

## DRAYTON PARISH COUNCIL

Minutes of the meeting of Drayton Parish Council held on Thursday 13<sup>th</sup> September 2018 at 7pm in The Pavilion, King George Fifth Playing Field (KGV) Drayton High Rd, Drayton

### PRESENT

Mr G Everett – Chairman  
Mr J Anderson Mr C Binns Mr K Blaxter Mr A Crotch  
Mr K Morgan Ms K Wilson Mr L Wilkinson  
Mr J Hall – Parish Clerk

### IN ATTENDANCE

16 members of the general public  
Cllr Tony Adams Norfolk County Councillor Horsford & Drayton .

#### 102. Absence and Apologies for Absence

1. Cllrs Blaxter, Brown Smith & Wilson – apologies received and accepted.

#### 103. Declarations of Interest

2. Cllr Everett reminded the meeting he is a member of District Council's planning committee and as a result would not vote on agenda item 4..

#### 104. Public Participation

3. Representations were received in respect of the planning application for Drayton Old Lodge. Concerns were raised in respect of:
  - Width of the access road to the site not being wide enough for traffic to safely pass each other.
  - The entrance to the site is a right hand turn from Drayton Lodge Park and needs to be marked as such to avoid confusion.
  - The access from A1067 needs to be widened.
  - The length of time the site could have building work was unacceptable.
  - Traffic from the development wishing to access the NDR will increase illegal rat running along Carter Road.
  - Car parking per plot seems to have been reduced in the new plans, despite 5 additional dwellings added to the plan.
  - The A1067 was already a busy road and this development would add to the traffic volumes. The repositioned bus stop, following the Low Farm

development approval, would also create issues for exiting the development.

- The number of trees that need to be felled is unacceptable and TPOs would not protect the trees in the longer term.
- The affordable homes had only been added in as additional dwellings.

#### 105. Planning

4. 20180236 - Drayton Old Lodge, 146 Drayton High Road. Erection of 30 New Build Dwellings and Conversion of Old Lodge for 5 Dwellings, Totalling 35

Cllr Foulger had sent his apologies and had emailed the Clerk his comments which were read out to the meeting.

Much discussion took place. It was agreed that since discussing the original plans in March 2018, the five year supply had been secured by the Planning Authority.

**RESOLVED** to object to the planning application on the following policy grounds:-

- The site is outside of the settlement limit
- The site was not included within Joint Core Strategy DPD document 2016
- The application is not policy compliant with less than 33% of affordable dwellings.
- The five year land supply has been secured using the strategic housing market assessment method Broadland has a 8.08 year supply and this wind fall site is not required.
- The site was not put forward in the "Call for Sites" considerations.

In addition the application raises the following concerns:

- The access road / junction with A1067 is too narrow and needs to be widen.
- The access road (Drayton Lodge Park) is too narrow to allow for construction traffic to pass safely with residential traffic.
- The traffic from the development will increase illegal rat running down Carter Road to access Broadland Northway.
- The felling of 43 trees is environmentally too damaging and does not negate any potential benefit from this new development.
- Car parking spaces allocated per dwelling is not policy compliant.
- Flooding and drainage concerns have been raised by LLFA and the Parish Council supports their objection outlined in the application documents.

**Meeting ended 8.42pm**

