

# NORTON PARISH COUNCIL

## Minutes of Email Planning meeting on 23<sup>rd</sup> March 2020

Due to the coronavirus restrictions, the Clerk implemented resolution to exclude public.

### 1.PLANNING

The following planning matters received, emailed to Councillors and posted on the Norton Web site and on the Norton Facebook page. Following comments from Councillors the Clerk dealt with the planning matters in accordance with resolution to devolve powers.

#### 1.1 Planning application received in respect of

Land to the North of Ashfield Road, Norton for Outline Planning Permission (all matters reserved) - Erection of 6No self-build dwellings with garages and construction of access - DC/20/00979.

**Councillors objected to the application on the following grounds:**

- **This application represents creeping development enveloping the open landscape, which is an historic feature of Norton with small settlements.**
- **The development would be directly opposite Prospect Road, which presents difficulty in exiting through lack of visibility. Children are picked up by bus for the Upper School in this vicinity. An additional vehicular entrance onto the road at this point would present a safety risk.**
- **Lack of pavement along Ashfield Road presents a safety risk for children and adults walking along the road particularly to the primary school, especially with the additional traffic which would be generated. There is a blind bend at Common Corner which represents an additional hazard.**
- **Additional traffic would exit onto the busy A1088, using The Street which in places is narrow, and passes the village school which is log jammed at times with parental vehicles.**
- **Being proposed as self-build this development would mean no financial contribution for the village via CIL payments.**
- **There is already congestion at Common Corner from the developers' vehicles and construction lorries on a current building site.**

#### 1.2 Planning approved

Land West Of, Ixworth Road, Norton, Outline Planning Application (All Matters Reserved) - Erection of 2no.detached dwellings with Garages - Application Reference: DC/19/05860

1.3 The Old Forge, Ixworth Road, Norton - Full Planning Application - Erection of 3no. dwellings and 1no. cartlodge (following demolition of existing dwelling and outbuildings). Conversion and extension of single storey outbuilding to form 1no. dwelling and alterations to vehicular access/driveway - DC/19/05754

#### 1.4 Planning approved amendment

The Cottage, Ixworth Road, Norton for Non-Material Amendment to DC/19/01977. Make W.C window lower so that top and bottom of window are in line with windows either side. Render front elevation of extension.

#### 1.5 Planning appeal received:

Land off Hawes Lane Norton - Outline Planning Application (Access to be considered) - Erection of 20 dwellings and construction of vehicular access, pedestrian link and vehicle passing bay.  
Appeal Reference: APP/W3520/W/20/3245218 -

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Appeal by: Ash Property Consortium Ltd

**The Council wished to reiterate their objections to this application for the following reasons:**

- **This is a small road. There is strong concern about increased traffic generated by the proposed properties on this small single carriage road. As there is no public footway along Hawes Lane and Heath Road the Council consider that further development in this area would present a serious risk to pedestrians. With additional family housing, and also during construction work, road safety issues exist for children and adults alike using Heath Road which has no footpath. It would have a detrimental effect on the amenity of the area by means of additional traffic generation and safety.**
- **The single carriage road is very narrow and there is a lack of road width which would not allow access by emergency vehicles, particularly fire service vehicles.**
- **A1088 – The junction of Heath Road joining the A1088 has been the subject of several near miss accidents. Visibility of vehicles coming from Ixworth is poor and with additional vehicles and construction vehicles using Heath Road this gives rise to concern for safety reasons. Increased development in Thurston, Elmswell and Woolpit and the recent smaller developments in the adjoining village of Tostock have also created much more traffic at the crossroads with the A1088.**
- **The proposed pedestrian link to the A1088 and main village exits directly on to the A1088 with no pavement which is a pedestrian danger. It is opposite a bus stop and does not allow full visibility of vehicles travelling South from the Ixworth direction, which would present a danger to pedestrians attempting to cross the A1088.**
- **Physical Infrastructure – it is questioned whether drainage and sewerage systems would be sufficient to cope with an additional 20 properties. The local school (which is already at near maximum capacity) and the local Health Centre would not cope with the additional workload. There are currently a number of sites with approved application so this site would result in over 50 proposed new houses for the village, which the Council feel the infrastructure could not deal with.**
- **The Council is concerned about the proximity of the proposed development of 20 houses to the Wildlife Nature Reserve and the impact additional houses and vehicles would have on this protected area.**
- **The development is stated as self-build which would mean no CIL payable to benefit the village.**
- **Part of the proposal site is outside the settlement boundary.**
- **Due to the self-build nature of the development there will be no CIL payable.**
- **Highways need to address the potential problems and concerns about this development.**

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Signed .....

Date .....