

Minutes of the Meeting of Stokesby with Herringby Parish Council held on Thursday 28th March 2024 at 5.30pm at Stokesby Community Centre

Present: Richard Youngs (Chairman)
Philip Crane
Leigh-Ann Medhurst
Stuart Ward
Ed Wharton
Catherine Moore, Parish Clerk

Also present: Borough Councillor Adrian Thompson and 8 members of the public were in attendance

1. Apologies

There were no apologies for absence.

2. Public Forum

a. Public

A member of the public stated that he opposed the application as it would impact on an important wildlife area which should not be lost. Concern was expressed that there was no infrastructure in place, and that it would lead to further planning applications for more properties.

A member of the public noted that the green space would not mitigate the impact of the new roadway. The potential access was onto Filby Road which was not wide enough. Concern was expressed that the proposed green space would be retained by the developer and built on.

A member of the public stated that the houses would be close to their properties, removing privacy from the existing properties.

It was noted that there was a public right of way across the field which was used for access as well as leisure.

A member of the public noted that there was no mention of affordable housing, it was confirmed that many matters would be designed in at the planning stage eg visibility splays, affordable housing, removing the hedgerow. The plan did not really accurately show what would have to happen.

It was noted that an outline application had been made previously, which had been refused. The hedge was owned by the landowner who was putting in the application. It was suggested that TPOs could be put onto the land, especially as there was a mature oak.

Concern was expressed that the land could be sold on and another application could be put in.

The Borough Councillor noted that the site was not allocated within the Local Plan or the emerging new Local Plan. The site was contrary to a number of policies within the Local Plan. The site would be reliant on people moving by car, as there was no public transport or pavements. Adrian suggested that the Tree Officer from GYBC could be invited to attend site to look at putting TPOs on the site. He suggested that affordable infill houses would be more appropriate within the village.

A member of the public noted that part of their property was shown in the plans, and they had no intention of selling that area to the developer.

A member of the public expressed concern about flooding runoff from the field, the field contained a pond and did take the surface water run off.

3. Declaration of Interest for items on the agenda

None.

4. Planning

a. Applications

06/24/0154/PIP Land north of Filby Road, Stokesby: Application seeking permission in principle for the erection of up to 4 dwellings (including one single storey bungalow) and provision of informal amenity green space, and creation of a new access from Filby Road, on land adjacent to New Bungalow.

It was **agreed** to object to the application, noting the following:

- Loss of wildlife area
- Traffic and access onto the road, lack of pavements, loss of right of way across the existing field and track
- Loss of hedgerow and mature trees
- Loss of privacy as properties would be too close to existing dwellings
- Too close to neighbouring properties
- No affordable housing mentioned within the plans
- Previous refusal of an application on the site
- Flooding
- Ownership of community land

Proposed by Richard Youngs, seconded by Stuart Ward, all in favour.

ACTION: Clerk

It was **agreed** to request Adrian Thompson's support to look at a TPO on the site.

ACTION: AT

5. Correspondence and Consultations

a. Great Yarmouth Borough Council Draft Local Plan Consultation

It was **agreed** that Richard Youngs would attend the parish council session for the Local Plan on Wednesday 10th April 2024.

b. Preliminary Consultation on potential Community Infrastructure Levy

It was **agreed** to support the concept of Community Infrastructure Levy.

ACTION: Clerk

6. Date of Next Meeting

Wednesday 8th May 2024, Annual Parish Meeting at 7pm followed by the Parish Council meeting, at the Community Centre.

The meeting closed at 6pm.

CHAIRMAN