

# HEMPNALL PARISH COUNCIL

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## Minutes of the Parish Council meeting held on Tuesday 13 December 2022 at 7:00pm in the Mill Centre

### Present

Mr Richard Delf (Vice Chair and Chairman of the meeting) Mrs Liz Allen, Mr Andy Driver, Mr Peter Workman and the Clerk Mr Ian Nelson.

### Members of the public present

There were none.

### Apologies

Apologies were received from County Councillor Alison Thomas, David Hook, Mr Mike Turner, Mrs Joan Cann, Mr Hamish Rose.

### Declarations of Interest

There were none.

### Minutes of the previous meeting

Mr Driver proposed, Mrs Allen seconded, and it was unanimously agreed the minutes of the meeting on 15 November 2022 be approved. subject to two small amendments.

### Public Participation

There was none.

### County Councillor Update

Mrs Thomas had supplied the following report:

*“Recent announcement re County Deals. - The agreement that was signed was “in principle” the final agreement will be made subject to the outcome of an extensive public consultation. This will take place next year.*

*It just remains for me to wish you all a very happy Christmas break and hope you all enjoy some downtime with your families “*

### District Councillor Update

No report was received.

### Planning Applications

#### **New applications since the last meeting:**

2022/2258 - Mr Adam Austin, Land Between 21 and 21A Alburgh Road Hempnall - Two-bedroom chalet bungalow – Mr Driver proposed, Mrs Allen seconded, and it was unanimously agreed that the application be refused for multiple reasons:

Site which is far too small to accommodate a new development.

The area is one which is prone to surface water flooding and has no drainage provision and no mains sewage. Previous applications in this area have rightly been refused by South Norfolk District Council.

The foul and rainwater drainage in the area is already inadequate to service existing properties. Water expelled from any additional treatment plant will add further to the drainage problems in the area.

The development is outside the settlement limit for Hempnall and the proposal conflicts with South Norfolk Policy DM1.3. It also conflicts with the National Planning Policy Framework paragraphs 12, 14 and 55.

The development will also have an undue impact upon the residential amenity of the neighbouring dwellings, nos. 21 and 21A Alburgh Road, conflicting with South Norfolk Policy DM3.13.

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The proposed development is higher than the adjoining bungalows and will result in both a loss of light and overshadowing and a loss of privacy, especially for no.21A.

Alburgh Road is a relatively narrow C class road with no pavements or street lighting. It is however a busy road and unsuitable for future development. This has been acknowledged in the Greater Norwich Local Plan which notes it is remote from services and facilities and highway safety concerns have been identified.

The Planning Application contains a large number of inaccurate and untrue statements:

- 1) The site location on the application form is incorrect.
- 2) The site contains a double garage which was part of 21 Alburgh Road. This is as shown in Planning Application 2020/0859. It is therefore inaccurate to say that it is residential land.
- 3) The site is not vacant as it was part of 21 Alburgh Road which has recently been sold and subsequently occupied.
- 4) The last use is not as claimed a garden.
- 5) There is a drainage ditch within 20 metres of the site.
- 6) The land is currently a double garage and driveway. As such it will remove parking spaces.

The existing and proposed site plan submitted is inaccurate as it fails to show nos. 21 and 21A Alburgh Road and the impact any new development would have on these properties.

It would appear that there is insufficient land to allow surface water or water treatment plant waters to soak away or safely discharge.

Any proposal to have outside lighting could conflict with the Rural Dark Landscape Policy for Hempnall.

The planning approval 2020/0859 was for the whole site of 21 Alburgh Road. This new application has resulted in the fencing off of a small part of the existing site and the area is not large enough for a new development of the size proposed.

It is concerning that the applicant has failed on previous occasions to adhere to planning approval on this site. As part of 2020/0859 the delegated report states that the applicant had withdrawn the request to build a garage at the back of 21 Alburgh Road. However, the applicant went ahead and built the garage. The site plan of 2022/1840 shows the whole site (including the part now subject to this application) as part of 21 Alburgh Road and approval of that application was based on this fact. The applicant also has a history of not adhering to the requests of the Council's Enforcement Officer.

It is also concerning that the applicant has a registered company, registered at Companies House, based at 21 Alburgh Road although that property appears to have been sold and the applicant does not and never has lived nor operated from there.

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2022/2267 - Berries Direct Farming Ltd, Spring Farm Spring Lane Hempnall - Details of condition 4B and 4C of 2022/0590 - Archaeological scheme of Investigation. – Mr Diver proposed, Mrs Allen seconded, and it was unanimously agreed that the application be refused for the reasons originally specified and point out that Cadent Gas had objected to the reservoir recently, so the parish council's concern about the danger of the reservoir to the gas pipe to be expressed and ask SNC how this can be overcome or what SNC will do to avert the danger.

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2022/2281 - Mr P Burton, Scots Bungalow Field Lane Hempnall - Variation of condition 2 of 2021/0518 - Revised porch design to plots 1 and 2 – Mr Driver proposed, Mr Workman seconded, and it was unanimously agreed no further comment was to be made.

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## **Applications approved since the last meeting:**

2022/1840 - Mr Adam Austin, 21 Alburgh Road Hempnall - Variation of condition 2 of 2020/0859 - Increased eaves height to previously approved extension. Application Type: Removal/Variation of Condition (S73 / S19)

2022/1950 - Mrs Joanne Sutherland, Agricultural Building at Wood Farm Fairstead Lane Hempnall - Variation of condition 2 of 2021/1915 - Alterations to fenestration and layout, revised access and parking area with relocation of cart lodge.

2022/0556 - Mr Richard Harper, The European Trade Centre Hempnall Road Morningthorpe - Retention of 4 existing containers and standing of an additional 4 containers for storage, retention of a portacabin and standing of an additional 4 portacabins for Class e.g.,/B2 or B8 use with use of part of existing building for office in connection with on-line car sales and use of land for storage of cars in connection with on line car sales.

## **Applications withdrawn since the last meeting:**

2022/1907 - Mr Adam Austin, 21 Alburgh Road Hempnall - Variation of condition 2 of 2020/0859 - Increased eaves height and new roof design to previously approved extension

## **Applications refused since the last meeting:**

There were none.

## **Applications outside the parish boundary since the last meeting**

2022/2321 Willow Lodge Hempnall Road Morningthorpe - Single storey side and rear extensions, new double garage and entrance wall with gates. (Revised)

It was agreed not to make further comment on this application.

## **Millfields Exception Site**

We await Richard Bland of Saffron Housing / SNC since July 2022 and details of the law re tenants right to purchase to ensure that the properties were retained in perpetuity as social housing. The Clerk requested an update on 22/10/2022. The Clerk to monitor.

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## **Land East of Field Lane**

We await SNC planning officer's decision re planning application 2020/2396. The Clerk to monitor.

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## **Items for next main meeting**

No extra items were identified.

## **Items for next newsletter**

The Clerk to draft and publish, when appropriate, articles on the following:

- Play area
- Speedwatch
- Dog fouling on football pitch
- Wheelchair availability via Mrs Allen
- Experiences of traffic issues / accidents
- Queen Elizabeth II memorial

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## **Date of next meeting**

The next Parish Council planning meeting will take place on 21 February 2023 at 7.00pm in the Mill Centre and the next main meeting on 17 January 2023 at the Mill Centre at 7:00pm.

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There being no further business, the meeting was closed at 19:44

Signed \_\_\_\_\_ Date 17/01/2023