

## Minutes of the Planning Working Group of Costessey Town Council, held on Tuesday 23 November 2021 at 6.30pm via Zoom

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

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

**P129/21:** None. Noted that Cllrs G Blundell and S Sizeland might join later

**P130/21:** The Chairman advised that Cllr J McCloskey would need to leave the meeting early

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

**P131/21:** None

**To approve minutes of the Planning meeting held on 9 November 2021**

**P132/21:** RESOLVED to approve the minutes as a true record with no amendments

**P133/21:** Cllr S Sizeland joined the meeting at 6:34pm

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

**P134/21: a) Planning applications for consideration:**

i) **2021/2410:** Mr William Clark - Land North 12 Stafford Avenue - Erection of building to be used as a care facility (Use Class C2) with associated landscaping scheme and car parking for children with autism, mental health conditions and learning difficulties - Full - by 25 November 2021 - **Comment:** **Although the design of the buildings has improved marginally to be more in line with other buildings, this is the ONLY change - none of the CTC's previous concerns have been addressed.**

**RECOMMEND REFUSAL ON THE FOLLOWING GROUNDS:**

**Overdevelopment of site.**

**Detrimental to the street scene by dint of the overbearing nature of buildings in bulk and mass Class C2 use is not in keeping with the surrounding area, which is a narrow road in a peaceful residential area.**

**Noise disturbance and disruption would increase for local residents in a quiet area Light pollution from the building would be a disturbance to neighbours. Taller building will overlook neighbouring properties, including looking into the front bedroom windows of the bungalows opposite and potential overshadowing of neighbours' property. Totally inadequate parking provision. This is a large building which will need far more parking to cater for the number of deliveries / service vehicles and staff shift changeovers:**

**There are too few parking spaces; the individual spaces are too narrow (even the diagram shows a vehicle over stepping the edges of the parking spaces), the diagram is misleading as to how many spaces could be accommodated in the space, and the access drive is too tight to allow vehicles to turn; Traffic and access: This will cause large numbers of vehicles to park on the road / pavement - as is evidenced by parking issues at similar nearby Teddy Clark care homes with similar numbers of parking spaces, where they have cars double parked across bays and vehicles parked out on the neighbouring streets, blocking pavements and causing pedestrians to walk in the road (please visit Sunny Grove and Grove Avenue).**

**24 hour provision and access for specialist care services will mean that there is far more traffic generated by a care home than by two residential units:**

**The road is narrow and parking is likely to take place on the pavement forcing local residents onto the road with their prams / pushchairs.**

**The road is used by parents and children accessing the nearby schools, so pedestrian use is high, and road safety is an issue, especially as road usage of large commercial vehicles will**

increase with this development. The access onto Dereham Road is very difficult due to the speed and volume of traffic along the main road.

The Design and Access Statement Pg 20 states that it has identified two nearby care homes - Gray's Fair Court and Barley Court (both catering for older residents).

What it has omitted is the similar C2 care home for young people a few hundred metres further along Stafford Avenue (47) where the Police are regularly called to deal with Anti-Social behaviour, dubious activities and noise nuisance This is an inappropriate area for such a facility, given there is already one such care home on the street, and several others in close proximity within Costessey.

This does not create a good balanced mix of house types and tenures as required by the Local Plan Please take note of the numerous objections by neighbours who are already dealing with disturbance from the existing C2 building at the upper end of Stafford Avenue. IF SNC are minded to approve the application despite all the above, then a condition is requested that the number of residents is not allowed to be increased; Six should be the maximum number of residents permitted.

**P135/21:** Cllr G Blundell joined the meeting at 6:34pm

**P136/21:** ii) 2021/2443: Mr Chris Seeley - 11 Grovedale Close, NR5 0HT - Demolition of existing garage & construction of single storey side extension - Householder - by 29 November 2021 - **Comment: Overdevelopment of site;**

**Councillors had concerns regarding the overlooking of neighbours' properties, particularly at the South west corner of the proposed extension REQUEST THAT A PLANNING OFFICER MAKES A SITE VISIT TO ASSESS THE SIZE OF THE PROPOSED EXTENSIONS AND THE POSSIBILITY OF THE OVERLOOKING OF NEIGHBOURS' PROPERTIES**

iii) 2021/2482: Kelly Mindham - 40 Stafford Avenue, NR5 0QE - Proposed single storey rear extension - Householder - by 1 December 2021 - **APPROVE**

iv) 2021/2515: Mrs Sophie Brownrigg – Redwing, 14A Sidney Road, NR8 5DR - Single storey front extensions – Householder – by 8 December 2021 - **APPROVE**

**P137/21:** Cllr J McCloskey left the meeting at 6:56pm

**P138/21: b) Information & Planning decisions received from South Norfolk & Norfolk County Councils:** (\*Information only). (No decisions needed). See also separate sheet.

**P139/21: c) Appeals:**

2021/0330: DCLG Reference: APP/L2630/W/21/3277931: Barn at Windmill Farm, Windmill Lane Costessey - Appeal by: Mr N Bridge, The Kennels, Acle Road, Moulton St Mary, NR13 3AP – Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB). This appeal is to be determined on the basis of an exchange of written statements submitted by both the appellant and the Council followed by a site visit by an inspector - <http://acp.planninginspectorate.gov.uk/> - ADDITIONAL representations to be received within five weeks from the start date of the appeal which was 5 November 2021 - **NOTED**

**To consider Highway proposals**

**P140/21:** None. Query re Norfolk CC Dereham Road proposals ahead of the public consultation expected to be in the New Year. To be included on a future agenda.

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

**P141/21:** None

**P142/21: The date of the next Planning Meeting was confirmed as Tuesday 14 December 2021 at 6.30pm in person, Please note: an ECM meeting might be arranged if any urgent planning applications are received for recommendation before the next Planning Meeting.**

**P143/21:** The meeting closed at 7:10pm

**Chair:**

**Date:**