

**Rackheath Parish Council**  
**Planning Committee and Neighbourhood Plan Advisory Group Meeting**  
**On Monday 28<sup>th</sup> January 2019 at 7.00pm in**  
**The Cabin, Salhouse Rd, Rackheath**

**Present:** Pippa Nurse, Stephen Oakley and Julie Hunt

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

**Public:** Annie Sommazzi, Broadland Green Infrastructure Office, Broadland District Council

**1. Apologies for absence**

Simon Hunt sent apologies for absence

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

No declarations of interest received

**3. Public Participation**

Annie gave an update on progress of the Taylor Wimpey planning application for 205 dwellings adjacent to Mahoney Green and the current negotiations for the Section 106 green infrastructure agreement. Annie outlined plans by Broadland District Council to create a public accessible green belt in the area alongside the Broadland Northway with a link from Newman Rd Woods over the pedestrian/cycle route to the Taylor Wimpey proposed heathland and public open space on the other side of the road. As part of the S106 agreement the developers would produce a management plan for the heathland and put it in order so that it could then be taken on by a management company or the Parish Council. A lump sum of around £190,000 would be paid for the future management of the heathland following completion of the land and building works. The management would involve maintenance of the trees, grass, paths, gates fences etc. Although details would not be finalised for some time Annie said that Broadland were unlikely to take on the land management and suggested the Parish Council may wish to consider taking on the responsibility.

Members felt that it could be better if the Parish Council took on responsibility as they could make sure this land was kept as green space and fully utilised in the interest of residents but the Parish Council would need more information.

Tree management work at Newman Woods was due to start but had been delayed while Broadland DC contacted a private owner of part of the woods to discuss the plans. Legal advice was being sought.

There was no further news on the other large planning applications or plans for a medical centre in Rackheath.

**4. Approval of the Minutes of the Planning & Neighbourhood Plan meeting of 3<sup>rd</sup> December 2018**

The previous minutes were approved as a correct record on the proposal of Stephen

**5. Recommendations on Planning Applications;**

**i) 20181871: Demolition of Existing Bungalow & Erection of New Bungalow and Cart Shed at 8 Bernard Close, Rackheath**

Agreed that the amended planning application was in keeping with the residential dwellings in the area and no objections were raised.

- ii) **20181956: Variation of Condition 1 of Planning Permission 20150975 to allow for the retention of the marquee at Sprowston Manor Hotel for an Additional Period of 5 years at Sprowston Manor Hotel, Wroxham Rd, Sprowston.**

No objections raised

- iii) **20182008: Change of Use from temporary Project Office for the Northern Distribution Route to Residential Use at Gazebo Farm, Newman Road, Rackheath**

Members objected to this Change of Use and recommended refusal of planning permission on the grounds that;

- i) The location was now unsuitable for a residential dwelling being within 40 metres of the Broadland Northway (NDR) resulting in the reduction of air quality and excessive noise caused by traffic on the new road.
- ii) The building had not been used as a dwelling for over 10 years and extensive work would be required to bring it back to residential use as well as providing the noise reduction measures stated in the application.
- iii) The District and Parish Councils are working on plans to create a green belt in this area with the development of Newman Road Woods (east of the site) into a public woodland and land north of the site as a public heathland, making it undesirable for this property to be changed back residential use and perhaps better suited for community use.
- iv) There would be access issues by vehicles to the site.

- iv) **20182028: Erection of 1 No. Self-Build Dwelling (Outline) at land adj. Barn Court,6 Back Lane, Rackheath.**

Members supported this application and felt that the proposed dwelling would fit in with this small residential area and not cause any traffic issues, particularly since the local traffic priorities have changed

- v) **20180062: Variation of Condition 2 of Permission 20151591 - Addition of triple car port at land off Salhouse Rd**

No objections raised

## **6. Information about decisions, appeals, planning and progress of Neighbourhood Plan matters**

Planning Enforcement list circulated and noted

Appeal against Refusal of Planning Permission for workshop at 1 Wendover Rd noted  
Discussed Neighbourhood Plan matters and agreed that Neighbourhood Plan Group members would be included in meetings when there was a large planning application or particular Neighbourhood Plan project or issue to discuss, otherwise would just hold Planning Committee meetings

There being no further business the meeting closed at 8.45pm