

FILBY PARISH COUNCIL

Minutes of Special Planning Meeting at 7.00 pm. on Monday 10 August, 2020 in New Hall

Present: Mr. A. Thompson, Mr. J. Baldry, Mr. I. Richardson, Mrs. L. Elms, Mr. D. Shaw, Mr. D. Nicker, Mr. D. Balls (Clerk), and 17 members of the public.

1. APOLOGIES FOR ABSENCE: All parish councilors were present

2. DECLARATION OF INTEREST Mr. A. Thompson declared a “Personal Interest” as a friend of the Hughes family – item 4(ii)

3. PUBLIC TIME The meeting was adjourned for public time during the meeting on subject matters relating to all planning applications

4. PLANNING MATTERS:

(a) Planning Applications:

(i) 06/17/0772/O – variation of condition 2 – adjacent to “Philmar Lodge”, Ormesby Lane for Mr. B. Hunt (relocate position of dwelling to rear of plots to avoid interfering with rising main) – proposed by Mr. D. Nicker, seconded by Mr. I. Richardson to “object” to this application on the grounds that the proposed position of the 2 dwellings in question would create overlooking of adjacent 4 existing properties to the north of the site, and the proposed position of these properties is not in line with the frontage building line of other properties on Ormesby Lane

(ii) 06/20/0102/F – proposed revised plans for the erection of 2 dwellings at The Homestead, Main Road for Mr. & Mrs. G. Hughes – it was agreed by 3 votes for and 2 abstentions to “object” to this proposal on the following grounds: The site of this proposal is outside the Village Development Area within this village and as the parish of Filby has already, in the last 18 months accommodated more than the 5% Core Strategy Target allowed then it is unacceptable to permit more residential development within this parish.

(iii) 06/20/0327/F – proposed erection of 15 dwellings on Green Lane off Ormesby Lane for Mr. & Mrs. Green - proposed by Mr. J. Baldry seconded by Mr. D. Shaw and unanimously agreed to object to this proposal on the following grounds:

- The site of this proposal is outside the current Village Development Area Limits and the complete east end of the village is also excluded from the GYBC Draft Local Plan’s Draft Policies Map as well as the Filby Neighbourhood Plan and as the parish of Filby has already in the last 4 years accommodated more than the 5% core strategy target allowed, then it is unacceptable to permit more residential development within this parish which would certainly destroy the valued character of this well kept and well liked community.
- This is seen again as “overdevelopment” of an “unspoilt” part of Filby where nearby properties on the main road in particular currently enjoy the tranquility adjacent fields to the north and development of this nature would destroy this peace and quietness.
- Ormesby Lane is sub-standard in width particularly at the “pinch point” approaching the main A1064 and cannot cater for more dwellings using this busy class 3 road where visibility on exiting onto the Main Road (A1064) is appalling to the east of the junction.
- The existing sewer in Ormesby Lane is inadequate to cater for more dwellings here. The residents are already experiencing overflowing flooding situations within their houses from the existing sewer system with connections from their properties being an extreme health hazard to all concerned.
- This development will undoubtedly create a situation where more people will walk the narrow section of Ormesby Lane to gain access to the village and nearby bus stop on the main road with no footpath facility. This is already a dangerous situation for motorists and pedestrian and more development here will make matters worse.
- When the Acle Straight is closed the main A1064 road is extremely busy and slowing, turning,

stopping traffic movements created by this development would be dangerous and detrimental to the free flow of other road users especially at Ormesby Lane's junction with the main road where visibility is severely restricted in both directions. We are aware that the main A1064 has a 30 mph speed limit but the police have indicated that when carrying out monthly "speed checks" the average speed of motorists through the village is 39.2 mph. which is detrimental to road users exiting this junction.

- The poplar trees on Green Lane are the subject of a TPO Order which will ensure the retention and preservation of these trees which are positioned in front of the proposed access to this development.
- There is a lack of amenities in Filby and more development here will overload local doctors' surgeries and the local school which is already full to capacity.
- The site is within an area of Grade 1 Agricultural land (the most productive) and therefore the proposal is considered contrary to policies where development is directed away from the best agricultural land.
- The proposed footpath from the site giving access to the main road would be detrimental to the privacy of adjacent properties on the main road

(iv) BA/2020/0223/HOUSEH – demolition of existing summer house and erection of new timber summer house at "The Flints", Thrigby Road for Mr. Glenn Unstead – proposed by Mr. D. Shaw, seconded by Mr. J. Baldry and unanimously agreed to offer "no objections" to this proposal.

(v) BA/2020/0251/HOUSEH – extension to existing chalet bungalow to incorporate first floor accommodation and ground floor annex for elderly relative together with demolition of detached garage and erection of new for Mrs. Jessica Coker of The Hollies, Thrigby Road. Bearing in mind that location plan of new garage position was not available then this application has been deferred for decision at a later planning meeting

5. VACANT POSITION OF PARISH COUNCILLOR – letters received from Mrs. "Netty" Hutchinson and Mr. Jason Hughes applying for the vacant position on the parish council. Following an internal vote by councillors it was agreed by 4 votes to 2 in favour of Mrs. "Netty" Hutchinson who was therefore co-opted onto the parish council forthwith.

6. A.O.B.

(i) Mr. I. Richardson requested that the Chairman and Borough Councillor write to the GYBC Planners expressing concern over the handling and website management of planning applications. The plans for public viewing are not always available when required which from a parish council aspect is not acceptable.

(ii) Mr. D. Shaw reported that trees adjacent to the main road opposite the Broad Authority car park are overgrowing the carriageway. It was agreed that the Chairman have words with Eilish Rothney (NWT) with a view to having these overhanging limbs trimmed back.

(iii) The Chairman reported that he is having a meeting shortly with the Commodore of the sailing base to discuss hire agreement for sailing base users.

(iv) The Chairman reported that a meeting has been arranged for 18 August with the bus company to discuss funding apportionment for bus service through the village.

The Chairman closed the meeting at 8.37 pm.