



Caston Parish Council

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

**MINUTES OF
THE EXTRAORDINARY MEETING OF CASTON PARISH COUNCIL
MONDAY 24 APRIL 2017
CASTON VILLAGE HALL at 7.30 pm**

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

Also present:- Members of the Public

1. **Apologies for absence:** None.

The Chairman closed the Council Meeting to permit public discussion.

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

3PL/2017/0438/F – Land adj Walnut Tree Cottage

A member of the public expressed concerns over previous flooding on the site and suggested that any new dwellings should be connected to the mains sewage and drainage. Another resident enquired about the policy of the Parish Council for new dwellings overlooking existing properties. The Chairman advised that the general policy of the Council is that windows should not overlook sensitive areas such as bathrooms. The Parish Council is not able to make decisions, it is only able to advise and address concerns. Concerns were raised regarding specifically plots 1 and 4 on the west elevation, where 18 windows will overlook the neighbouring property. Some discussion took place and it was suggested that the ground floor would be disregarded by Breckland Council however, concerns could be raised regarding the first and second floor windows as to whether the amount of windows was necessary and whether some of the windows could be obscured.

Concerns were also raised over the safety of vehicles entering and leaving the site together with the possibility of delivery vehicles/refuse vehicles attending at the site and parking on Attleborough Road. The concerns were acknowledged however, it was explained that Highways had considered that visibility was well beyond the minimum guidelines and with this in mind, the Parish Council would be unable to argue this point.

3PL/2017/0425/0 – Outline application – Land adj Old Rectory Cottage

A member of the public asked whether it was time to consider how much development should be permitted in the village. Some discussion took place regarding the Breckland Council Five Year Housing Plan and it was noted that this is being challenged by developers. Cllr Brooker advised that the policy understanding is that it should "not be more than ten per cent of the existing number of properties" and in Caston there are currently 17 dwellings under construction and/or approved. It was also noted that the proposed properties fall outside of the settlement boundary. A member of the public raised concerns regarding the two Grade II listed properties, which form the gateway to the village, and are adjacent to the site in question and the impact it may have on these properties and further, the proposed properties are not in keeping with these historic buildings.

The Chairman reopened the Council meeting.

CHAIRMAN.....

DATED:

3PL/2017/0438/F – Land adj Walnut Tree Cottage

The Council discussed this matter further and a proposal was made by Cllr Brian Brooker and seconded by Cllr Lond-Caulk that the Council would support this application with the following considerations:-

1. The Parish Council considers that the dwellings should be connected to mains sewage and drainage. This site has been liable to flooding on several occasions in the past.
2. Plots 1 and 4, specifically on the west elevations, have a considerable number of windows which overlook the neighbouring property and its amenity space. With this in mind, consideration should be given as to whether all the windows are necessary and/or whether some windows could be obscured.
3. The Parish Council have noted and agree with the Ecological Appraisal carried out at the site which recommends that bat boxes and bird boxes should be incorporated into the new buildings and/or trees and cut outs in garden fences should be made to maintain permeability for hedgehog and other small mammals.
4. The Parish Council's preference would be for a flint wall to be incorporated to the front of plots 1 and 2 with soft planting to the roadside.

It was therefore **RESOLVED** that the Council would support this application with the considerations shown above. All voted in favour.

3PL/2017/0425/O – Land adj Old Rectory Cottage

The Council discussed this matter further and a proposal was made by Cllr Peter Chapman and seconded by Cllr Kay Farmbrough that the Council would oppose this application for the following reasons:-

1. The proposed development is outside of the planning envelope.
2. The proposed development is immediately adjacent to two grade two listed properties, namely The Old Rectory and Old Rectory Cottage, which form the gateway to the village and the proposed properties are not in keeping with those buildings and are therefore considered an inappropriate development.
3. The Council considers this to be an overdevelopment of land in terms of density.
4. Vehicular access to and from the shared drive of the properties would pose a hazard on a blind bend to traffic heading east on that side of the road.
5. Turning space for vehicles within the curtailment of the two properties is very limited.
6. The proposed properties have very limited amenity space.

It was therefore **RESOLVED** that the Council would oppose this application on the grounds set out above. All voted in favour.

The Chairman closed the Council meeting to permit public discussion. None.

*Jo Blackman
Parish Clerk
1 May 2017*

CHAIRMAN.....

DATED:

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