

CRINGLEFORD PARISH COUNCIL

SONYA BLYTHE
CLERK OF THE PARISH COUNCIL
THE WILLOW CENTRE
1-13 WILLOWCROFT WAY
CRINGLEFORD NORWICH NR4 7JJ

Telephone 01603 250198

**A meeting of the Planning and Environment Committee was held on Wednesday
6 November 2024 at 7.30pm in The Willow Centre**

Minutes

Present:

Professor T Wang – Chairman (TW)	Mr E Coulthard (EC)
Mr J Chalangary (JC)	Mr R Simmons (RS)
Mr S Chapman (SC)	Mrs D Miller (DM)

In attendance:

Sonya Blythe (Parish Clerk)
One member of public

1. To receive apologies for absence

None received.

2. To receive declaration of interests in items on the agenda

The following were declared:

EC in respect of item 6.6

DM in respect of item 6.2.

3. To receive questions or comments from the public

None raised.

4. To approve the minutes of the meeting held on 2 October 2024

The minutes of the meeting were **approved** subject to one spelling mistake being corrected.

5. To consider any matters arising.

7.3 – site visit arranged for 8 November.

6. Planning Applications

- 6.1 2024/2518, 19 Brettingham Avenue, Remove dead/dying boundary hedge to the right and front of property and erect boundary fence and garden wall. Maintain original objection as cannot identify what the revisions are.
- 6.2 2024/2859 1A Harmer Lane, First floor side extension and front extension with associated alterations. No objection.
- 6.3 2024/2863, 44 Intwood Road, Loft conversion with increased ridge height including 2no. dormers and velux to front, velux to rear and 1no. window on each gable end. No objection.
- 6.4 2024/2972, Land West Of Colney Lane Cringleford Norfolk, EIA Scoping Opinion - Residential development for 381 dwellings (use Class C3) including affordable housing, access, car parking, new areas of open space, landscaping, infrastructure and associated works and 20 self-build plots and/or dwellings (Use Class C3) with all matters reserved except for access. No comment.
- 6.5 2024/2843, 21A Cantley Lane Cringleford Norfolk NR4 6TVariation of condition 2 of 2023/2543- change to roof design to include hipped roof sheltered area. No objection.
- 6.6 2024/2852 - 51 Cantley Lane Cringleford Norfolk NR4 6TB, Single storey rear extension with flat roof. No objection.

6.7 To consider time-sensitive planning applications which have been received since distribution of the agenda

2024/3042, 34 Colney Lane, Variation of condition 2 of 2023/3025 - change of materials from cladding to render and change of roof from flat to pitch over w/c, shower and bar area. No objection.

2024/3207, 2 Yare Valley Drive, Single storey ground floor extension. Erection of car port. First floor extension over existing garage. Installation of solar panels to roof with heat pump and 2 new gabled dormers. No objection.

6.8 To note and ratify planning applications responded to since the last meeting due to the deadline date:

2023/1608 – no objection

**All agreed
Clerk to submit responses**

6.5 To note the enforcement report.

Reviewed.

7. To receive an update on matters affecting new developments

- 7.1 Big Sky (St Giles Park).

Quarterly meeting had been held. Building phase 10 was progressing, with Phase 16 on Cantley Lane commencing shortly. Work was underway to improve football pitch quality before the pitches were adopted.

7.2 Tilia Homes (Roundhouse Gate)

No update.

7.3 Barratt David Wilson Homes / Crest Nicholson (Cringleford Heights)

-Allotment & orchard transfer (transfer documents and email).

The allotment and orchards were ready for transfer, subject to some remedial works that the Clerk had requested. BDWH had refused to remove barbed wire along the hedgerow, which could endanger parishioners. It was agreed to find a contractor to remove the barbed wire, if BDWH would agree to pay.

A query was raised around wording in the land transfer document, stating that access via footpaths could only be by foot. A change would be requested to allow access across the pavement by grounds maintenance vehicles.

Subject to this wording being amended and remedial works being completed, Councillors **resolved** that the transfer should take place.

-LEAPs transfer -

Documentation to adopt the three LEAP areas was considered.

Regarding the following wording:

“You will not use the property for any other purpose other than a play area, as defined in the S.106 Agreement and in accordance with the Open Spaces Act 1906”.

The Clerk was asked to enquire whether the following wording could be added to the sentence “... unless this is in agreement with the District Council”.

Subject to this wording being amended Councillors **resolved** that the transfer should take place

8 **To receive an update on the forthcoming sports hall and agree actions where necessary.**

SC gave the following update:

-Nursery; snagging complete; one door handle issue being investigated.

-Sports building; snagging should be completed by 7 November. Outstanding issues: Carpark damage; CCTV cameras not yet installed.

-Building being handed over on 11 November, with first hirers booked for Monday 11 November.

-The energy performance certificate for the building had a rating of A.

- The official opening event had been organised for 29 November.
- Building control sign off had been received.

9. To receive and agree actions for correspondence:

- 9.1 Design code survey – TW to complete.
- 9.2 Norfolk Minerals and Waste Local Plan – noted.
- 9.3 **To consider time-sensitive correspondence which has been received since distribution of the agenda.**

None

10. To consider and agree charges for using the elective vehicle charging points at the Jubilee Centre.

TW had circulated a document detailing energy costs and expected usage with proposed income. The following prices were **agreed**:

Introductory offer – 30p for any charger until 31 January 2025.
31 January onwards:
-45p for 22kv
-55p 45kw

11. To receive an update on progress of the Neighbourhood Development Plan.

The questionnaire collecting parishioner views had been delivered to all households across the parish. The deadline for responses was 30 November, after which a new meeting would be arranged. A grant from Groundworks towards the cost of the plan of £6400 had been received.

12. To suggest items for the next agenda

None received.

13. To note items for the next newsletter

None added

14. To agree a summary of items to take to Council

None.

15. To agree the date of the next meeting - agreed as 4 December 2024

Meeting closed at 20:55