



WORLINGHAM PARISH COUNCIL

Minutes of the Worlingham Parish Council meeting held on Tuesday 28th September 2021 at 6.30pm at Worlingham Primary School

Present; Cllrs; W Summerfield (Chair), D Anderson S Holman, E Hubbard, L Kersey, J Mather, S Mather, S Robbins. Also, Present - Mrs L Beevor parish clerk, and 23 members of the public who included members of the Worlingham Community Facility group and, Worlingham Neighbourhood Plan group. Also, present Justin Coote from Badger Builders Limited – architect of the site application.

Minutes

- a) **To receive any apologies for absence.** Nil
- b) **To receive any Declarations of Personal interest** regarding the agenda.
Cllr Summerfield declared an interest in the discussions re the Community Facility.
- c) **To receive any Declaration of Prejudicial Interest** regarding the agenda Cllr Summerfield declared an interest in the planning application re the Community Facility.
- d) **To receive any Requests for Dispensation on matters relating to the agenda** Nil
- e) **To remind councillors to update the Register of Interests** online. Noted

During each meeting the council will adjourn for a period of 10 minutes for public questions. During this time, residents can put questions to the Chairman regarding matters on the agenda. Where possible, the Chairman will respond but the matter may have to be deferred and placed on a later month's agenda for discussion.

The architect presented the application.

ESC Cllr Brooks – member of the Worlingham community facility, provided the history to the need for a community hall and how/ why the 19 houses are required to assist with the funding of the community facility.

Comments / questions from the public.

Comments on design of the houses included queries about air source heat pumps, and the rendering.

A question was asked as to whether the ground would be levelled at the frontage to Rectory Lane as the ground is presently a raised bank. There were concerns about the change in street scene for the residents opposite the site – the previous school had been set to the rear of the site and was on one level. The application includes houses at the front of the site, and with no levelling of the ground it was felt that these would be imposing for those opposite who were used to looking onto open ground and would change the character of the street scene. Some of the properties opposite the site are bungalows and there were concerns about overlooking from the new houses.

Residents of Rectory Lane voiced concerns about increased traffic on this lane, with fears for safety of motorists and pedestrian users in view of both the width of the road and the fact that some of the properties opposite the site did not have a pavement. Concerns were also expressed about traffic speed along Rectory Lane and the fact that this road used to be one way. Requests were made for traffic calming measures as part of the application.

Vehicles coming from bypass are presently using Rectory Lane to access/ exit the new relief road. Concern was also raised about the width of Rectory Lane and the fact that the layby should be retained and that parking from the new development should not be permitted to overflow out onto the road. Width of road needs to be able to take 2 large vehicles and for there to be double yellow lines placed outside the site.

A neighbour queried the plans in the D and A statement which shows the footpath within the site boundary. Badger Builders advised that this plan was incorrect and that the public footpath does not form part of the site,

A member of the public asked about the CIL fees – and was advised that this is in the region of £140k of ESC monies. The houses will all be market homes – no affordable homes to be provided.

Query was raised about ensuring that the hedge along the public footpath is maintained – potentially by a hedge protection order. Query then raised about who would have to maintain the hedge.

Comment and discussion took place about the number of houses on the site – as this has increased since the last application.

Noted that some of the properties have-- shared public space drives – Mr Coote advised that these would be operated by a separate management company.

Noise from the community centre was noted as a potential concern for those living nearby. The architect advised that the community group would need to get a licence from ESC to have music etc at the site. Mr Coote gave background to the involvement of Badger Building in this site.

Query was raised about potential for anti-social behaviour from the community centre and the effect on neighbours as the facility is close to the houses. Query was also raised about the potential to have CCTV installed at the community facility.

Mr Coote was asked about the project plan duration – and advised that there would be approx. 9 – 12-month lead time once planning approval was received and then an 18 month build time. Badger will provide the landscaping at the site and, as per the report, more plants will be planted at the site. 5 houses will need to be built before the village hall can be built, whilst the community hall has to be finished before the last 6 houses can be sold. There will be parking for 40 cars provided at the community centre – query was then raised as to whether residents/ visitors of the houses could park there. A concern was raised about the construction traffic and the safety of the site whilst the build was going ahead – Badger Builders advised that they ensure that this was all mitigated.

Question was raised about the running of the hall – the meeting was advised that this would be up to the Community Trustees. The meeting was advised that the running of the facility would not be connected to the running of the church. Concern was raised that residents of the new houses should not be able to make any complaints about the ringing of the church bells as has been the case in other parishes.

A resident had sent in questions for the meeting and these were raised.

Queries were raised about the responses from other statutory consultees including the police and SCC Highways responses – both of which included recommendations for improvements. The size of the garages was voiced as a concern as there appears to be a need for these to be lengthened.

Meeting reopened.

Policies of N PLAN - The n plan group explained to Councillors how the application fitted with the 16 n plan polies included in the draft n plan, and where any amendments might be required to ensure the application fitted within all the emerging policies.

Planning

a) applications received prior to the meeting including;

Planning application for community facility and 19 houses on land off Rectory Lane Worlingham.

Members discussed the information received as above and the concerns that had been voiced.

Members noted that the application should comply with the emerging n plan policies and that the concerns that had been raised should all be included within the parish council response.

Agreed by all that the application should be recommended for approval by ESC on the condition that all concerns and requirements noted from residents, other stakeholders and the n plan group should all be made conditions of approval by ESC.

P C response to planning application will include the analysis of the policies of the n plan and details of the comments raised to the p c by local residents.

Date of future meetings. Start 6.30pm unless otherwise agreed.

Tuesday October 12th

Tuesday November 9th

Tuesday December 7th