

STRATTON STRAWLESS PARISH
MINUTES OF THE PARISH COUNCIL MEETING HELD ON
10 DECEMBER 2020 Via ZOOM

Present:

Cllr L Drake (Chairman)
Cllr C Chamberlin
Cllr G Chamberlin
Cllr M Howard
Cllr W Farrow
V Powell (Clerk)

In attendance:

County Cllr D Roper
District Cllr J Neesam

Mr M Rooke (Planning Officer)

Parishioners: 0

228(001) RECOMMENCEMENT OF THE PARISH MEETING

The Chairman recommenced the Parish meeting adjourned on Monday 9 November 2020 and welcomed Mr M Rooke, Planning Officer, Broadland District Council.

229 (002) APOLOGIES FOR ABSENCE

Cllr A Johns, Cllr T Dann

230 (003) DISPENSATIONS

None received.

231 (004) PLANNING APPLICATION 2019/0448

Cllr G Chamberlin noted that Mansom Plantation had planning consent for a holiday lodge park, and as such the conservation of the site was important. The site had considerable landscape and amenity value to the local community.

A timeline of communication with BDC was read out. It was noted that Induct were first seen on site in May 2018, with a planning application being submitted in April 2019. Letters of objection from parishioners, the Parish Council and the original developers planning consultant had not been attached to the planning file online. Mr M Rooke noted this was due to staff working from home and would be rectified.

It was noted that on 30th September 2019 the Clerk had been advised that a decision on the application would be made that week, but was not received. The Parish Council raised concerns that the applicant had been allowed to become established and asked Mr M Rooke for an explanation as to why a decision had taken so long to be made. The Parish Council also wished to discuss further the planning conditions.

Mr M Rooke explained that the original planning officer was no longer with BDC and he had been asked to complete the application before he left. The file had not been completed and on being passed to Mr M Rooke required further review before a decision could be made. The COVID pandemic had also affected the District Council's workload. It was noted that most of the work on the application had been completed before the pandemic.

Planning conditions outlined in communication with District Cllr J Neesam were seen as a starting point from which to discuss the Parish Council's concerns.

District Cllr J Neesam noted that she had asked if a decision on the application could be back dated. A proposed temporary permission of two years had been put forward by BDC. It was not possible to back date this and all conditions relating to the application would commence on the date a decision was made. The Parish Council noted that this time frame would need to be reduced, with a duration of 12 months being more preferable. This was AGREED. After this 12 month period the applicant would need

to reapply for permission. County Cllr D Roper noted that this 12 month period should only run until the end of 2021.

Concerns were raised with regard to the wording of the application as 'on going'. Mr M Rooke confirmed that an expiry date would be added to the permission however it was AGREED to remove the word 'on going' from the application. On expiry it was AGREED that activities associated with training use of the site would cease and the site returned to its originally state prior to Induct being on site.

It was clarified that the site was a training facility, not a construction site.

The application did not include information regarding the type and class of construction plant. Mr M Rooke clarified that this detail had not been submitted by the applicant, but would approach the applicant for further detail.

The hours of operation set out in the proposed conditions was AGREED.

The visibility display stipulated by highways was felt to be too large when other businesses operating on the Shortthorn Road were smaller. Mr M Rooke explained this was based on a highways standard for the speed of vehicles along Shortthorn Road.

Tree protection on site would be dealt with as part of the plans submitted.

The question was asked as to when Mr M Rooke would be making a final decision. It was AGREED to contact the applicant during the week commencing 14th December 2020 and put forward the agreed conditions. A decision would be issued shortly after this.

In summary the following was AGREED;

- The construction training use shall cease after a period of 12 months with the structures, enclosures and works associated with this use shall be removed and the land restored to its former condition.
- The word 'on-going' will be removed from the application wording.
- Clarification will be sought on the class of vehicle permitted on site.
- The hours of use to be between 8am – 5pm on Mondays – Friday and 8:30am – 1pm on Saturdays and at no time on Sundays or Bank Holidays.

232 (005) DATE OF NEXT MEETING

The next meeting will be held on 11 January 2021 at 7:30pm

The meeting was closed at 6:45pm