HETHERSETT PARISH COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING
Held on Monday 7th March 2022 at 7pm
In the Village Hall, Back Lane, Hethersett

Present: Ms E Mulvaney (Chairman), Mr L Dale, Mr C Morriss, Mrs A Quinlan & Mrs B Williamson
In attendance: Mrs A Palmer (Clerk)
Members of the public: 2 (both non-Committee member Councillors)

1. Apologies

These were received and accepted from Mrs S Lawrence and Mr J Nightingale.

2. Declarations of Interest

Mrs Williamson declared an interest in planning application number 2022/0221 being personally known to a neighbouring resident. All members declared an interest in planning application number 2021/0785 as the Parish Council is the Custodian Trustee of the Hethersett Memorial Playing Field Trust, whose land borders the property.

3. Adjournment of meeting

The two non-Committee member Councillors spoke as follows:
Planning application number 2022/0201 & 2022/0202 – Land north of McDonalds Restaurant
Concerns were raised as to an expected increase in the volume of traffic should planning consent be granted. Due to the size of articulated vehicles, they are already unable to park in the designated McDonalds car park and as a result they frequently park on the perimeter of the site blocking a designated bus lane. This creates a road safety hazard which will get worse with an additional 'drive-thru' restaurant. The area is also due to be impacted by the A47/A11 Thickthorn roundabout improvement scheme, resulting in even greater traffic using this already congested roundabout leading onto the B1172.

4. Approval of the minutes of the Planning Committee meeting held on the 21st February 2022

The minutes of the Planning Committee meeting held on the 21st February 2022 were unanimously approved and duly signed on the proposal of Mrs Quinlan, seconded by Mr Dale.

5. a) Consideration of Planning Applications:

i. 2022/0201 – Land north of McDonalds Restaurant, Norwich Road, Hethersett
Extension of an existing access road and erection of two single storey buildings; one for mixed retail and restaurant use (Class E) and the other for mixed restaurant and hot food takeaway use (sui generis), incorporating 'drive-thru' lanes for both buildings, car and cycle parking (including both blue badge holder bays and electric vehicle charging bays), external lighting and landscaping.
Parish Council's response:
The Planning Committee decided that, following consideration, the application should be refused on the following grounds:
- Concern for the environment in terms of loss of wildlife, loss of former agricultural land, increase in the volume of litter and increase in the use of plastic packaging etc.
- The proposed building will be inside the bypass protection zone.
- It would be better to return the land to its original use i.e. agricultural.
- Concern as to the proximity of overhead electricity cables.
- Increase in the volume of traffic in an already congested area.
- Change of character. It is feared that the area will change from a semi-rural location into an out-of-town commercial zone.

ii. 2022/0202 – Land north of McDonalds Restaurant, Norwich Road, Hethersett
Freestanding and elevational illuminated and non-illuminated signage
Parish Council's response:
The Planning Committee decided that, following consideration, the application should be refused on the following grounds:
- In addition to the reasons stated for planning application number 2022/0201, the installation of illuminated signage will lead to light pollution in a semi-rural location.

iii. 2022/0221 – 16A Canns Lane, Hethersett
Proposed two storey residential dwelling with new access (revised)
Parish Council's response:

The Planning Committee decided that, following consideration, it had the following comments to make:

- Members note the objections raised by neighbours and hope that these will be taken into consideration when determining this application.
- The site is located on a sharp bend which will create hazards for vehicles entering/exiting the proposed property. Have Highways been consulted and what is their view on this?
- Members note that a boundary hedge approximately 500mm tall has been removed. Members would like to see this replaced by a fence no higher than 500mm tall to protect the visibility splay.
- Should consent be granted, there will be road safety concerns if construction vehicles are permitted to park on Canns Lane. Members would like to see a condition added which prevents the parking of such vehicles on this narrow lane if the Local Planning Authority decide to grant planning consent.

iv. 2021/0785 – Land off Park Green, Hethersett
Outline planning application for the erection of 7 dwellings
Parish Council's response:
The Planning Committee decided that, following consideration, the application should be refused on the following grounds:

- For reasons already stated in the Parish Councils response of the 27th April 2021 which are reiterated below:
  - There is no clarity surrounding the number of new homes to be built in Hethersett. The Parish Council raised this concern in responding to the Greater Norwich Local Plan Regulation 19 publication. Plans for new development including infill continue to be submitted and it feels as if development in the village is out of control. There needs to be a holistic plan in place for the whole village.
  - Overdevelopment of the site in terms of density/plot ratio.
  - Loss of privacy and overshadowing to existing properties.
  - Difficulty with access and an increase in road safety concerns as a result of increased traffic using a narrow road both during and after construction.
- Loss of green space in the centre of the village. Research has shown that green space is vital for resident's well-being.
- The concerns raised by neighbours should be taken into consideration when determining this application.
- The various drawings submitted under 12/01/04 show differing numbers of properties to be built (7,8 and 9). This leads to confusion as to what is actually proposed.
- Boundary issues in light of public access.

b) Any other planning applications received before date of meeting:
None

6. a) Planning Decisions:

i. 2021/2450 – 27 West Croft, Hethersett
Proposed loft conversion including Velux rooflights to side. Approved with conditions.
Parish Council's response: no comment

b) Any other planning decisions received before date of meeting:
None

7. Correspondence:

i. South Norfolk Council – Notice of Appeal against Refusal, made to the Secretary of State regarding Outline Planning Application Number 2021/0533 – Land between 8 and 10 Meadow Close, Hethersett
The correspondence was noted.

8. Adjournment of meeting:

A non-Committee member Councillor spoke as follows:
Planning Application Number 2021/0785
There will be a loss of privacy and overshadowing to existing neighbouring properties should consent be granted. Ms Mulvaney advised that this objection had already been raised by members.

9. Date of next meeting:
Monday 21st March 2022 at 7pm in the Village Hall, Back Lane, Hethersett

There being no further business, the meeting closed at 7.50pm

Minutes approved …… Date ……...