

Minutes of the Rackheath Parish Planning Committee meeting
On Monday 8th February 2021 at 6.30p.m
Via Zoom video conference

Anne Tandy

Anne Tandy, Parish Clerk

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

Also in attendance: Anne Tandy, Parish Clerk and RFO

1. There were no apologies for absence.
2. There were no members of the Public in attendance.
3. **Declarations of Interest:** Pippa Nurse declared a pecuniary interest in item 5e and as a neighbour to the application
4. **Approval of the Minutes of the Planning Committee Meeting of Tuesday 15th December 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 applications:**
 - a. **20210067** - Single storey factory extension at Mastercote Ltd, 52-54 Wendover Road, Rackheath, NR13 6LH.
 - No objections to the expansion plans
 - the Committee supports the comments from residents as to the storage of hazardous waste. This problem has been experienced in the past and it would be disappointing if this is repeated.
 - Growth of the unit should not impact on site parking, in so doing it would exacerbate the current parking issues on Wendover Road.
All approved the application.
 - b. **20210088** - Single storey rear extension at Hillside, Green Lane West, Rackheath, NR13 6LT.
No objections. Most of the development is to the rear of the site and within curtilage. **All approved** the application.
 - c. **PR3839-HP2-0100-001-A3** – Proposal for footway/cycleway along Salhouse Road, from Trinity Church to Lovells Development.

The Committee reinforces previous requests for the footway/cycleway to be extended further down Salhouse Road to meet up with the NDR crossing point and cycleway at the roundabout. This cycle path will serve the existing community as well as the new development and must provide a link to existing infrastructure. This may require a joint partnership between Lovells and NCC. No other objections, **all approved** the application.

- d. **PR3831-HP-TRO-01A** – Proposal for footway/cycleway along Green Lane West and Toucan crossing.
- The application was viewed as being in line with previous consultations with Norfolk Homes.
 - There were no objections to the Toucan crossing on Green Lane West.
 - Footpaths on the corner of Salhouse Road/Green Lane West, leading into the development appear to be situated over the balance ponds. In light of current flooding issues, the balance ponds are likely to be utilised most of the time, so how will the footpaths be accessed and what drainage improvements will be undertaken to improve the situation? The Committee would like to see a drainage plan for the roundabout and more detail on how the paths will link with the development.
 - The proposed widening of the carriageway will improve visibility but is not considered to be the safest crossing point, at what is, and will increasingly be a very busy junction.
- e. **FUL/2020/0064** - Gamble Plant (Norfolk) Ltd, Salhouse Road, New Rackheath, Norwich. Retrospective Application for a change of use to a Sui Generis use for the storage of top-soil, sub-soil, recycled construction materials, brick rubble, old fencing, green waste and concrete, and construction and demolition waste processing/recycling, the siting of mobile processing plant, offices, associated infrastructure and the construction of amenity bunds and landscaping.

The Committee have considered the application and raise the following points:

- Rackheath does not need another waste management site, PSH Limited are only 1 mile away and they handle the same type of waste and processing.
- Aggregate dust emission from the site have been very high in the last 12 months - particulates of concrete are carried some distance affecting the highway the neighbouring properties.
- Neighbouring properties have experienced a high level of vibration from the crushing machine. This has been substantiated by the Environment Agency.
- The application (noise assessment) acknowledges that noise issues will continue even after mitigation levels have been put in place
- The application has not referenced the holiday lodges situated some 20metres from the site or carried out sound tests on them.
- The neighbouring gatehouse cottages are dated from the 1800's and therefore deemed to be of historical significance.

- The number of HGVs attending the site will increase significantly by the very means of allowing the site to become a throughput processing site and with the extension of the working hours proposed.
- In April 2018 there was a fatal accident at the site entrance involving a HGV servicing the site and a motorcyclist. This has not been declared.
- There are new properties currently being built only 300m from the site.
- The operations being undertaken at this site are usually aimed at industrial areas of which this is not one.
- There have been a number of breaches in relation to this site, as follows:
 - A site office unit was installed without the requisite permissions.
 - Industrial fencing was erected without the requisite permissions.
 - The operation of a crusher to process the waste has taken place without Broadland District Council being made aware.
 - Gamble Plant (Norfolk) Limited applied for an Environment Agency permit without having the required planning approval in place.
 - The land adjoining the site, which is outside of this application boundary, has recently been stripped and cleared of all vegetation which suggests that the site boundaries may creep. This has undermined the ecological assessment undertaken as part of the application which promoted the importance of the habitation around the site for wildlife.
 - There has been and still seems to be an incremental development with no consultation having taken place with Broadland District Council.
 - Flood lighting and a further building has been installed on site without the proper consultation and approval and causes significant light pollution.

Objections should be based on the following points:

- It will harm local amenities and business.
- The environmental impact by virtue of it being highly visible from all directions.
- It is situated close to historic buildings and sites.
- There have been multiple applications refused for houses on the surrounding land as it was deemed not to be in keeping with the character of the historical area.
- 29 sites have been allocated to carry out such activities, under the Norfolk Minerals and Waste Development Framework - this isn't one of them.
- District and County level policies have not been met.
- The validity of the Certificate of Lawfulness should be questioned as the land did not have continuous use as a storage facility for 10 years prior to the issue of the certificate and has certainly been used to store significantly larger volumes of materials than those in the years preceding the Certificate of Lawfulness.

The committee recommends objection and this application will be voted on at the next full Community Council meeting.

6. To receive information about decisions, appeals and any other planning matters:

- a.** Proposed Development of High-Quality Housing, Provision of Extensive Open Space Parkland and Connecting routes through the site at 'Rackheath Park' (Home Farm, Rackheath).
 - The Committee has raised concerns around access to the Highway from the proposed site, as has already been heard from residents along the same stretch of road. At peak times the traffic is stationary from the NDR roundabout almost as far back as Sprowston Manor at times and this will cause significant difficulties with residents on the development being able to turn right out of the site.
 - This will set a precedent for further development in the area.
 - The Committee expressed its willingness to work closely with the Developers to ensure the plans are in the best interests for all concerned.

- b.** The outcomes of three Planning applications were notified by Broadland District. All were approved and were noted by the Committee.

- c.** The Committee considered the request from Konnectbus for improvements to bus routes in line with new developments and highway upgrades. A meeting is being set up with Konnectbus to discuss and findings will be presented to the full Council meeting for consideration.

All business being addressed the Meeting was concluded at 19.28