



## Minutes

### Rackheath Community Council: Planning Committee Meeting

Tuesday 23<sup>rd</sup> November 2021 at 6.00pm

At The Pavilion, Green Lane West, Rackheath, NR13 6LT

*Anne Tandy*

Anne Tandy, Community Clerk

Present: Pippa Nurse (Chair), Brian Gardner, Tracy Buckley

Also in Attendance: Anne Tandy, Community Clerk and RFO

Public: 1

- 37.** Apologies for absence were received from Stephen Oakley and Joel Whymark. It was noted that Joel Whymark has had several absences. These were **approved**.
- 38.** Declarations of interest or dispensations in items on the agenda were declared by; Brian Gardner as neighbouring resident to the Rackheath Stores application and Pippa Nurse as a neighbouring property of the Gambles Plant (Norfolk) Limited site.
- 39.** Public Participation:
- a. Following the refusal of the application at Rackheath Hall, is it worth considering adding Rackheath Park to the Heritage List?
  - b. Application 20212010 – concern that according to GT16 the area taken up by this application is allocated to employment use and this application is for domestic dwellings which will impact on the masterplan.
- 40.** The Minutes of the Planning Committee held on Tuesday 19<sup>th</sup> October 2021 were proposed as an accurate representation. **All agreed**.
- 41.** The Committee considered the following applications and made the following observations:
- a. 20211774  
Description: Single storey rear annexe accommodation  
Location: 51 Salhouse Road, Rackheath, NR13 6PD  
Application Type: Full Planning  
Comments: **No objections**.

b. 20211843

Description: Details for conditions 13 & 14 of 20210472 - (13) on-site parking for construction workers, (14) construction traffic management plan and access route

Location: Land off Green Lane West, Rackheath (Southern Parcel)

Application Type: Approval Of Details Reserved By Condition

Comments: **No objections.**

c. 20211851

Description: Variation of condition 2 of planning permission 20200998 - alteration of dwelling positions, addition of garages to each plot & site area increased slightly amended for accuracy

Location: The Old School Playing Field, Green Lane West, Rackheath

Application Type: Removal/Variation of a condition (S73)

Comments: **No objections.**

d. 20211888

Description: Planning permission for a new-build detached double garage building to the front of existing property. Proposed garage to be traditional brick/tile construction to match existing house with up and over garage doors

Location: 36 Luscombe Way, Rackheath, NR13 6SS

Application Type: Householder

Comments: Application has been withdrawn.

e. 20211919

Description: Change of use of existing ground floor bridal wear shop to form a veterinary surgery (use class E)

Location: 1 Wendover Road, Rackheath, NR13 6LH

Application Type: Full Planning

Comments: **No objections.**

f. 20211973

Description: Installation of 288KW panels on 2 roofs with Tesla battery storage.

Location: Unit 5, Wendover Road, Rackheath

Application Type: Prior Notification - Solar Voltaic Equipment On Non Domestic Buildings

Comments: **No objections.**

g. 20211985

Description: Single storey rear and side extension.

Location: 10 Webb Drive, Rackheath, NR13 6SN

Application Type: Householder

Comments: **No objections.**

h. 20212010

Description: Outline Application for a mixed use residential led development with up to 350 dwellings, employment land, informal and formal open space with all matters reserved except access

Location: Land East of Wroxham Road, Rackheath

Application Type: Planning Application Outline

Comments: The application was considered in line with the Neighbourhood Plan. The main concern at this stage, without more detail on the plan, is the potential for the employment allocation, as defined by the masterplan, to be lost, making GT16 less sustainable. Without this land being

included in the call for sites it could place additional pressure on infrastructure such as schools and health provision.

i. 20212081

Description: Provision of additional dry store to side of shop (retrospective) and extension of shop into front bedroom

Location: Rackheath Stores, 50 Salhouse Road, Rackheath, NR13 6AA

Application Type: Full Planning

Comments: Not a standard build, not in character to the area, reduced the parking allocation, which is at a premium on the site, not vermin proof, not in line with Building Regulations. Whilst we support business expansion of building should be completed following the correct procedures.

**Objection agreed.**

**42.** The Committee received information about decisions, appeals and any other planning matters:

- a. The Planning Report on applications and decisions was noted.
- b. The Taylor Wimpey Development Green Lane West, adjacent to Mahoney Green has been resumed.
- c. Taylor Wimpey attended the full Council meeting on 16<sup>th</sup> November 2021 and updated on the changes to the GT16 development.
- d. The application on from Gamble Plant (Norfolk) Limited was heard at Norfolk County Council's Planning Committee meeting on 5 November 2021 and was refused. A refusal notice was issued on 12 November 2021 but activity on the site continues on a daily basis. Broadland District Planning Enforcement to be notified by the Clerk.

Meeting concluded at 19:18