

**Minutes of the Salhouse Parish Council meeting
held on Monday 30th May 2022 at 7.00pm
at the Jubilee Hall, Lower Street, Salhouse**

Present: Bob Cooper (Chair), Colin McCormick, Julie Redburn, Lynn Yallop, David Francomb,
and Andrew Peachment.

In Attendance: Sarah Martin, Parish Clerk

Members of Public: 11

For the benefit of the public, all votes taken were by a show of hands and/or a verbal response from each individual Councillor.

1. To receive any apologies for absence

No apologies were received. Cllr. Ball was not present at the meeting.

2. To receive Declarations of Interest in items on the agenda and applications for dispensations
None.

3. To approve the minutes of the Parish Council meeting of 9th May 2022.

The minutes of 9th May 2022 were proposed to be approved by Cllr Redburn and seconded by Cllr Yallop; all agreed by a show of hands and duly signed by the Chairman.

4. Public Participation

Parishioners spoke regarding planning application 20220663 and main emphasis on the future access of Muck Lane.

One parishioner read out a letter which he then presented to the PC. It referenced numbers following a revised petition in support of closing Muck Lane from residents around the Station Road area of the Parish, along with a proposed solution to closing the road west of the railway bridge and an additional rail car park accessed from the planned development.

Another parishioner supported the closure of Muck Lane quoting statistics supplied from the developer which showed traffic usage of over 12,700 vehicles per day through Station Road and stating it is not acceptable as an access road.

A further parishioner spoke with concerns from residents west of the railway bridge, these include flooding under the bridge and access to properties and concerns regarding the proposed solution put forward by residents of Station Road. It was suggested that the developer should provide the solution not the residents or PC, therefore any solution which does not work must be rectified by the developer. The residents and PC should work with the developer.

It was suggested the PC gather statistics of traffic as evidence to the developer.

It was also raised to avoid a 'them and us' society and find a way to integrate all within the Community.

Concerns were raised regarding the developer being able to provide a suitable solution.

It was raised the single width of the railway bridge and lack of pedestrian footway and that this should be addressed for the safety of pedestrians.

The Chair thanked all for their comments.

2 parishioners left at 19.31

5. Planning:

a. To receive a planning report

A planning report had been circulated – no further comments.

b. To consider the following planning application:

20220663 - Land North of Green Lane West, Rackheath, NR13 6NZ - Outline application for a mixed use residential led development with up to 3,850 dwellings (C3); employment land (Eg(i, ii, iii) , B2 & B8); two local centres (C2, C3, E, F1, F2, sui generis); two primary schools, one secondary school (F1 (a)); cycle and vehicle parking for residents, visitors & staff, formal & informal open space, formal & informal landscaping, sports provisions, orchards & allotments; utilities; energy centres, primary substation, substations, foul pumping stations, community waste recycling centre (sui generis), sustainable urban drainage infrastructure; internal access and pedestrian & cycle infrastructure, EV charging infrastructure with all matters reserved except vehicular accesses (and associated drainage infrastructure)

Comment: It was commented that the PC is not in a position to make decisions on this application as there is a lot of incomplete data within this application.

It was therefore AGREED to identify issues to be submitted to the planning authority.

1. There are many comments already on the planning portal with objections to this development due to the urbanisation and loss of countryside/agricultural land, however discussed these are too late as the overall decision to develop this land was made many years ago.
2. Nutrient Neutrality - this will affect this application and delay the decision and possibly change the application.
3. It was raised Highways lack of response to the application.
4. Also further information required regarding - Noise and Dust; Archaeological issues; responsibility regarding railway bridge; bats; police funding; Salhouse Neighbourhood Plan dark skies policy and cycle path lighting; management of sport pitches and allotments.
5. It was noted the majority of parishioner objections on the planning portal are traffic related.
6. The style of the proposed housing (3 storey) is not in line with Rackheath Neighbourhood Plan.
7. The environment agency capacity already stated at 99.9% and concerns over drainage. Contaminated land issues have not been addressed.
8. National Highways recommend planning not be granted until further details on the effect of the Postwick interchange.
9. The agricultural land has been downgraded, and a loss of 265 hectares of arable land.
10. If Muck Lane is closed the issue of traffic will only be moved elsewhere e.g. Green Lane West.
11. The proposed Northern roundabout is shown as off set to the road.
12. There is no provision of cycle routes outside of the development.
13. It should be requested clarification of footpath 4 which goes over the railway line.
14. Also to raise the volume of traffic at the Salhouse Lodge junction if Stonehouse Road is left open and Muck Lane closed.
15. To question the closure of Stonehouse Road and the effect on cyclists diverted to the new roundabout – would like this route to be retained.
16. There are concerns over the forecast traffic volumes along Station Road.

17. To also raise the impact the development will have on the mini roundabout in Wroxham.
18. Concerns over the plant hire yard within the development and the large plant vehicles having to go through 20/30mph residential roads.
19. Further clarification required regarding the support from Greater Anglia for increased traffic over the railway line from proposed increased user numbers.
20. The PC needs further information on the management of the parkland within the Salhouse boundary.
21. Shared concerns from the residents west of the Station Road railway bridge to their properties and for large deliveries/emergency vehicles
22. Further thought to be given to access to the amenities (schools/medical centres/shops/open spaces) within the development for all Salhouse parishioners should Station Road be closed, therefore limiting the community and further diversifying Salhouse.
23. The issue of traffic, not directly connected to this development, but the problems experienced currently with tailbacks at the NDR roundabouts – Highways should be addressing these as they will only get worse.
24. It was stated the PC is listening to and supportive of residents' concerns and the points raised from the recent petition/survey.
25. It was questioned whether the PC could speak directly with Highways as the authority with the power to make the decision and raise the issues with them.
26. It was discussed that there are many issues not resolved or information missing including Highways and Greater Anglia.

All of the above issues need to be raised to the planners for them to provide the solution.

It was AGREED to collate all the comments and agree this at the next PC meeting to be submitted by 16th June 2022 to Broadland District Council - the planning authority.

To be stated that this is not necessarily the full and final response from Salhouse PC – the Council reserve the right to make additional comments as further information becomes available.

Also to have on the next meeting agenda to discuss any further comments which may arise in between these meetings and agree additional comments to submit.

6. Any items for the Parish Council meeting on Monday 13th June 2022

To have planning application 20220663 on the agenda.

To contact Rackheath PC to ask their views on this application.

Meeting closed 20.26