CAWSTON PARISH COUNCIL EXTRAORDINARY MEETING
31 OCTOBER 2013 : DRAFT MINUTES

At the extraordinary meeting of the Cawston Parish Council held at the Village Hall, High Street, Cawston on Thursday 31st October 2013, the following members were present:

Mr P E Soanes – Chairman:
Mrs T Carman; Mr B Schuil; Mr D Cook; Mr A Lee;
Mr J Livingstone; Mrs T J Durrant; Mr J Gilbert

In Attendance
Mr LR Mills (Clerk of the Council); Twenty four members of the public

095/123 APOLOGIES FOR ABSENCE

Mr R Howard; Mr J Joyce (District and County Councillor)

095/124 DECLARATIONS OF INTEREST

None

095/125 PUBLIC PARTICIPATION

After the chairman adjourned the meeting two representatives of Smiths of Honingham Developments Ltd explained what their ideas and plans were for the land off Fred Tuddenham Drive. They also took questions from councillors and members of the public, including one about their relationship with Smiths Builders of Honingham

Members of the public also expressed their views on the proposed developments and it was agreed that their concerns should be summarised as follows:

1. Increased traffic on Chapel Street
2. Fred Tuddenham Drive is not considered wide enough to cope with an increase in traffic
3. Problematic access for the emergency services
4. Sewage disposal – problems already exist and will be exacerbated
5. The number of houses proposed is large for a site of this size
6. An access road should be constructed from the B1145. This would be an advantage to the village
7. Traffic will already be exacerbated by the opening of the care home
8. Building and construction traffic will bring dangers, especially for children
9. Those residents already living on Paul Engelhard Way and Fred Tuddenham Drive did so because it is a small discrete estate
10. It is contrary to the Local Plan and outside the defined settlement limit
11. It is premature to approve the planning application before the Site Allocations Development Plan Document has been approved
12. The other suggested site in the Site Allocations Development Plan Document (Site 17-02) is much more suitable
13.095/125 PUBLIC PARTICIPATION continued

14. Planning Application 010829 for 34 dwellings at what is now Paul Engelhard Way/Fred Tuddenham Drive was refused as “Cawston is not identified as one suitable for estate scale development”.

15. The timing of the planning application in relation to the proposal to place the site in the Site Allocations Development Plan was questioned.

16. The land is a Greenfield site.

17. The developers are factually incorrect to state that the process has been “reviewed”.

18. Extra burden will be placed on the local schools, and dangers will be enhanced for parents taking their children to school each day.

19. Why was pavement widened on Chapel Street if it is intended that there should be more traffic?

20. Many tourists walk the Marriott’s Way. They often use Chapel Street to visit the village. This will be affected by the extra traffic and will have an adverse financial effect the village.

095/126 LAND OFF FRED TUDDENHAM DRIVE

(i) Council AGREED unanimously to OBJECT to the proposal to add this land to the Site Allocations Development Plan (Z17-01). Clerk to complete BDC response form and include all comments from minute 095/125 (see above).

(ii) Application # 20131212, residential development (outline)

Council AGREED unanimously to OBJECT to this application. Clerk to inform Broadland District Council of their opinion and to include all points from minute 095/125 (“headlining” points # 10, 11, 12, 15 and the traffic and safety issues) (see above).

It was also AGREED unanimously to ask Cllr James Joyce to “call in” this application.

095/127 PLANNING

(i) App 20131426, No 1 New Street, Cawston. Council SUPPORTS this application.

(ii) App 20131155, Old Stable, Sygate Mill.

Mr A Lee declared an interest and left the meeting.

Council AGREED to SUPPORT this application.

Clerk to inform Broadland District Council of these decisions and opinions.

095/128 DATE OF NEXT MEETING

21st November 2013

There being no further business the Chairman thanked everyone for attending and declared the meeting closed at 8.55pm.