

North Runcton Parish Council

Minutes of the North Runcton EGM held at the Village Meeting Place

Monday 25th July 2016 7.45pm

Present: Cllr Rick Morrish (Chair), Cllr Ann Towler, Cllr Paul Yallop, Cllr Gill Sergeant, Cllr Amanda Dobbing, Cllr John Sherry, Cllr Barry Houchen

11 members of the public were also present

1. Apologies for absence

Cllr Kerry Fuller, Cllr Jeremy Fuller

2. Declaration of Interest / Dispensation in items on the Agenda

Cllr Yallop – Item 3 a)

3. Planning – Applications to Consider

a) 16/01268/F – Construction of 6 timber cabins, Caravan and Camping Park, North Runcton

At present the site is available for bookings for touring caravans and tents as well as accommodation to hire in the form of 8 timber cabins and 8 timber pods. The site is open for 11 months of the year (closed January) and bookings are restricted to 28 days per stay.

The Parish Council discussed the application, after asking Cllr Yallop to leave the room. There was some concern that with an application for 6 more timber cabins there could be a move towards the site becoming a residential one. The impact upon local services including use of the dog bins and additional traffic could be increased without residents paying any council tax towards the precept.

Cllr Yallop was asked back to the meeting and answered questions raised by Councillors. He stated that the proposed site for 6 timber cabins would replace pitches for 20 caravans. There would be no upgrade required to services on the site to accommodate the cabins and reassurances should be taken that he does not intend the site to become a residential one.

The Parish Council agreed to support the application with the following comments;

- There is sufficient screening around the new cabins to restrict the view from the road.
- There are concerns surrounding the intensification of use of the site and any move towards the site becoming a residential development, with conditions imposed to keep logs and data on lettings.

13/01615/OM: Outline Application: development of up to 1,100 residential units (Class C3); primary school (Class D1); local centre (Class A1, B1, D1, D2); public open space, landscaping and highway access onto A47 and A10, at Land West of Constitution Hill, Constitution Hill, North Runcton, Norfolk PE33 0QP

Cllr Morrish gave some background information, there has been a phasing statement added to the application. Adding a dual carriageway to the A47, from Sheeps Course Wood to the flyover has been proposed with a relief road to Sainsburys roundabout. Phase 1 is proposed to take place 2018-19 opposite the Winch Pub. There is also a proposal for a consultant to be employed to deliver an Infrastructure Delivery Plan for the entire project. The plan shows a buffer of woodland around the site to be retained, with dwellings to be made up of single, double and 2 and a half storey units.

Councillors and parishioners have concerns regarding the intensification of traffic movement and the lack of infrastructure.

It was agreed that the Clerk email the planning department to confirm that the Parish Council has to the end of September to make comments on this and asked that it is kept informed of developments.

4. Public Participation – all members of the public welcome – 5 minute session

Members of the public echoed the concerns of the Parish Council on both planning applications. And added that any objections regarding traffic to the latter application for 1,100 houses would be met with their support.

5. Items for Future Agenda

Comments to the Borough Council regarding the 1,100 dwellings application
Bus Stop at the end of New Road

6. Date of next meeting – Tuesday 13th September 2016

(Future meeting dates – 11th October 2016, 8th November 2016)

The meeting closed at 9.15pm

Signed 13th September 2016