

Minutes of the Rackheath Parish Planning Committee meeting

On Wednesday 8th July 2020 at 8.00p.m

Via Zoom video conference

Anne Tandy

Anne Tandy, Parish Clerk

Present: Pippa Nurse (Chair), Joel Whymark, Julie Hunt, Stephen Oakley

Also in attendance: Anne Tandy, Parish Clerk and RFO

1. **Apologies for absence:** 0
2. **Public:** 0
3. **Declarations of Interest:** None
4. **Approval of the Minutes of the Planning Committee Meeting of Monday 10th June 2020**
 - a. The Minutes of the Planning Committee Meeting on 10th June 2020 were agreed as an accurate representation. **All agreed.** To be signed at a later date when appropriate to do so.
5. **To make recommendations on the following planning application:**
 - a. **20201223** Description: Single storey side extension. Location: 18 Back Lane, Rackheath, NR13 6NN. Application Type: Householder. All to the side and rear and not affecting neighbours. Plans were poor to follow. No objections. To be recommended to full Council.
 - b. **20201219 Description:** Variation of condition 2 of planning permission 20200747 – revised plans. Location: 28 Salhouse Road, Rackheath, NR13 6QH. Application Type: Removal/Variation of a condition (s.73). Similar to other properties in the area. Change is to the height of ceilings and eaves. No objections. To be recommended to full Council.
6. **To receive information about decisions, appeals and any other planning matters:**
 - a. Update on Lovells Development, Green Lane East. Meeting was held between the Committee and Lovells/Flagship Housing to obtain more information about the changes to the application. Lovells will be acting as the Developer. The site was sold in December 2019 to Flagship. The decision to change ownership of the site was taken after Lovells calculated they had too much unsold private housing stock and there will be lots of competition in the near future for properties within this area. Tenure to be

55% affordable rented housing and 45% shared ownership. Flagship will maintain ownership of the whole site with responsibility for maintaining the open spaces and managing the tenancies.

- The Committee raised the issue of how this aligns with HOU1 of the Neighbourhood Plan and whether this application conflicts with it.
- The 45% shared ownership properties would start at 45% ownership and could become 100% tenant owned over an agreed period of time.
- The site does not include any open market properties
- There is currently no provision for play equipment – committee raised with Lovells that should be a requirement with the type of housing and number of families proposed
- The Committee stated their expectation would be for the allocation to be made available to local people first and this to be applied to subsequent tenancies going forward.
- Residents on GLE have been notified of changes and are unclear what is being proposed. A statement to be put on Facebook outlining what the changes are.
- Clerk also to display this information on the village noticeboards. Consideration to be given to producing a leaflet and delivering to residents in the absence of holding a formal consultation due to covid-19 restrictions.
- Clerk to contact parishes of Mildenhall, Holt and Thetford for feedback on Flagships current developments in their area.

b. Enforcement Planning Cases – none relating to Rackheath

All business being addressed the Meeting was concluded at 21.17pm