

**Rackheath Parish Council**  
**Minutes of the Planning Committee meeting of**  
**Monday 15<sup>th</sup> January 2018 at 6.30p.m in**  
**The Pavilion, Green Lane West, Rackheath**

**Present:** Simon Hunt (Chair), Sam Youngs, Fran Whymark and Emma Whymark

**In Attendance:** Diana Dring, Parish Clerk

**Also Present:** Neighbourhood Plan Group members Tony Howard, Brian Gardner and Nicola May

**Public:** 1

**1. Apologies for absence**

Received from Pippa Nurse, Emma substituted

**2. Declaration of Interest in items on the agenda**

None

**3. Approval of the Planning Committee meeting minutes of 18<sup>th</sup> December 2017**

Minutes were approved as a correct record on the proposal of Sam, seconded by Emma

**4. Public Participation**

A resident attended to explain the background and progress of a planning application Anglian Bakery Catering Supplies, where a number of mature trees had been removed on the boundary to make way for building without reference in the original or subsequent planning applications. The resident had asked Broadland District Council to visit the site to try to prevent the unauthorised removal of further trees and asked the Parish Council to support the remaining trees should be retained as a screening between the industrial buildings and neighbouring residential properties.

**5. Planning Application Recommendations;**

- i) 20172176: 2x Storage Containers (Retrospective) at 12 Basey Road,  
Rackheath Industrial Estate

Members objected to this application on the grounds that the storage containers were taking up valuable parking space next to the building, resulting in increased parking problems in this area and would create a hazard with vehicles loading/unloading. There were also concerns about the contents of the containers and this information should have been provided in the application.

- ii) 20172208: Residential Development for up to 205 dwellings and associated works (Outline) at Land adjacent to Mahoney Green, Rackheath

The following comments were made on this application;

- The proposed emergency access point led to the hedged boundary and did not show how it would be made accessible.
- A single access to a site of 205 homes was not sufficient and at least two access ways should be provided

- The traffic assessment of vehicles usage in the area was not realistic and would need further assessment.
- Both this site and the neighbouring industrial site on Mahoney Green were liable to flooding and would need robust drainage measures to reduce the future risk of flooding to homes.
- The proposed on-site open space provision was not sufficient, not well positioned and only provided one children's play area. A centrally placed open space would be preferred overlooked by housing and not on the edge of the site
- A detailed noise impact assessment would be required along with details of additional measures to protect residents from noise from the adjacent dual carriage way particularly for those properties closest to the NDR.
- The proposed lower density of housing on the site was appreciated.
- The heathland landscape to be provided west of the site on the other side of the dual carriageway would not be easily accessible by vehicle currently as it is understood there is no access road just a track across Norfolk County Council land to the south. However, there would be a pedestrian route across the planned pedestrian bridge south of the site.

It was agreed that the Neighbourhood Plan Group should review the application with regard to NP Policies at their next meeting and add any further comments to the above prior to submission to Broadland.

**6. Information about decisions, appeals & any other planning matters.**

- i) Broadland District Council Planning Enforcements update was noted.
- ii) Planning Application 20171321 for sub division of plot and erection of 2 detached dwellings and garages (outline) at Woodview, Salhouse Rd, Sprowston was withdrawn.
- iii) BDC response to previous matters raised re Planning App 20171920 for single storey extension and garden wall extension at 48 Luscombe Way was noted
- iv) Request from resident to ask BDC to investigate removal of trees at Anglian Bakery Catering Supplies was supported.

**There being no other business the meeting closed at 7.25pm**