



# Caston Parish Council

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

**MINUTES OF  
THE MEETING OF CASTON PARISH COUNCIL  
MONDAY 23 JANUARY 2017  
CASTON VILLAGE HALL at 7.30 pm**

Councillor's present:- Kay Farmbrough, Brian Brooker, Frank Brown, Peter Chapman, Jaki Porter, Rob Lond-Caulk,

Also present:- Stuart Barnes – developer of land adj to Walnut Tree Cottage, Attleborough Road  
17 Members of the Public

1. **Apologies for absence:** Apologies were received and accepted from Cllr Blincow.

**The Vice Chairman closed the Council Meeting to permit public discussion.**

2. **Participation and questions from the public, session 1.**

Cllr Brooker asked Stuart Barnes why the new plans showed a brick wall at the front of the property, interspersed with bushes and foliage shown growing in front of the brick wall. Mr Barnes advised that these are of no consequence and are for appearance purposes only as he felt the brick wall was too heavy.

A member of the public stated that the approved application did not have a brick wall and that hedging had been agreed. It is also noticeable that the service road, which formed part of the approved application, had been removed. Mr Barnes advised that when he looked at the original plans he felt there was too much hard surfacing which, as a consequence, meant loss of amenity space namely gardens etc. Mr Barnes advised that it is a balancing act to achieve the best result.

Cllr Brown enquired why the service road and egress road, which had been in place on the grounds of safety in the approved application, had now been removed. Mr Barnes advised that he felt the original plans were not complimentary to the area and by using different materials so the properties are more in keeping with the 'Norfolk' style, namely flint etc., this increases the building costs and he felt that one small, two medium and two larger properties improved the presentation of the properties and complimented the area better.

Cllr Brown stated that Mr Barnes had been advised that the Council had reached a compromise with the previous developer and had agreed four properties together with a service road and egress road, on the grounds of safety, and the Council's position was very clear in this regard.

A member of the public asked whether a planning application can be made when an approved application is already in existence. Cllr Lond-Caulk advised yes this is possible.

Cllr Lond-Caulk felt that four properties and retention of the service and egress roads would be acceptable with some moving around to also retain the egress road.

A member of the public felt that the original approved application with the improved look would be more acceptable.

Cllr Brown reiterated his concerns regarding the service road and that it should be retained on the grounds of safety.

CHAIRMAN.....

DATED: .....

Cllr Brooker advised that the most recent meeting was arranged at the request of Mr Barnes and Cllr Blincow did not want to meet him alone. Only two additional Councillors attended the meeting to ensure there was not a majority of Council members. Cllr Brooker advised that Mr Barnes was advised that the Council were not in a position to comment and any opinions given on that day were merely the opinions of the individuals in attendance and did not reflect, in any way, the opinion of the Parish Council. Councillor Brown drew attention to the highly prejudicial assertion in the planning application that the Council were minded to fully support the formal planning application before the Council had received and reviewed same. Mr Barnes stated that he was not aware that this assertion had been made and apologised.

Mr Barnes advised that he was not aware of any history on this site, he had purchased a plot of land with planning permission in place. Mr Barnes felt that the original approved plans were unattractive and did not offer sufficient amenity space. Mr Barnes advised that any plans have to comply with statute, which he believes they do.

Cllr Brown reiterated that at an earlier meeting Mr Barnes was advised that any more than four properties would be opposed and removal of the service road would also be strongly opposed as the Council believes this to be absolutely necessary.

A member of the public enquired about the drainage on the site as it is within a flood plain.

Mr Barnes advised that there are two options. The properties can either be connected to mains drainage or to a pumping/processing plant. Mr Barnes advised that his preference is always to connect to the mains drainage where possible.

Cllr Chapman expressed his concerns that a few Councillors met with the developer independent of a full Council meeting and is concerned that the service road has disappeared in place of a fifth property.

**The Vice Chairman reopened the Council meeting.**

3. **Declarations of Interest**:- None  
**Dispensations** from Council Members: - None

4. **Planning Applications**:-

**3PL/2016/1532/F – land adj Walnut Tree Cottage, Attleborough Road  
– erection of five new dwellings.**

Two Councillors advised that they would be in support of the application if the service and egress roads were reinstated and the application were for four properties and Highways would need to reassess the access and splay.

One Councillor would prefer three properties with larger amenity space.

One Councillor advised opposition to this application and advised that the Council had two red lines namely the number of properties and the service/egress roads and both of these have been crossed.

One Councillor advised that this application was more attractive and felt that the service road was not essential. The properties are within a 30 mph zone and felt this would not create a danger.

One Councillor advised that this plot of land had been before the Council on many occasions over the past 20 years. The Council had been pushed into the White House development and are hopeful that this will not happen again. This Councillor advised opposition against the increase to five properties on the basis it is an overdevelopment of land. The Council reluctantly agreed to four properties and there should not be an increase.

A vote was taken with one in favour, four against and one abstention.

It was therefore **RESOLVED** that the Parish Council would oppose this application.

CHAIRMAN.....

DATED: .....

**The Vice Chairman closed the Council Meeting to permit public discussion.**

**5. Participation and questions from the public – session 2.**

Mr Barnes thanked the Council for inviting him to the meeting and appreciated the input which he will give due consideration. He felt that it was not appropriate to comment at this stage until such time as he had an opportunity to review the position thoroughly. Mr Barnes confirmed that he did not, at any time, interpret the Councillors' comments made by those he met informally, as an approval of the application and apologised for comments made in his Architect's report which seemed to indicate this.

A member of the public requested confirmation that the Council were opposing this application which was confirmed.

**The Vice Chairman reopened the Council Meeting.**

**6. Any matters to be noted for next Agenda. None.**

Meeting closed at 8.35 pm.

Joanne Blackman  
Parish Clerk  
26 January 2017

CHAIRMAN.....

DATED: .....