

Minutes of the Planning Committee of Costessey Town Council, held in the Costessey Centre at 6.30pm on 8 February 2022

Present: Cllrs P O'Connor (Chair), J Amis, G Blundell, S Jones, S Sizeland; H Elias (Town Clerk), N Bailey (Deputy Clerk) & L Trabucco (Minutes Secretary)

Observers: Cllr J McCloskey and two representatives from Cloudy IT were connected via Zoom as members of the public

To accept apologies for absence (pecuniary, non-pecuniary & sensitive)

P022/22: Apologies were accepted from Cllr L Glover (unwell) and Cllr J McCloskey (unwell)

To receive declarations of interest (pecuniary, non-pecuniary & sensitive)

P023/22: None

To approve minutes of the Planning meeting held on 25 January 2021

P024/22: RESOLVED to approve the minutes as a true record with no amendments

To make recommendations on planning applications, and receive information on appeals & other planning matters

P025/22: a) Planning applications for consideration:

i) 2022/0035: M Mulliner - Land South of Parklands, Costessey - Two storey dwelling with attached double garage - Full - **RECOMMEND REFUSAL ON THE FOLLOWING GROUNDS:**

Outside the development area / "planning envelope" - THEREFORE CONTRARY TO THE GNDP AND SOUTH NORFOLK'S PLANNING POLICIES. Destruction of an established belt of trees which is a pleasant amenity for the people of Costessey. Overdevelopment of the site. Access is too tight, via a private road off the Golf Club's access drive. Previous applications on the opposite side of the road had been refused. It was noted that some residents on Parklands claim ownership of land on that side of the road.

NOTE: IF SNC are minded to approve the application, then EV charging points should be included in the application

ii) 2022/0051: Mr and Mrs Ford - 138 Norwich Road, NR5 0EH - Single storey and two storey rear extension with lean-to ground floor roof – Householder - **APPROVE**

iii) 2022/0075: Mr & Mrs K Webster - Valley Mosse, 6 Breydon Drive North, NR8 5BB - New pitched roof with dormer and ground floor infill rear extension – Householder – **APPROVE**

iv) 2022/0099: Mr & Mrs Greer - 1 St Walstan's Close, NR5 0TW - Rear extension – Householder – **APPROVE**

v) 2022/0107: Mr Chris Plenderleith - Land to the West of William Frost Way, Costessey - Fuel storage and distribution depot (EIA Screening Opinion) - Environmental Impact Assessment - Screening Opinion - **COMMENT: CTC is of the opinion that an EIA IS necessary for this application. It was noted that the applicants do seem to have experience in this field.**

CTC would like to see the following included in the EIA:

Air Quality Assessment; Bio-Aerosol Statement; Bio Diversity Survey & report; Dust Assessment; Environmental Statement including coverage of smells as a nuisance; Foul and Surface Water Assessment; Hydrological / Hydrogeological Assessment; Land Contamination Assessment; Light Pollution Assessment; Noise Assessment; Planning Statement; Sustainability Statement; Transport Assessment; Travel Plan; Waste Water / Treatment Assessment

FURTHER RECOMMENDATIONS FROM CTC: The Longwater area is already blighted with travel congestion, so CTC would make further representation when the full application was

received - eg about S106 monies and EV charging points, as CTC understand that ALL new applications should include them

P026/22: b) Information & Planning decisions received from South Norfolk & Norfolk County Councils: (*Information only). (No decisions needed). See also separate sheet.

None

To consider Highway proposals

P027/22: A recent request to discuss “SNC’s *Street Name and Numbering Policy*” could be added to the next Planning meeting agenda.

P028/22: An email had been received to arrange a meeting with NCC infrastructure delivery manager regarding the Norwich Western Link with possible dates and times. It was agreed that an in-person meeting would be preferable. **ACTION: Town Clerk**

To receive a general update on Planning matters (No resolutions may be passed)

P029/22: Queen’s Hills. A brief comment was made about known legal dispute.

P030/22: The date of the next Planning Meeting was confirmed as Tuesday 22 February 2022 at 6.30pm (in person)

P031/22: The meeting closed at 7:08pm

Chair:

Date: