

Topcroft Parish Council

Minutes from Topcroft Parish Council's PLANNING MEETING at Topcroft Pavilion on Monday 11th June 2018 at 8.30pm

Present: Peter Rout (Chair), Step Dye (Vice Chair), Kevin Andrews, Trevor Potter

Clerk/Responsible Financial Officer: Sally Chapman

Also present: Three parishioners

Public Forum

- A. To receive reports from the District and County Councillor**
Not present
- B. Public Forum – for Members of the Public**
Three parishioners spoke of their concerns regarding planning application 2018/1095

Main Meeting

- 1. Apologies**
Cllr Green - apologies accepted. Cllrs Giffard and Cllr Thomson – no apologies.
- 2. To record Declarations of Interests and to consider Requests for a Dispensation**
4b. Cllrs Dye, Andrews and Potter declared a non-pecuniary interest – committee members.
- 3. To approve the Minutes of the Meeting held 8th May 2018**
C/F
- 4. Planning Applications and to note Decisions**
Applications
a) 2018/1095
Applicant: Mr Christopher Aylett
Location: The Old School Lodge, Mill Road Topcroft NR35 2BW
Proposal: Installation of Sewage Treatment Plant and rear house extension

Councillors resolved unanimously to recommend for refusal for the following reasons:

- 1. There is already an adequate sewage treatment plant on this property which is owned by the applicant. It services the 6 dwellings and has the capacity for 35 occupants, currently there are only 20 regular occupants.
- 2. Maintenance and service costs are shared by all six households. The other five householders are concerned at how costs will be shared in the future.
- 3. It is understood the new sewage treatment plant will be joined onto the existing one and the other five householders are again concerned at how costs will be shared in the future.
- 4. It should be noted that allowing this application will set a precedence and the other five householders may apply to have their own sewage treatment plants.

Signed: _____ (Chair)

Date: _____

Topcroft Parish Council

5. Councillors believe this will cause unnecessary works and an extra sewage treatment plant would cause more maintenance and two water drainage outlets into the ditch, which already has drainage issues and floods the site.
6. Reportedly there has been communal issues in the past with the applicant who owns the current sewage treatment plant and the carpark. Residents are concerned the maintenance on the existing sewage treatment plant could be compromised.
7. The planned extension is 50% of the size of the current building and the windows would overlook the neighbours garden having an impact on them and their privacy.
8. Rainwater from the extension would overflow into the neighbour's garden, which already floods in bad weather and will aggravate the problem.
9. There are concerns regarding works access and where the building materials will be stored if the extension goes ahead. Access to the property is only through a footpath or the house.
10. All six properties share a carpark and parking is limited, with no room for contractor's vehicles and concerns are held for the works arrangement.

b) 2018/1116 - Applicant: Mr Stephen Dye

Location: Topcroft Sportsfield Pavilion Topcroft Street Topcroft NR35 2BL

Proposal: Proposed front extension and internal alterations.

Cllrs Dye, Andrews and Potter non-pecuniary interest – committee members

No comments made as not quorate (only one Cllr not a committee member).

c) 2018/0111 - Applicant: Mr T Harper - Norfolk Land Ltd

Location: Land East of The A140 Long Stratton Norfolk

Proposal: Hybrid Application on 109.7 hectares of land to the east of the A140. Status: Not Available

2018/0112 - Applicant: Mr T Harper - Norfolk Homes Ltd

Location: Land West of The A140 Long Stratton Norfolk

Proposal: Hybrid Application on 45.2 hectares of land to the west of the A140. Status: Not Available

Cllrs noted the above.

Decisions - None

5. AOB (For discussion only – the Council cannot make decisions on these items)
None

6. To receive items for the next Agenda
None

7. To confirm the next meeting date:
Monday 9th July 2018 at 7.30pm

The meeting closed at 8.55pm

Signed: _____ (Chair)

Date: _____