

METHWOLD PARISH COUNCIL

PLANNING COMMITTEE MEETING

Held in the
21 Room, St. George's Complex, Methwold
On Thursday 30th May 2019 at 7.30pm

Present: D Thomas, S Crump, D Charlesworth-Smith, J Marriage, P Crawley,
S Burbridge - Chair of the Planning Committee

19 Members of the public

Cllr. T Ryves

The Chairman welcomed all to the meeting and explained that as with all planning applications sent to Methwold Parish Council for comment and some of the deadlines for comment fall before the next full parish council meeting.

The Borough Council are not under any obligation to accept any comments and decisions which Methwold Parish Council submit.

Methwold Parish Council have a Planning Committee and this is who will discuss and make comments on the 1 appeal and 2 applications received for this evenings meeting.

1. Apologies for absence K Plumridge, R Gibson and B Horton.
2. Declaration of Interest - Councillors invited to declare any interest in any item on the agenda – None

The Chair of the Planning Committee took over the next part of the meeting.

3. To consider the following planning applications:

Appeal Ref: APP/V2635/W/19/3227348 LPA Ref: 19/00260/F 14 Stoke Road Methwold

The Planning Committee discussed the appeal – S Burbridge proposed that the same reasons in the original response still apply - There is concern that this development may set a precedent to build houses in back gardens and the Parish Council feel it is out of keeping with the area, J Marriage seconded , the council voted to **OBJECT** to the appeal.

18/01938/S257 Application for Public Footpath to be stopped up and that in substitution an alternative highway be created over the land at Crown Street, Methwold at Land W of Crown Street N of Hall Farm Bungalow Hall Farm Drive Methwold Norfolk IP26 4PN

The Planning Committee discussed this application, there was concern that Footpath 10 has not been maintained for years and is inaccessible, meaning anyone wanting to cross the meadow has to use Footpath 9. Some residents were unaware that Footpath 10 existed because it historically it has been poorly maintained.

How will the Owner of the bottom part of Storey's Meadow access Footpath 10 to cut and maintain it if there is no means of access once the new development is completed? Currently there is no access to the bottom part of Storey's Meadow shown on the plans.

The Parish Council understand that the Owner of Storey's Meadow has retained access rights of way and the Developer is aware that the Owner will require access to allow machinery onto the bottom meadow to maintain Footpath 10, possibly via a gate onto the meadow from the Development.

The Chairman opened the meeting for the public to make comment -

The Chairman explained that the parish council have regularly asked the Owner to cut the footpaths across Storey's Meadow, however Footpath 9 is cut approximately once a year which means for most of the time it is difficult to walk.

Since the security fencing has been erected on the Development the footpaths have not been cut. If the Owner was to ask for access and a gate has to be installed does the Developer have to apply through planning for this?

If a gate or access is allowed onto the meadow, does this mean further development is likely on here?

Instead of a full-size gateway onto Storey's Meadow from the Development can the width be restricted and have permanent bollards installed so it is only wide enough for a small pedestrian mower or similar small/narrow machinery to access for maintenance of Footpath 10?

S Burbridge proposed that the parish council supports moving Footpath 9 subject to access via the new development with a restricted width of 5 feet and permanent bollards installed across the opening to allow Footpath 10 to be maintained and cut regularly.

D Charlesworth-Smith seconded – All voted to **SUPPORT** with these conditions.

**19/00870/F VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01699/F:
Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall at Petch House 27 Hythe Road Methwold Thetford Norfolk IP26 4PS**

The Chair of the Planning Committee explained that she felt very disappointed that the parish council were having to have this discussion, the Developers have done a good job of the renovation of Petch Corner but to have removed a large section of an old chalk wall in a conservation area to make an access is unacceptable, especially after having stated in the Heritage Statement dated 8th September 2017 that '**The high east boundary wall to Buntings Lane will be retained and repaired as necessary**' and also in the Planning Statement dated 8th September 2017 that '*The fourth dwelling will appear to front Buntings Lane, although the existing high wall will provide a private garden area between the house and the lane. The actual 'front' of plot 4 will face the private driveway, from where access will be gained. **The high east boundary wall to Buntings Lane will repaired as necessary***'. The Developer has gone against the original plans, with no justification for removing this part of the wall.

The parish council request that this application is dealt with by a full planning committee and not by a Delegated Decision. Borough Councillor Ryves who attended this meeting will follow up this request with the Planning Department for a full planning meeting to be held to discuss this application.

The Chairman opened the meeting up to the public for comments –

There were residents in attendance who have previously had repair work done on their walls in the Conservation area and they had to follow strict guidelines to ensure the walls were replaced to as good a standard as they were or improved, under no circumstances should a Developer be allowed to remove a large part of an old chalk wall in a Conservation area, this would be discrimination against residents who had to comply with the rules.

The chalk wall is inside the Conservation area and no regard has been made to this, has this been done for financial gain, to increase the value of the property if it has its own separate entrance?

The footings have already been installed for gateposts to be installed at the opening of the area where the wall has been removed.

Recently a development further up the lane just outside the Conservation area was refused separate vehicle access onto Buntings Lane.

The single pedestrian gate onto Buntings Lane is acceptable but not vehicle access.

It was felt that the application was incorrectly completed.

S Burbridge proposed to OBJECT in the strongest of terms against the removal of this part of an old chalk wall to allow vehicle access onto a private lane, it completely goes against the previously

approved plans and the statements made by the Developer in the Planning Statement and the Heritage Statement and if allowed would be discriminatory to all those resident who have complied with preservation of old chalk walls in the Conservation Area.

D Charlesworth-Smith Seconded – All voted to **OBJECT** to this application.

4. To consider any planning applications received after the agenda was produced - None

Cllr. Ryves reminded everyone attending the meeting that if they felt they wanted to make any comments to go online www.west-norfolk.gov.uk planning and make a comment under the relevant planning application reference number.

The Chairman of the parish council thanked everyone for attending the meeting and their input.

Meeting finished 8.09pm

DRAFT