

Draft Minutes for remote meeting of
Langham Parish Council Planning Committee
25th January 2021 7pm

Attendees: Cllr Ellis, Cllr Bottwood, Cllr Thorpe, Chris Graves, Carol Harbach minutes.
1 member of the public

20/34. Welcome and explanation of how the remote meeting will run. Apologies for absence

Cllr Ellis welcomed everyone to the remote meeting of the Parish Council (PC) and went on to explain the rules of the meeting.

20/35. Declaration of Members Interests

Any declarations of interest will be brought up and declared as they arise on the agenda.

20/36 Agree Minutes from the last Planning meeting held 24th November 2020

Proposed by Cllr Thorpe seconded Chris Graves These minutes were then agreed by all.

20/37 Matters arising from these meetings.

SEAX Trust – later on agenda.

S106 money – later on agenda

Planning proposals for Medical facilities. **Ongoing.**

Proposed names for Linden Homes street naming – was taken to the full council and the proposed name/suggestions have been sent to CBC. CBC liked “Discovery Way”. **Action closed and discharged.**

20/38 Public Open Forum (maximum 10 minutes)

Questions to be noted and answered at the next meeting.

No questions raised by members of the public

20/39 New planning applications received to date.

202776, 202778/210061: PC comments sent to CBC and on agenda for ratification this evening.

210097: An application for a Certificate of Lawful Use for the permanent siting of caravans and storage containers. This has received considerable support from family, friends and associates. The council are unaware of the considerations applied to the granting of this Certificate. However, there are concerns regarding the visual appearance of the said containers etc. and any precedent that may be seen as an opportunity for further residential or commercial development of the site. The council would like some other or more clarification on this. More details of the application would be useful. The council are not keen on these storage units being at the front of the site. There are two types of certificate. Certificate of Lawful use – for existing use of land or Lawful Development Certificate - use of land. Council will have a closer look at the guidance. Any further development, if contemplated, should not be covered by the certificate and is preferably to be part of a planning application. Research will be undertaken on this. Chris Graves will look at the documentation/guidance before the 9th February cut off date. This will be resolved outside of meeting and reported back.

210108/9: The Fens, Old Mill Road. An application for listed building consent to a Grade 2 listed thatched cottage for a single storey roof-tiled extension. A detailed heritage statement is given. This cottage is in a semi-isolated position with other listed properties in

the vicinity and permission is sought as the applicants wish to develop their home cooking business. In planning terms, the council would question the proposed roof treatment of the extension which would not match the thatched roof of the cottage. The council would rely on the greater expertise of the professional planners as it is a listed building.

210048: Discharge of Conditions (Linden Homes development). As of this morning, documents relating to the conditions are not posted on the website with a "Service Unavailable". The council's main concern is with the Anglian Water document (condition 21) as the issues of sewerage and surface water drainage have been contentious since the beginning. For discussion at the meeting. The developers has now realised that the sewage now goes directly under the site.. The diversion of sewers is a costs problem for the developers. The council will keep an eye on the forthcoming conversations that will take place between both parties and the costs involved. This may have an impact on any S106 contributions the developer will make and might want to go into renegotiations with CBC regarding S106 monies. All the council can do is give reference back to CBC on the work already completed by the parish council in the past. The hope is that any further costs to the developers will not cut back on any S106 money that was previously discussed between both parties. This question will be asked of both parties as the council can then see both responses and compare the answers,

20/40 Application 191830 Linden Homes update.

See 210048 above and change of name on the application form to Vistry Homes Ltd. and is part of the formation of The Vistry Group which undertakes Linden, Bovis homes and Vistry.

20/41 SEAX and The Oaks (old building).

This originally came from Cllr Brown and details have been sent around of the response from ECC stating that the property is let to SEAX at present but will be disposed of by ECC to part-fund the new school building. It will be placed on the open market with a view to concluding the sale by the end of 2021. The main building is not listed and options to protect it from demolition are limited. However there is legislation whereby it can be identified as a community/heritage asset and "the community" are given the first opportunity to purchase it. This may also be part of the forthcoming questionnaire.

The council were not expecting the funding in the originally planning for The Oaks (new) to come from an outside agency and were under the impression that ECC were funding this.

The main concern is what the ECC will allow on the site once it goes on the open market. The council will contact Cllr Brown to look in to this and then get back to the parish council. This will be followed up by the committee. It was also noted that the cost of updating the building to current standards may cost a lot of money. **Action**

20/42 Williamsons Development.

Information is on the Noticeboard of the PC website for this.

Cllr Bottwood has sent this information earlier and is currently trying to get links working for an online version, and then people can have the previous information on this for them to look at. The Linden homes site was never part of the original consultation. The committee will look at the prepared questionnaire and look through to see if this is acceptable or not and add anything they think may be needed. Time is short on this and we

need to get this information completed quickly and in a format that will suit everyone in the village, which will need to be in a paper version to suit all residents.

It was thought to rearrange the wording on question 10 and this will be looked at. Chris Graves will look at this tomorrow and get back to the committee with suggestions. Malcolm Inkster is getting responses back from his survey from residents regarding the proposed play area as to why does the village need to have two?

It was also noted that this sort of thing tends to be given to another area/person to maintain and take over the costs that may be involved in its upkeep. In the report they talk about other documentation, which hasn't been provided and could still be looked at. The committee was asked to give any comments back to Cllr Bottwood as soon as possible as to how the councillor feel it will be received. Time frames of this are to be agreed tonight. Also the council can ask questions regarding drainage, the numbers of houses, and what is needed in respect to houses and to look at what has already put forward for the Linden homes site. It was thought to look at also a distribution of size, numbers and types of houses that people want. The council need to ask different questions rather than the usual ones as we know the answers for those. The comparisons between to two sites needs to be made and there is nothing in this application that is for affordable housing. The council will also look at the proportions already agreed by planners regarding Linden Homes. Cllr Bottwood will talk to Malcolm Inkster to see if he is willing to give the Parish Council a period of grace before he puts in his application which may also benefit him. It is needed to be remembered that these are speculative planning applications and the council must not loose sight of this.

20/43 S106 money.

There is now no minimum size of development for which S106 funds can be requested. There is currently a small development in School Road which has received approval and are the 4 properties next to the recreation field.

The parish council should be acting as a coordinator for all other stakeholder groups and their requirements in reporting back to CBC in respect of S106 money. This is currently the LCC and the Church but currently the parish council do not have the clarification of allocations on previous projects. Unless the parish council knows this nothing can be decided what is needed in the future and what may have already been agreed. CBC need to be contacted for them to confirm what they have approved so we know what is left to talk about.

Catherine Doyle will be contacted regarding this to see if she would be able to confirm to the council what has been granted, and the funding to date so we can update the list. **Action** for the council to get the list updated, as well as contact the Recreation and open spaces department to see what they can confirm. The council have tried to identify the officer for the whole area, but we do not still not know who that is. The council will talk to Catherine Doyle as she is a Zone officer, and Dan Gascoigne who is the CEO in charge of the zone wardens for an update. Cllr Ellis will follow this up. **Ongoing.**

20/44 Items for the next Agenda

Any items are to be given to the Clerk.

20/45 Time and date of next meeting

Monday 22nd February 2021 7pm

Meeting finished 8:10 pm

Signed

Clr Ellis

Date