HELLESDON PARISH COUNCIL
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Minutes of the Meeting of Hellesdon Parish Council held on Monday 6th January 2025 at 7pm in The Marjorie Lewis Room, Hellesdon Community Centre

PRESENT:

Cllr B Johnson (Chairman)
Cllr G. Britton
Cllr I Duckett
Cllr S Gurney
Cllr A Lock (from 7.06)
Cllr M. Maidstone
Cllr S Smith
Cllr D. Britcher
Cllr L. Douglass
Cllr R Forder
Cllr M. Hicks
Cllr D Maidstone
Cllr R. Sear

In attendance: Mrs F LeBon (Clerk), Mr H Clark (Deputy Clerk) and eleven members of the public.

Welcome by the Chairman – Cllr Johnson welcomed all in attendance and advised that this meeting had been called to discuss four planning applications which had been submitted by Persimmon for phases 4 -6 of the Royal Norwich Golf Course development.

1. Apologies and Acceptance for Absence

Apologies were received from Cllr N. Barker and Cllr D. Fahy.

2. Declarations of Interest and Dispensations

None raised.

3. To Agree Minutes as a True and Accurate Record of the Full Council Meeting held on 10th December 2024

The Minutes of the Full Council meeting held on 10th December 2024 had been previously circulated. It was **RESOLVED TO ACCEPT** these Minutes as a true and accurate record of the meeting, subject to the addition of Cllr D. Britcher's name recorded as being in attendance.

4. Public Participation

A query was raised over how many objections had been received to the planning applications. It was advised that the Parish Council does not receive the responses to the applications, these would be in the possession of the Local Planning Authority (Broadland Council).
Disappointment was expressed that the applicant is now advising that they cannot afford to complete the development without significant reduction in community benefit.
A member of the public raised that in 2015 the applicant advised that the development would only be viable if 1,000 houses were to be built.
Queries were made over the plans for the proposed new primary school.

Cllr Gurney reported that there is now a reduction in houses for this development. The applicant is now proposing:

Approved……

Date……

- No more affordable housing across the development.
- No land for the proposed primary school. However, Norfolk County Council has indicated that the school will no longer be a requirement due to the drop in birth rate.
- There will be a reduced amount of land for recreational open space.

The tree officer at the Local Planning Authority has advised that trees that the applicant originally wished to fell, need to stay to ensure that the root system keeps the stability of the terrain. There is a Tree Preservation Order on the whole site.

Cllr Britcher felt that the Parish Council should have heeded the warnings raised in 2015, in that the infrastructure should have been built first, and then the housing. As a result, the houses are being built and the parish is being short changed of facilities.

Cllr Douglass expressed disappointment in the lack of affordable housing. This will especially impact on young people and will prevent families from staying in Hellesdon.

There was a query about doctors surgeries or any other facilities such as post offices being provided. It was noted that there was no proposal for such facilities. Cllr Gurney explained the history of a possible satellite building for the doctors surgery, but this did not come to fruition.

A query was raised about the level of flooding across the bus lane past the high school on the Drayton High Road, and how this will be exacerbated due to development. Cllr Douglass will report this to Highways.
Concerns were raised over flooding on Hospital Lane as the road turns right into Low Road.

Concerns were raised over the applicant being a professional housebuilder and having overlooked significant matters of house building, and that this is being made a problem of the community and not of the developer.

There were concerns raised over the lack of engagement with the Parish Council by the applicant.

Cllr Gurney advised it was important to find out exactly what the Parish Council is entitled to with a proposal of 787 houses, as opposed to the original proposal of 1,000.

A query was raised out the work on the Neighbourhood Plan and how this could impact the affordable housing. Cllr Gurney advised that a Housing Needs Assessment commissioned by the Neighbourhood Plan working group will be used as evidence for the affordable housing.

Cllr Britcher requested that the four District Councillors check the drainage plans provided by the applicant are suitable for the local area.

Disappointment was expressed about the lack of members of the public who had attended this meeting.

Cllr Johnson advised that, although a member of Broadland Council's Planning Committee, he would not be sitting on the committee when these applications were discussed and would be arranging a substitute. This would ensure that he could continue to speak as a parish councillor on this matter and not risk pre-determining.

Approved……

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5. Persimmon Planning Applications.

a) To Consider Response to consultations on planning applications:

a. 2024/3500 - Reserved Matters application for appearance, scale, landscaping and layout following Outline Planning Permission 20151770 (as amended by S73 Permission reference 20171514 (for up to 1000 dwellings), for Phase 5 and 6 comprising 313 dwellings and associated works including open space, sports pitches, sustainable urban drainage systems, landscaping, infrastructure and earthworks (reference 20181963 approved)

b. 2024/3501 - Reserved Matters for the approval of appearance, scale, landscaping and layout following Outline Planning Permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings), for a community building and associated works including car parking, landscaping, infrastructure and earthworks (Approved under LPA reference 20181963)

c. 2024/3510 - Reserved Matters for the appearance, scale, landscaping and layout following Outline Planning Permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings), for Phase 4 comprising 87 dwellings and associated works including open space, sustainable urban drainage systems, landscaping, infrastructure and earthworks (20181963 approved)

d. 2024/3511 - Variation of condition 1 of 20181963 - amend current masterplan RNGC-MP01 Revision B to reflect changes to the remaining phases with viability appraisal and consequential Deed of Variation to the Section 106 Agreement.

All applications were considered en bloc. Cllr Gurney proposed that the applications be acknowledged as received, however there had been no engagement by the applicant and insufficient information received. Therefore the applications could not be supported. This was seconded by Cllr Duckett and **CARRIED** unanimously.

6. Time and Venue of next Council meeting.

Tuesday 14th January 2025, commencing at 7pm at Diamond Jubilee Lodge

The meeting closed at 8.25pm

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Approved……

Date……