequently responding in two ways:

1. Encouraging Wreningham parishioners to use the SNDC consultation mechanism to record their views about individual LDF plots.
2. Providing some observations and guidelines to aid the planners in making their decisions about which plots to accept in order to help Wreningham meet its LDF target – this document.

As described above, Wreningham has had small scale development which largely meets the villagers' aspirations and complements the existing built environment. The PC has accepted development which is sympathetic to the size and nature of the village, its infrastructure and the wishes of its parishioners. The PC consider that Wreningham has already largely met its target and that additional "large" scale development is not required. However, some adjustment to the Development Line may be required to enable some development to 2026.

Hence, in respect of Wreningham, the PC invites the SNDC planners to:

1. recognise the new builds approved and completed since the base date of April 2008 and include them as part of Wreningham's allocated LDF target
2. ensure that LDF provision for additional housing remains within LDF target (including bullet above)
3. ensure that the design of these houses is sympathetic to the parishioners' wishes
4. ensure that where an LDF plot is accepted:
5. it accommodates no more than 5 new houses (see page 22/23 in the Parish Plan for parishioners' views)
6. it forms a logical and contiguous extension to the existing Development Line in Wreningham parish
7. reject plots which would:
 - significantly affect the local infrastructure – existing narrow roads (and their use), sewage system, school, public transport
 - add geographic "stretch" to the village – i.e. which would place houses at a distance from current housing."

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Feedback from Parishioners

WPC encouraged parishioners to express their views direct to SNC about this planning application. Furthermore, WPC councillors have individually received comments from parishioners. An event was held on 24th/25th November in the Village Hall solely to display the planning application documentation for public inspection and discussion.

Parishioners have re-stated their concerns recorded in 2011, identified new concerns, or commented on specific detail in the planning application. To summarise:

- With reference to the Parish Plan, parishioners accept the inevitability of the development but consider that the **10 house development is too large** for this village. They also emphasised that the development should **not become the model / excuse** for additional development of this nature in the Church Road / Hethel Road vicinity, or indeed, elsewhere in this small rural village.
- The design of the **houses should be consistent** with those in the immediate vicinity. This design presents large block shaped town houses of a uniform appearance which create a dissonance with the existing mix of styles in Church Road.
- The height of the housing (9.5m for the tallest) will dominated the skyline at the acknowledge highest point in the village. Taking as a cue the large houses on Hethel Road / Church Road intersection is to ignore the low level housing on the south-side of Church Road. **A much reduced roof-line height** for all the development's houses is expected.
- The uniform placing and appearance of the houses creates a vista unlike anything in the rest of Wreningham. The development should **offer a variety** of design, placement and appearance.
- **A kerbed footpath to be created** along the front of the site instead of the "pedestrian refuge" verge with the replacement hedge retained. This will provide an clear delineation between road and verge. Currently traffic is eroding the verges, encroaching on the hedgerow and has in two places dangerously exposed and isolated kerb-stones. This footpath would regulate traffic and improve pedestrian safety including school children going to and from the school and also on regular attendances at the church.
- **An opportunity exists to implement** a design incorporating modern developments in techniques and approaches for sustainable housing.
- There are concerns about the removal of the existing hedge. Notwithstanding that the current hedge is valued by some residents, **it is expected that** the proposal to replant the hedge will require the use of mature plants to quickly re-establish its physical and visual appearance.
- Landscaping – the site plans address boundary hedging but does not tackle planting within the site. The spaces between and in front of the houses are grassed. This does not fit with the look and feel found opposite or in the rest of Church Road. **It is suggested** that a planting scheme (for shrubs, bushes and trees) be created and implemented which will (over time) provide a more integrated appearance for the development.

WPC meeting 30 November 2015

Councillors met to discuss the application and consider the feedback received. It is acknowledged that the land had has been designated for development by SNC. However, it is not accepted that what is placed on that land is a "done-deal". The councillors (and parishioners) wish to influence the design and its implementation to create an attractive, interesting and valued space for the village and which reflects the rural nature of the village.

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Wreningham Parish Comments

The developer and the planners are invited to consider the parishioners' suggestions for improvement as outlined above. In particular, instead of taking most of the design cues from the two houses on Hethel Lane corner with Church Road, the design would be improved by considering:

- The two buildings opposite Hethel Road on Church Road – these bungalows are modern, interesting, attractive buildings which have complimented the rest of Church Road.
- Glebe Close – here the mix of styles and placement with consistent and shared building themes provides an interesting and attractive locale.
- Creating and implementing a planting scheme for the house frontages of shrubs, bushes and trees. This to be designed (and covenanted) to provide an immediate and long lasting green environment which enhanced the site as a whole. The planting to be completed before the houses are occupied.

WPC has particular issues for SNC planners to address and answer:

- Effective management of works traffic is a must to avoid congestion and inconvenience. The twice daily school run and the lunchtime movements of traffic need to be factored into the traffic plan as does the Wednesday bin collection.
- The corner on Church Road at the West end of the site is particularly narrow and presents a daily problem for road users – both pedestrians and drivers. Remodelling/widening the corner and improving sight lines as part of the application would considerably improve the corner's safety and show community benefit.
- The foul water drainage plan may be flawed in that it connects all 10 houses into a chamber that earlier Anglia Water advice indicated could only support 4 individual houses.
- The responsibility of ownership and management of the boundary hedges around the site must be clearly addressed in the sale contracts as being that of the land owners. WPC does not want to be liable for these boundaries.
- Wreningham has an on-going and widespread problem from historic ditches being blocked / filled in. The drainage scheme implementation must ensure that the ditch running East-West along the back of the site is protected and cannot be accidentally or deliberately put out of operation. And that responsibility for keeping the ditch clear and operational falls to site owner(s).
- The public footpath to the West of the site needs to be maintained and accessible during and after building work.

As the planning application now stands the councillors are unable to support it.

This planning application is rejected.

Wreningham Parish Council

4th December 2015