

# Topcroft Parish Council

## PARISH COUNCIL PLANNING MEETING

*Topcroft Pavilion*

**Monday 5<sup>th</sup> December 2022 - 7.30pm**

**Attended:** Step Dye (Vice Chair), Nicola Eastell, Robin Frampton, Trevor Potter, Ian Skinner  
& Kathy Thomson

**Clerk/Responsible Financial Officer (RFO):** Sally Chapman

**Also present:** Two parishioners

## PUBLIC FORUM

### A. Public Forum – for Members of the Public

Two parishioners spoke about 3.a) Planning Application, one supported and one objected and stated various reasons why.

## MINUTES

### 1. To consider Apologies for Absence

Apologies were approved and accepted from Cllr Rout.  
Cllr Dye Chaired the meeting.

### 2. Declaration of Interests and Consider Requests for Dispensation

None

### 3. Planning Applications and Decisions (*circulated as received*)

#### Applications

#### a) Outline Planning Permission for a New Dwelling with Separate Garage

With all matters reserved except for access (revised from 2021/1392)

Location: Land West of Mill Road Topcroft Norfolk

Ref 2022/2230 | Application Type: Outline Planning Permission

Councillors agreed to OBJECT (carried) to the above planning application with the following comments:

- A new entrance has already been made from Church Road into this plot and 30 feet of hedgerow has been removed without planning permission contravening The Environment Act 1997 – Schedule 4 of The Hedgerows Regulation 1997. There is already legal access to this plot via the next-door car park.
- It states on the Outline Planning Permission Form:
  - Has the work already been started without planning permission? No is ticked – incorrect, an entrance has been created.
  - Is a new or altered vehicular access proposed to or from the public highway? No is ticked – incorrect, as above.
  - Assessment of Flood Risk - Is the site within an area at risk of flooding? No is ticked – incorrect, the neighbouring car park and gardens are renowned for flooding.
- A flooding risk, as on heavy clay and lack of wastewater capacity.
- Close neighbours have to pump water away from their properties and car park in bad weather and over winter.
- There is often stagnant water in Church Lane due to poor drainage.
- The house would over-shadow existing houses.
- The plot is outside of the defined village boundary and development area.

Signed

Date

# Topcroft Parish Council

- The house is out of character for the village.
- Remote from local services, primary school and no footway.
- Limited bus service and employment opportunities.

**b) Conversion of Ex USAAF Barrack Buildings to Single Dwelling**

Breakers Yard Barford Road Topcroft Norfolk NR35 2BB

Ref. No: 2022/1960 | Received: Sun 16 Oct 2022 | Validated: Fri 21 Oct 2022

Status: Pending Consideration

Councillors resolved to **SUPPORT** the planning application with no comments at the 14<sup>th</sup> November 2022 Meeting.

**c) Erection Of Glasshouses, Polytunnels, General Purpose Agricultural Storage/Coldstore Building, Biomass Building, Water Storage Tanks, Thermal Water Tanks, Drainage and Landscaping**

Spring Farm Spring Lane Hempnall Norfolk NR15 2NY

Ref. No: 2022/1803 | Received: Tue 20 Sep 2022 | Validated: Tue 20 Sep 2022

Status: Pending Consideration (*comments closed*)

Councillors resolved to **OBJECT** to this planning application at the 25<sup>th</sup> October 2022 Meeting.

**d) Proposal Retrospective Permission for the Creation of a New Access Off the Public Highway, Associated Driveway and Proposed Alterations to Curtilage and Fencing**

Low Farm Snakes Lane Topcroft Norfolk NR35 2BU | Reference 2021/2222 | Received Tue 05 Oct 2021

Status: Pending Consideration (*comments closed*)

## Decisions

None

## 4. To Receive Items for the next Agenda

None

## 5. To Note the Next Meeting Dates

- Monday 9<sup>th</sup> January 2023 - 7.30pm

*The meeting ended at 8.00pm*

Signed

Date