

DRAYTON PARISH COUNCIL

Minutes of the meeting of Drayton Parish Council held on Thursday 8th March 2017 at 6.30pm at Drayton Junior School, School Road Drayton.

PRESENT

Mr G Everett – Chairman
Mr J Anderson Mr C Binns Mr A Crotch Mr D Mack
Mr K Morgan Mr W Morgan Mr L Wilkinson
Mr J Hall – Parish Clerk

IN ATTENDANCE

82 members of the general public
Cllr Adams – Norfolk County Councillor Drayton & Horsford
Cllr Foulger – Broadland District Councillor Drayton South

272. Absence and Apologies for Absence

1. Cllrs Blaxter, Brown, Gibson, Ray-Mortlock and Smith – apologies received and accepted.

273. Declarations of Interest

2. Cllr Everett declared as a member of the planning committee of Broadland District Council that he would refrain from voting if either application is presented to the planning committee. This would enable him to chair, speak and vote at today's parish council meeting.

274. Public Participation

3. Representations were received for both applications.

Former David Rice Hospital Site.

- Environmental concerns were raised in respect of damage to the ecology of the site, the felling of a significant number of trees, the protection of the rare Lizard Orchid and the possible disturbance of habitat for bats, which are protected.
- The application should be considered for the whole site and as such protection of the land to the rear should be sought by placing this area into a trust or given to an organisation to manage on behalf of the community for perpetuity. This would prevent future applications from over developing the site and would give some protection to the views over the Wensum Valley.
- Although the site is privately owned, the landowner does allow public access and the loss of such an amenity would be greatly missed by residents. There was no proposal to give land to the Parish Council for amenity use within the application.
- The development is undesirable but acceptable give that an alternative to the proposals maybe worse.

- The Parish Council would receive Community Infrastructure Levy monies as part of the development but this should not be a reason for the Parish Council to accept the proposals.
- Highway concerns regarding the turning in and out of the site should be considered. A roundabout at the junction would make the road safer. The A1067 is currently a very busy road and this development would add to the problems. The speed limit should be reduced to 30 mph. The bus stop currently at the proposed entrance to the site needs to be moved as it would be dangerous to continue to have passengers embarking/disembarking at that location.
- All matters not clear on the application should be considered as reserved matters for future applications providing details.
- Affordable housing is in great need in Drayton if it is affordable for young people and families. This development needs to deliver on this principle.

Land off Drayton High Rd

- The proposals would dominate the skyline to the south of Drayton
- There is a gradient of over 25m on the site and any new homes would create serious overlooking problems to the existing housing in the area.
- There is no screening provided to the north of the site.
- The screening on the south side is not particularly good and will affect the views of the Wensum Valley.
- The access point on to the A1067 is dangerous. The old access to Drayton Old Lodge which was adjacent to the new proposed access was closed many years ago due to safety concerns.
- The bus stop layby and refuge was installed after many accidents and one fatality.
- The access point is also on a hill which previously NCC Highways have expressed concerns about and development has been declined on this basis.
- The land is agricultural land, does not have any previous planning permissions granted and is truly green field, unlike a lot of other sites in the area.
- The proposal to encourage walking and cycling from the development via Fairview Close is impractical and dangerous due to the lack of footpaths on the Low Road into the village centre.
- As there is insufficient space for parking on the proposals, residents of the new homes would be tempted to park at the top of Fairview Close and use the pedestrian walk through. This parking would create problems for existing residents accessing their driveways and make reversing more dangerous.
- The additional housing would place extra stress on the local schools, road network and Drayton Medical Practice.

Meeting suspended at 8.17pm and reconvened at 8.37pm after a comfort break.

G. Everett

275. Planning

4.1 – To consider planning applications:

20170196 – Former David Rice Hospital Site. Drayton High Road. Erection of 29 Dwellings & Associated Accesses (Including 10 Affordable Dwellings) (Outline) (Revised Proposal).

RESOLVED to reluctantly support the application. Full response to Broadland District Council:

The Parish Council reluctantly supports the application to a maximum number of 29 dwellings, but subject to the following: .

The rear of the site is safeguarded from future developments as proposed in the application documents by this area being handed over to a statutory body such as, but not limited to, The Norfolk Wildlife Trust by a legal and binding agreement in perpetuity.

The two footpath access points and access through the site as shown in the Design & Access Statement is strictly adhered to and allowed in perpetuity.

A further Highways consultation takes place regarding the access, speed limits on the A1067 and consideration is given to relocating the bus stop further away from the main vehicular access road to the development.

Should this application gain approval, the Parish Council reiterates its position in that it does not require footway lighting on this development, nor would it manage, maintain or pay the energy costs should footway lighting be provided by another party.

The Parish Council believes this application, although not ideal, offers the best environmental and ecological protection to the site for the benefit of residents in Drayton.

20170212 – Land off Drayton High Road, Drayton. Erection of 74 Dwellings with Garages, Open Space, Vehicular Access and Ancillary Works.

RESOLVED to object to the application. Full response to Broadland District Council:

The Parish Council objects to this application on the following grounds:

- Highways access on to A1067 is not considered to be safe, the access road has very limited visual splay and is on a steep slope. The adjacent access road to Drayton Old Lodge was closed over 25 years ago due to safety concerns.
- The proposed access road's positioning off Drayton High Road means the existing bus stop needs to be moved further down the road, albeit without a layby or refuges. This would create an unacceptable danger. The layby and refuge was introduced by Norfolk County following several serious accidents including one fatality.
- The impact on the existing properties on the A1067 is not acceptable owing to the significance drop in land levels. There is a 25 metre gradient over the site and the

proposed housing would create significant overlooking issues. There is no indication of any screening in the proposals.

- There is no safe passage on to Low Road at the bottom of Fairview Close. Footpath widths and positions means that pedestrians have to walk on the road, therefore foot and cycle access through Fairview Close is not acceptable.
- There are considerable sewage and surface water problems in this part of Drayton and the proposed development would add to the problems.
- The proposals would increase the rat running through Carter Road (which already has restricted access) to access the NDR, local schools and GP surgery.

Should this application be approved, the Parish Council reiterates its position in that it does not require footway lighting on this development, nor would it manage, maintain or pay the energy costs should footway lighting be provided by another party.

The Parish Council believes this site is undesirable and unacceptable for housing development and that pressure needs to be applied to those landowners, within the Parish, that already has Planning Permissions granted, to start construction to help ease the burden of the new homes target imposed by central government.

Meeting closed 9.22pm