

BRANDON PARVA, COSTON, RUNHALL & WELBORNE PARISH COUNCIL – PLANNING MEETING MINUTES

Thursday 11th August 2022, 7:30pm, Welborne Village Hall.

Present.

Councillors – Simon Guest, Mike Webb, Peter Wood and Donna Dean along with the clerk Bev Long and 1 member of the public

1. To receive and accept any apologies.

Andrew Egerton-Smith and Clare Kay – apology accepted.

2. To receive declarations of interest in items on the agenda and requests for dispensation.

None

3. Planning Matters

It was agreed to change the order of the agenda due to a member of the public attending for item 3.2

3.2 South Norfolk Planning application **2022/1361** – Change of use of land from agricultural to storage area. Land to the rear of Field View, Welborne Common, Welborne. The plans were viewed and discussed. Council listened to the member of the public. Chair to draft a reply and circulate.

Agreed submission to planning department was:

The council do not believe that there is enough information in the proposal to make a support/object decision.

The main area of concern is the lack of detail on how the caravan storage area will operate:

- what restrictions on access are planned (specific times of day, days of the week or on 24 by 7 basis)?
- what level of lighting and security will be included?
- is it for long term storage or short term storage?
- how many caravans are being stored and are there size limits on the caravans?
- are any groundworks planned (e.g. hardstanding, drainage)?
- will caravans be stored in the barn as well as in the open?
- what is the impact on farming at the property?

These factors will impact on the impact to the neighbourhood and the neighbouring properties in terms of noise, lighting and traffic disruption.

The council note that this proposal is likely to be less visually impactful than the previous proposal to build a large steel agricultural building on the site, which was rejected. However the council believe that a much more detailed proposal is required before it could consider supporting the application.

- 3.1 South Norfolk planning application **2022/1222** – Erection of single storey annexe. Woodstock, Mattishall Road, Brandon Parva. NR9 4DH. The plans were viewed and discussed. Councillors agreed approval with confusion raised regarding application 2022/1223 which is evident in the 1222 application with the same documentation but has not been received by the Parish Council as a separate application to comment on. Clerk to submit comments
- 3.3 Breckland Planning application **3PL/2021/1666/F** – The creation of 651 metre of new channel created on the River Yare, a series of seven wetland scrapes and a series of three ponds – 8.7ha field adjacent to the River Yare. This was an update on the application viewed and discussed in March. They had not addressed our issue raised then. Chair to draft a reply and circulate.

Agreed submission to planning department was:

The council is disappointed that the contradiction we highlighted in our feedback on the 15 March has not yet been resolved. The documentation currently says that there is both a risk of increased flooding and a benefit of reduced flooding to the downstream properties. We suspect the covering letter is wrong and there should not be a risk of increased flooding but we need to get this confirmed.

- 3.4 South Norfolk planning application **2022/1418** – Alterations of existing bedroom and garage wing. Car shed and garden store extension. Change of use of land from agricultural to keeping of horses and detached stable block. The plans were viewed and discussed – council agreed to approve the application. Some concern was raised regarding the impact it may have on the neighbours. Clerk to submit comments.
- 3.5 South Norfolk planning application **2022/1464** – New building for farm workshop and machinery cover and application **2022/1463** – Erection of agricultural building and installation of new drier. Both applications at Coston Hall, Avocet Renewables Ltd, Church Lane, Coston. NR9 4DT. Both sets of plans view and discussed together – the main concern was the possibility of noise pollution. Chair to draft a reply and circulate.

Agreed submission to planning department was:

2022/1463 - The council are supportive of this proposal but have a concern re the additional noise that would be generated by the new drier and as such would expect that the installation and housing of the drier would aim to minimise any impact.

2022/1464 – The council supports this proposal

There being no further business the meeting closed at 8.15pm