**Ormesby St Margaret with Scratby Parish Council**

**Minutes of a PLANNING meeting held on**

**WEDNESDAY 3RD JUNE 2020. 5PM. ZOOM**

Present: Cllr Peck (Chairman), Cllr Cheetham, Cllr Scott-Greenard, Cllr Jones, Cllr Lee, Cllr Freeman, Cllr K Wendt, Cllr R Wendt

Interim Clerk: Jo Beardshaw

6 members of the public

1. **Welcome**

To open the meeting and welcome those present. The Chairman welcomed those in attendance and thanked them for attending the virtual meeting

1. **Declarations:**

Cllrs Jones, Scott-Greenard and Lee all declared an interest on the basis that they live reasonably close to the proposed development. Cllr Freeman declared an interest in that he sits on the Development and Control Committee at the Borough Council

1. **Planning:**

To consider a Planning Application as follows:

* 1. **06/20/0156/O.** Land off Foster Close. 33 Dwellings ( 17 detached, 10 semi detached and 6 affordable plus open space)

Cllr Jones noted that the proposed development would mean a total of around 40 houses, with all the associated people, cars and other implications involved. Cllr Scott-Greenard and Cllr Freeman outlined the history of previous applications for the location and confirmed that planning permission had been granted for 7 properties off Foster Close, coming off the existing estate

1. **Public session:**
   1. To adjourn the meeting for public comments. The Chairman adjourned the meeting for public comments at 5.10pm

A member of the public explained her concerns regarding the proposed development. Cllr Freeman responded that the application is only an outline planning application and has no detail at this stage. He noted that if the application goes forward, there would need to be considerable dialogue between the developer, the Parish Council and Parishioners

The Chairman explained that when the country went into lockdown the Village Plan had been recently started and that this would provide a framework for future developments within the villages

A discussion was held regarding the consultation that the developer had undertaken. It was generally agreed that the developer had not undertaken appropriate or useful consultation, especially considering the timings regarding Covid-19

Cllr Freeman explained that it was important to have dialogue with developers in order to engage with them and explain village feeling and preferences. He went on to note that Norfolk County Council were objecting to the development in terms of concerns regarding mineral deposits

A member of the public explained that she did not feel that the infrastructure within the village was appropriate for an addition 33 properties in terms of the doctor’s surgery / shops etc.

There was a general discussion highlighting the difference between material planning considerations and non-material planning considerations (examples of material planning considerations being ‘impact on the neighbourhood’, ‘overbearing nature of the proposal’ and many other considerations)

A discussion was held regarding drainage issues within the area, which would be researched by the planning authority

It was noted that some trees and pond(s) had been removed at the location of the proposed development

* 1. To reconvene the meeting. The meeting was reconvened at 5.52pm

1. **To confirm the Parish Council response to the planning application detailed above:**

A general discussion was held regarding the upcoming / potential developments within the village such as 32 houses at the end of Barton Way (in the Local Plan), the consultation for the 60 – 70 houses on Yarmouth Road, the 60 – 70 houses on the old Strawberry Fields, plus the current planning application off Foster Close.

The Chairman asked the **Clerk** to discover from NCC Highways if they had given a formal response to the application.

There was a general discussion regarding highways, cars, safety, parking in the area of Foster Close.

The Chairman asked the Clerk to contact NCC Highways regarding grass growing over the road on Station Road as drivers are forced to stop and wait for oncoming traffic

1. **Next meeting:**

To note that the next meeting is the 8th June Parish Council meeting

The meeting closed at 6.17pm

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Chair