

**Draft Minutes of Ditchingham Parish Council's  
Planning Meeting  
Monday 5<sup>th</sup> February 2018 at 7.30pm  
The Village Hall, Ditchingham**

**Action  
by:**

**Councillors present:** Keith Weston (Chair), Alan Larkin (Vice Chair, AL), Brendon Bernard (District Councillor, BB), Revd. Reg Kirkpatrick (RK), Richard Mulley (RM) and Charlie Taylor (CT).

**Clerk/RFO:** Sally Chapman

**Also Present:** 39 members of the public.

### Parishioner Question Time

#### **Proposed Land Development North of Rider Haggard Way**

Parishioners turned out again in large numbers to express their concerns re the proposed housing development north of Rider Haggard Way.

They reiterated:

Issues regarding a suggested access route via Hamilton Way, increased traffic, parking problems, narrow road, blind junction and the primary school.

The approach via Waveney Road and access via Thwaite Road was suggested as a better route.

Residents suggested the planning application on the website was economical with the truth and contested statements made in the planners' application.

Photographs were shown highlighting the parked cars on Hamilton Road and Waveney Road.

Concerns of how the plant traffic would reach the site.

Cllrs informed the land had been earmarked for development for over 40 years on the District Council's Local Plan.

Cllr Larkin advised how to respond as a parishioner by either writing to South Norfolk Council, Swan Lane, Long Stratton NR15 2XE or on SNC website:

<https://info.south-norfolk.gov.uk/online-applications> ref. 2018/0121 by 14<sup>th</sup> February 2018.

### COUNCIL MEETING

#### **1. To consider Apologies for Absence**

None

#### **2. Declaration of Pecuniary Interests & Consider requests for Dispensation**

None

#### **3. To decide on Council's response (as consultee) to South Norfolk Council Planning Application 2018/0121 Land off Hamilton Way**

**Councillors resolved: To 'recommend for refusal' – unanimous.**

Council to state the following reasons for refusal – see document attached.

Signed: \_\_\_\_\_ (Chair)

Date:

<p><b>4. Date and Time of the Next Meeting</b> Monday 19<sup>th</sup> March 2018 at 7.30pm <i>Planning Meetings arranged as required.</i></p>	
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**The meeting closed at 8.35pm**

DRAFT

Signed: \_\_\_\_\_ (Chair)

Date:

## Planning Application Ref 2018/0121

### Formal response from Ditchingham Parish Council

At an open meeting of the Parish Council, held on Monday 5th February, Councillors voted unanimously to recommend the application, in its present form, for refusal for the following reasons:-

1. It is accepted that the land has been designated for residential housing in the Development Plan for many years and the Council does not, in principal, oppose the additional housing.
2. However, traffic through the village generally, and specifically through the nearby existing housing infrastructure, has increased over the past few years. It is considered that the access routes from the East via Waveney Road, and from the West via Thwaite Road, and Longrigg Road, both leading to Hamilton Way, are no longer suitable and potentially dangerous.
3. Councillors and local residents (forty of whom have shared their concerns with Council at recent meetings) hold the view that access through Hamilton Way is unacceptable. It is opposite the main entrance to a Primary School which is extremely busy at pupil delivery/collection times. Photographs are attached to support this view.

In the Design and Access Statement the applicant acknowledges the residents' concerns voiced at the public part of the November Parish Council meeting. (The matter was not on the formal agenda.) These views were vehemently put and were repeated at the January meeting. On this occasion the minutes say this:

#### **Land Development North of Rider Haggard Way**

Cllrs agreed a letter should be sent to the Planning Consultants, the land owner and SNC voicing the Cllrs' and Parishioners' concerns (as point A) and requesting the access road be via Thwaite Road. The Chair agreed to circulate a draft.

The letter was never written because the application (unchanged from the November presentation) was received from SNC for our response.

4. It is noted that the plan indicates an open cul-de-sac at the northern end of the plot which would indicate potential further development. If this was to be the case, then our concerns, already expressed, would only increase.
5. The District Council Policy for Site DIT1 states that 2 access points are a requirement, which is clearly not the case in this application.
6. In the circumstances it is suggested that a different access point should be strongly considered, possibly from Thwaite Road, which would resolve present concerns from residents and provide a basis for access for any potential future development.
7. The Transport Note on file mentions street lighting. South Norfolk District Council is presently reviewing their policy so this may be a future issue

Signed: \_\_\_\_\_ (Chair)

Date: