

FILBY PARISH COUNCIL

Detailed Agenda update for November/December, 2020

1. PROGRESS REPORTS

- (a) Sailing Base – key list updated and new keys holders allocated keys.
- (b) Neighbourhood Plan – Adrian has kept all members updated on regular basis before final approval.

2. POLICE REPORTS - Reports from local officer regularly emailed to members.

3. CORRESPONDENCE AND PUBLICATIONS FOR INFORMATION

Correspondence/Communications

(a) Norfolk County Farms Estate – new terms of allotment holdings tenancy will be determined next year to take effect from Michaelmas 2021 which will be sent next year and the new rent will be payable from Lady Day 2022

4. PLANNING MATTERS

(a) Notices of decisions:

- (i) 06/20/0346/O – proposed erection of self-build 3 bedroom dwelling on Market Lane, Filby Heath for Mr. M. Barnett – Refused
- (ii) BA/2020/0334/HOUSEH – single-storey front and rear extension at “Waimaru”, Thrigby Road for Mrs. R. Bulloch – approved.
- (iii) BA/2020/0203/FUL – Replacement residential dwelling and retention of annexe at Lavender Cottage, Common Lane for Mr. & Mrs. Green – approved
- (iv) BA/2017/0257/FUL – following permission at “Shoot Cottage” off Pound Lane this is now entitled to an extension of time for commencement until 1 May, 2021
- (v) 06/19/0079/O – proposed erection of 6 dwellings on east side of Ormesby Lane by M/s T. Hind – Appeal made

(b) New applications:

(i) 06/20/0404/D – approval of reserved matters for 06/16/0518/O relating to residential development on land off the main road for Filby Developments Limited – unanimously agreed by email responses from members to “object” to these proposals on the following grounds:

This application is back in line with the outline planning approval which the parish council knows too well should not have been approved.

- The road design shows in detail how it avoids damage to the TPO tree roots which is good, however nothing is detailed to show how the contractor will dig down along the same route where presumably the services will be located. With this in mind the parish council wants defining under any conditions of approval how any root damage will be avoided. The reason for this is that any root damage to the east side of these tree roots may cause these very large 150 year old trees to fall onto neighbouring bungalow especially during severe gale conditions.
- The solid road surface area coloured yellow and blue near western boundary is low lying and prone to flooding, but no details are forthcoming on how onsite surface water drainage is to be discharged which by virtue of the fact that the road system in this development will not be adopted by the highways authority then a system of soakways will be the only means, but the plans do not show details of highway drainage.
- The access road into the site indicates a width of 2.8 mts. which in terms of highway design is too narrow for this kind of residential development bearing in mind that an access width of no less than 3.7 mts. surfaced in wearing course asphalt should be provided to allow for the entry of service vehicles capable of taking a 12.5 tonne weight such as fire tenders and refuse collection vehicles.
- TPO number 11 is now shown as being removed with the other central trees. This is a mature cedar which in a letter dated 21 June, 2018 from the planning officer to Mr. Gray’s consultant it was agreed should be retained. The letter also states that the property on plot 7 shall be amended so that the tree could be retained.
- Objection raised that Fir tree T13 should not be removed, also any approval applied to this application then a written assurance must be given that no tree roots will be damaged in hand digging of any services.
- With regards to boundary fencing on drawing PL001 clearly shows fencing between new build properties, but the location and scope of boundary fencing is not at all clear. The fencing has fallen down alongside the public footpath side and adjacent to some of the neighbouring housing, therefore prior to the commencement of any works fencing will be required to blank out ongoing building works and privacy after completion.
- A condition must be applied to any approval must indicate that there will be no pedestrian or vehicular access onto Back Lane

- Nothing is covered regarding the requirement regarding a new ecological appraisal for condition number 4 which should be addressed. Also condition number 6 requires a written archaeological scheme but currently there is no evidence of this yet.

(ii) 06/20/0132/F – erection of 6 dwellings on main road for Mr. Edward Wharton – unanimously agreed to "object" to this application on the same grounds as in April, 2020:

- The GYBC Local Draft plan Part 2 states that site number 72 on table 8.6 1T of the Site Selection Summary would reduce the length and frequency of open breaks through Filby, significantly eroding the landscape character of the village
- The site is within an area of Grade 1 Agricultural land, therefore is contrary to policies CS6 and CS12 where development is directed away from the best agricultural land.
- The slowing, stopping and turning traffic movements generated by this proposal on a busy main road would be detrimental to the safety and free flow of other road users, especially opposite the busy access to Poplar Drive.
- The proposal would involve the removal of some nearby mature trees and whole sections of hedge rows. The Filby Neighbourhood Plan specifically underlines the importance of protecting green spaces and character in the parish.
- A phase of informative trenching on the site (Archaeological Solutions report 5986) uncovered evidence of Medieval settlement including a probable malting or corn drying oven. Consequently there is potential that heritage assets with archaeological interest will be present on the site and these will be adversely affected by this proposed development. This evidence was confirmed by Mr. Steve Hickling, Historic Environment Officer in April, 2020
- With regards to the design and type of buildings associated with application, again is contrary to the design ideas put forward in the Filby Neighbourhood Plan.
- The site of this proposal is outside the proposed Village Development Area within this parish and as the parish of Filby has already in the past 5 years accommodated some 38 extra built dwellings and an outstanding 24 with planning permission in the parish which represents an increase of 19.8%, this is more than the 5% Core Strategy Target and more than the latest Draft Local Plan Part 2's windfall number, then it is unacceptable to permit more residential development within this parish outside the Village Development Area

5. FINANCIAL REPORT & APPROVAL OF PAYMENTS - For authorisation, if agreed

Bank balances on 2.12.2020

PC c/a £ 6,150.62

Received since last meeting

Allotment rents – all in £949.74

Bills For Payment

Burrell Pest Control – Church moles	£ 120.00
Adrian Thompson – Remembrance wreath	£ 20.00
Revenue & Customs (PAYE)	£ 89.92
NCC – allotment rent	£ 800.00
Maple Tree Services (Church grass)	£1,700.00
PKF Littlejohn – Audit costs	£ 240.00