

## **Minutes of the Cley Parish Council Planning Meeting held under delegated powers via Zoom on Friday 18<sup>th</sup> November.**

**Attending:** Cllr Holliday (Chairman and NNDC District Cllr), Cllr Allen (Vice-Chairman), Cllr Williamson, Cllr Holman, Cllr Meadows, and Parish Clerk Gemma Harrison.

### **1. Welcome and to consider apologies and reasons for absence.**

1.1 Cllr Holliday welcomed everyone to the meeting.

### **2. Discuss Planning Application PF/22/1843 West Cottage**

2.1 Cllrs discussed the planning application and shared concerns with the location of the Public Footpath and possible user conflict and the junction on Holt Road. Cllrs all voted to OBJECT to the application and asked the clerk to respond to the NNDC consultation giving regard to the following;

Cllrs all agree with the Highways assessment of the site that the access is sub-standard. The access is located adjacent to a tight bend on the busy A149 which also shares a junction with Holt Road. This junction is known to be difficult to negotiate, especially in peak times and as such any further vehicle movements at this junction should be discouraged. The access is shared with a Public Footpath, Cllrs are concerned about the potential user conflict between footpath users and vehicle users and as such would also like to see any additional regular vehicle use discouraged along this footpath.

Cllrs raised concerns regarding the flooding assessment of the site, whilst it has been acknowledged that the mezzanine offers some refuge in a flood, the property is for use by a disabled person and so this will not be able to be easily accessed. Therefore, there are concerns regarding the health and safety of future residents given the flood risk to the property.

The planning proposal therefore does not comply with the following NNDC policies. Policy EN 1: Norfolk Coast Area of Outstanding Natural Beauty - Detrimental impact in the AONB due to modern design of development and light pollution and possible noise pollution in the AONB. (There has not been an acoustic spec shared for the proposed air source air pump and as such noise pollution was also a concern raised by Cllrs).

Policy EN 10 Development and Flood Risk - The development is located in tidal flood zone 3A, see above concerns.

Policy CT 5 The Transport Impact of New Development - Highway access restricted/ dangerous and user conflict with Public Footpath see above concerns.

Policy EN 4 Design - Modern design out of character for the surrounding area. Problems will also arise with the construction of the site,

CPC asks that if consent is granted that a planning condition is added to ensure all associated vehicles are parked off site and off the main A149 Coast Road (parking should be in the Village Hall Car Park). The Public Footpath should always remain open and available for use, which means vehicles and materials will need to be parked / stored elsewhere.

The clerk to attach a copy of COCP to response and ask that it is shared with the developer. Construction here will be very difficult and is important for Officers to consider this along with the above objection when considering whether to grant permission for the proposal.

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