

FILBY PARISH COUNCIL

Minutes of Special Planning Meeting at 7.00 pm. on Thursday 22 October, 2020 in New Hall

Present: Mr. A. Thompson, Mr. J. Baldry, Mrs N. Hutchinson, Mrs. L. Elms, Mr. D. Shaw, Mr. D. Nicker, Mr. D. Balls (Clerk), and 11 members of the public.

1. APOLOGIES FOR ABSENCE: Mr. I. Richardson and Mr. H. Thirtle (NCC)

2. DECLARATION OF INTEREST Mr. D. Nicker declared a "Personal Interest in 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) 06/20/0469/F – proposed erection of 10 dwellings on Green Lane off Ormesby Lane for Greenfield Properties proposed by Mr. D. Shaw seconded by Mrs. L. Elms 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
- No indication of where the electricity transformer post will be moved to adjacent to plot 10

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It was agreed that the Chairman questions the GYBC on why this application was granted a “freebie” which in turn wastes their time and everybody else’s time bearing mind that the responses will similar in line with previous submission

(ii) 06/18/0631/F – erection of 15 dwellings with associated parking and garages and details of revised plans for the provision of footway from site to main A1064 along Pound Lane – it was proposed by Mrs. L. Elms, seconded by Mr. J. Baldry and unanimously agreed to “object” to the latest Pound Lane footpath and adjacent road details on the following grounds:

- Pound Lane which is sub-standard in width and construction has been used as an extreme “Rat-Run” for many years now and this proposed development will only make matters worse for local residents when attempting to exit and enter their properties on Pound Lane.
- 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 Pound 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 informed the Parish Council that when carrying out monthly “speed checks” the average speed of motorists through the village is 39.2 mph. which does not help matters when considering an application of this type.
- The sewerage system in the village is already overloaded and the construction of more services here would create more overloading of the system.
- The site of this proposal is outside the Village Development Area 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.
- There is a lack of amenities in Filby which will overload local doctors’ surgeries and the local school which is already full to capacity
- New details of the footway from the site to the main road are substandard in width and design and its inconsistent widths along its whole route indicate that the narrow sections will impede the usage of wheelchair and pushchair users alike. This new footway’s dimensions show that the carriageway width also narrows along the whole length of this busy “rat run”, especially near the main road junction which will again obstruct the manoeuvrability of vehicles entering and leaving Pound Lane from and onto the main A1064.

6. A.O.B.

(a) Mr. Thompson reported that Mrs. Bird is giving one of her 2 garden plot allotments. The Clerk will advertise this vacant plot on Parish Website and notice boards.

(b) The Chairman distributed the latest Neighbourhood Plan “Village Gap” boundaries plan for information and comments.

The Chairman closed the meeting at 8.07 pm.