

A meeting of the Parish Council took place on Thursday, 17th August 2023 at 7.00pm in the Village Hall.

Present: Cllr. Fleming, in the chair, Cllrs. Abu-Hejleh, Clark, Cushing, Smith and Thomas, the clerk and 14 members of the public.

As this was a public meeting to discuss the latest proposals from Denbury Homes, no minutes were read nor other business considered.

Planning Applications: DC/22/4775/FUL and DC/23/0203/FUL(Duplicate)

These applications replace the originals responded to in February.

Cllr Fleming opened the meeting to the floor in order to gauge the public response in advance of the parish council preparing its reply.

With reference to the previous submission, it would appear that some of the parish's concerns have been addressed: the need for a bigger car park, now offering 39 spaces and a walkway through to school from the development. Certain points were felt to need clarification, including who would own the extra parcel of land, and how it would be funded. It was agreed that all the costs should be borne by Denbury Homes. There was also concern that at certain times more spaces than this would be needed: the top of Church Lane is often so congested with parked cars that other vehicles cannot get through. This could cause a severe problem for emergency vehicles. The placing of the glass recycling bin near the entrance/exit needs reconsidering.

There was still reservation about the effect the new houses will have on the water pressure locally.

Cllr. Smith then went over some of the other details: there appear to be minor changes to the layout of the houses, and to the on site road surfaces to allow for adequate drainage of surface water through a permeable layer.

The issue of street lighting is not mentioned and needs clarification.

There was continued concern about the site traffic, and the speed limit in the village, with the view expressed that the 30mph limit should be extended beyond Graylyns to where the 40mph limit starts. There was considerable discussion about the limit within the village being reduced to 20mph. There was also a question about a single access to the site, as it would appear some traffic has made use of the Graylyns' entrance.

It was agreed that a s278 and a new speed limit needs to be in place prior to any development being started.

Concerns were raised about the affordable housing provision on the site, and its cost. However, this is not currently within the parish council's remit.

There was discussion about the CIL payments, and the clerk pointed out that the Neighbourhood CIL cap is not a negotiable value – it is built into the CIL regulations. The parish council will work hard to benefit from this.

On the matter of how 'green' the houses will be, Cllr. Smith pointed out that the credentials changed this year, and the builders will be bound by these changes in their use of materials and construction.

The public part of the meeting closed at 7.50 pm, to allow the parish council to decide its response. It was agreed:

1. Car Park

- a. The car park and its approach and off site works should be completed before any building work takes place. This should include the moving of the 30mph limit to where the current 40mph limit starts, beyond Graylyns and the crossroads, and adding a 40mph limit beyond that. The Parish Council would also seek support in creating a 20mph speed limit within the village.
- b. Denbury Homes to pay for all costs associated with the creation of the car park and provide the parish council with an understanding of how it will be achieved, including drainage.
- c. The new parcel of land will be legally transferred to the parish council and any legal fees paid by Denbury Homes.
- d. The surface of the car park should consist of a long lasting, hardwearing permeable material, such as that used on the car park at Blacksmith's Way, Laxfield. Bodpave, which has been suggested, is not hard wearing enough and could involve the Parish Council with undue expense in the future.
- e. The increasing volume of traffic parking at or near the school including in Church Lane is a hazard, and so an increase of parking spaces from 39 to 50 is suggested.

2. Street lighting

The Parish Council seeks clarity on whether there will be a street lighting plan of any kind, or is there to be a reliance on lower impact PIR lights on individual properties which switch on and off as people pass?

3. Design and Access Statement ADDENDUM

The Parish Council seeks clarification on bullet point 5, page 3, regarding the payment of a monitoring fee of circa £1900, presumably to the District Council, for monitoring compliance with the Obligations. To which obligations does this refer?

The meeting closed at 8.45pm