



Caston Parish Council

Year 2015 - 2016

CHAIRMAN: - Mr. David Blincow VICE CHAIRMAN: - Mrs. Kay Farmbrough

THE MINUTES OF THE MEETING OF CASTON PARISH COUNCIL 3rd August 2015, at 7.30 P.M CASTON VILLAGE HALL

This is an EXTRA meeting with one item for discussion only.

Councillors present: - David Blincow, Kay Farmbrough, Brian Brooker, Frank Brown, Lesley Crosthwaite, Jaki Porter.

Also present: - Members of the Parish of Caston.
Mr. Colin Bearne - Co-ordinator for Caston Home Watch & Caston Speed Watch Teams.

Reason for this extra meeting:-

To discuss planning application 3PL/2015/0147/F. Land East of Walnut Tree Cottage, Attleborough Rd., Caston. Erection of 8 dwellings. Amended plans submitted to Breckland on 22nd July 2015. This shows a total of 5 properties not 8. The plans were on display in the hall.

The PC Chairman opened the meeting at 7.30pm.

County Councillor Mr. Hebborn. Contact: - stan.hebborn@norfolk.gov.uk

Mr. Hebborn was not present.

District Councillor Mr. Phil Cowen. Contact: - phil.cowen@breckland.gov.uk

Mr. Cowen sent his apologies he is at another PC meeting.

1. To accept apologies for absence from the PC: - Mr. Peter Chapman was working.
2. Declarations of Interest: - None. Dispensations: - None.
3. To Discuss planning application 3PL/2015/0147/F as above.
 - The Councillors agreed that these new plans did not show enough details of the boundary and of houses on plot 4 & 5 to enable proper comment.
 - The Clerk has requested updated plans for these properties but has not received them yet.
 - The Councillors agreed that an “extension” for the reply to Breckland Council should be requested due to this fact.
4. The Chairman then opened the meeting to the general public for their comments.

The main concerns relevant to this application were as follows:-

- It was noted that the recent Appealed application for 3 dwellings in Northacre (3PL/2014/1088/O) may have some relevant information to reference as this development is of a similar nature.
- The site is a Green field site outside the planning envelope for Caston.
- Destruction of land where wildlife and ecology are paramount.
- Local knowledge indicates this site is prone to flooding.
- The proposed access/egress road to the site is on a bend which will not offer good vision particularly in respect to speeding motorists.



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- This site is positioned almost at the entrance to the village and will de facto generate additional traffic through the village and parking in front of the properties will create a traffic hazard.
- The site will not be served by the mains drainage and mains sewers-of the village and will require site specific sewerage, waste water & grey water provision. This will increase the risk of: -
 - [a] flooding on the already wet land,
 - [b] sewage odour and
 - [c] land contamination if the rain level is high and the site system cannot cope.
- The number buildings on the site will significantly change the look of the entrance to the village.
- The proximity of one of the properties is only about 1 foot away from the boundary of the neighbouring property, according to the existing plans available.
- Other than the public house, infants/junior school, the village hall and a library van which visits once a month, there are no other amenities in the village.

The Chairman closed Public Participation at this point.

5. Further discussion took place between councillors at which point a vote was taken.

- There were five objections and one in support.
- The Chairman and the Parish Clerk will prepare the Parish Council's corporate written objection to the development of the site.
- The Chairman asked the Clerk contact District Councillor Phil Cowen to request that this application be called in to the Breckland Planning committee meeting.

The next normal PC meeting date as previously agreed: -

Monday 7th September 2015 in Caston Village Hall at 7.30 pm.

The meeting closed at 8.45pm

Clerk: - Alison Skipper

CHAIRMAN: - David Blincow

Date: - 17.08.15

NOTE.

Subsequent to this meeting the developer changed the plan for this development by reducing the number of houses to be built to three.

Consequently the council's recommendations and comments were not submitted to Breckland Planning department and a further special meeting has been arranged for Monday 17th August 2015 at 7.30 pm in the Caston Village Hall to discuss the new proposals.

David Blincow.