HELLESDON PARISH COUNCIL
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Minutes of the Meeting of Hellesdon Parish Council held on Monday 5th August 2024 at 7pm in Hellesdon Community Centre

PRESENT:

Cllr B Johnson (Chairman)
Cllr G Britton
Cllr D Fahy
Cllr S Lowthorpe
Cllr R Sear
Cllr N Barker
Cllr I Duckett
Cllr M Hicks
Cllr D Maidstone
Cllr S Smith

In attendance: Mrs F LeBon (Clerk) and forty six members of the public.

Welcome by the Chairman – Cllr Johnson welcomed all in attendance.

1. Apologies and Acceptance for Absence

Apologies for absence were received from Cllr D Britcher, Cllr L Douglass, Cllr S Gurney, Cllr S Holland and Cllr A Lock. These were accepted.

2. Declarations of Interest and Dispensations

No declarations made or dispensations applied for.

3. To Agree Minutes as a True and Accurate Record of the Full Council Meeting held on 9th July 2024

The Minutes of the Full Council meeting held on 9th July 2024 had been previously circulated. It was **RESOLVED TO ACCEPT** these Minutes as a true and accurate record of the meeting.

4. Public Participation

Members of the public were thanked for their attendance and it was advised that councillors had received a summary of all concerns emailed to the Parish Council.

Cllr Johnson updated the meeting on the Parish Council's correspondence to date with the landowner, advising that the Parish Council had been previously restricted on community engagement due to the landowner not wishing to enter into any discussions with the Parish Council, unless strict confidentiality was adhered to. Representatives from the landowner and agent were invited to attend this meeting but unfortunately couldn't.

The following matters were raised in relation to the pre-application layout plan for a proposed residential development at Heath Crescent:

- Concerns over highway access and egress along Heath Crescent as this road is only 4.8m wide. It would be better to access via Union Park.
- The proposed access road would create a junction on Prince Andrew's Road in close proximity to the existing junction with Heath Crescent.
- Exacerbating parking of the road and verges in an area that already suffers from airport parking.

Approved……

Date……

- It was queried whether the Parish Council would be acquiring a larger piece of land to compensate for the loss. It was advised that the Parish Council, at this present time, was not being offered any land at all.
- Concerns were raised over the lack of open space to the east of Cromer Road. The Parish Council should see this as an opportunity to purchase more land for the benefit of local residents.
- A reduced number of houses should be proposed.
- It was noted that there may be a covenant on the land so that it cannot be built upon. The Clerk will check with Land Registry.
- Existing residents struggle to get onto the Cromer Road, especially due to the bus lane. This will put another 100+ vehicles trying to exit onto the Cromer Road.
- It was queried whether the landowner would increase the number of houses detailed in the layout plan. It was confirmed that the plans could change when a formal planning application is submitted.
- Concerns were raised over the height of the affordable houses which would overlook into existing properties.
- Impact of the proposed new access from Prince Andrew's Road on neighbouring properties, in the form of security and HGV's (both construction traffic and delivery vehicles) being able to turn on a narrow road. There are also shared services between the property proposed to be demolished and the neighbouring property.
- There should not be an access and egress on the same road from the development. An entrance on Prince Andrew's Road and egress onto Fifers Lane would be less impactful.
- Discussions occurred as to whether the bollards on Heath Crescent should remain in place or be removed to alleviate the traffic. The majority of those in attendance would prefer the bollards to be retained. The bollards were installed to prevent rat running traffic and the associated highway damage by heavy vehicles.
- Consultation required with medical services and the local schools. It was noted that this development would impact the whole community as local people are already struggling to get GP appointments on a timely basis. It was noted that additional development is already allocated to Hellesdon on the Persimmon site and at Hellesdon hospital.
- It was noted that Sport England had objected to the sale of the site in 2018. The Clerk advised that Sport England has been notified of this draft layout plan and it would be requested that Broadland Council formally consults Sport England when the planning application is submitted.
- Concerns were raised over the screening of the site as most properties back onto the proposed development site. If vegetation is used to screen, who would maintain it?
- Concerns were raised over fumes and dust generated from construction, especially for elderly residents. The time of day that construction would occur was also a concern. It was noted that a construction management plan could be requested as part of the planning conditions. It was suggested that contractors could access via the industrial estate.
- It would be preferred to see the area as a Leisure Park for the benefit of the people of Hellesdon.
- Concerns were raised over the location of the public open space being used as a children's play area, it being located so close to a main road. It would be preferred if this was central and surrounded by houses for natural surveillance.
- Discussions occurred as to whether the park would be locked, like other parks in Hellesdon, to prevent anti-social behaviour. It was noted that this would be down to the body responsible for the park.

Approved……

Date……

The planning process was summarised, with a formal planning application to be sent to Broadland Council later in the year by the applicant. This would then be discussed by Hellesdon Parish Council's planning committee. The Clerk will send another mailshot to the local area, including Brabazon Road, when the planning application has been received and a date for the planning committee has been set. After the Parish Council and other consultees, including the Highway Department at Norfolk County Council, have sent their comments to Broadland Council, the final decision will be made by Broadland Council's planning committee.
Members of the public were advised, should they wish to object, to do this to Broadland Council when the application is submitted and not before, so that all objections can be retained in the correct file.

5. To Consider Response to Cornerstone Planning on Proposed Heath Crescent Development

a) To Feedback Consideration and Comments on the Pre-Application Layout Plan Provided

As the Parish Council concurred with the members of the public at the meeting, It was **AGREED** that the concerns raised in this meeting would be collated and the Clerk will send to Cornerstone Developments.

b) To Feedback on Preferred type/form of onsite recreation/ open space provision, as well as advice on possible locations for any off-site Financial Contribution

More detail was required about the SUDS feature which formed part of the proposed open space area. There was also no detail about the responsibility of the play area and who would maintain it.

It was **AGREED** that if amenity space is to be lost, the developer should provide high quality play equipment and green space which is accessible to all regardless of ability. This includes accessibility for all generations.

6. Time and Venue of Next Council meeting.

Tuesday 10th September in Diamond Jubilee Lodge, commencing at 7pm.

The meeting closed at 8.08pm

DRAFT

Approved……

Date……