

HOCKWOLD-CUM-WILTON PARISH COUNCIL

Minutes of Hockwold cum Wilton Parish Council Extraordinary Meeting, held Hockwold Village Hall on Tuesday 28th February 2023 commencing at 7.00p.m.

Councillors of Hockwold cum Wilton Parish Council

Present: Cllr Randall, Cllr Johns, Cllr Morgan, Cllr Sullivan

Parish Clerk Ms Hilary Cox

Eight members of the public

15 minute open forum

Mrs Helms – Concerned about the position of the access, the narrow Lane. Her property neighbours the land listed in the application. This will put the access road directly along her property line. The application shows a very narrow access, and this will cause noise disturbance in her home and home office.

Mrs J. Hilditch – The application lists the access road as being shingle. This will lead to increase noise with the traffic of four family homes using it as the only access to the cul-de-sac. The noise will have a negative impact. Mill Lane is often used for large farming vehicles. The entrance and exit will add to the dangerous conditions at times.

Mrs Andrews – Stated that Mill Lane is already a busy single lane road. The businesses that reside on Mill Lane currently add to the traffic. There is no pavement for pedestrians, and the lane is regularly used for local horses. The additional vehicles will add to the danger to those using it. Mill Lane isn't well maintained, especially where Reeves Lane joins Mill Lane. Additional traffic will inevitably make the conditions worse. Concerns for visibility when entering or leaving the site, as there is a huge wall bordering Mill Lane that will block visibility at the point of entry on Mill Lane.

Another resident - Asked how much input the Parish Council had to the Planning Department's decision making. Cllr Randall explained that the PC's power was limited and only objections relating to specific reasons would be taken into account. However, the PC can also include local knowledge of potential issues.

Mr Millard – Asked if this was on the Local Plan, and pointed out that it is outside the village envelope.

A resident also expressed his surprise that Cllr Martin Storey did not attend the meeting.

Members of Press and Public are invited to voice their comments and concerns in the Open Forum. However, the law does not permit members of the public and press to take part in the debates. Hilary R Cox, Parish Clerk & RFO

156. To receive and approve apologies for absence Cllr Williams and Cllr Oliver-White

157. To receive any declarations of interest from Members & consider requests for dispensation. NONE

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Hockwold cum Wilton Parish Council Code of Conduct for Members and by the Localism Act 2011.

158. Planning Matters

a. To receive results & updates of outstanding applications

i. NONE

b. To receive new planning applications relevant to the village and make comment.

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i. 23/00196/O | Outline application with all matters reserved for proposed development of 4no. dwellings | 23 Mill Lane Hockwold cum Wilton Norfolk IP26 4LR

The council discussed the application in detail, as well as, the comments both from the members of the public present and submissions on the planning portal. Based on these discussions the following was proposed.

Proposed to object to the application based on the following Material Planning Considerations:

Local Planning Policy and Development Plan: as laid out in both King's Lynn and West Norfolk Local Plan - Site Allocations & Development Management Policies (SADMP) 29 September 2016 & Local Plan Review Pre-Submission Stage dated 2021. (inset G35.4), this development is outside of the development boundary. Additionally, there is currently no unmet housing development requirement within the village envelope. The Parish Council's local focus is on keeping agricultural lands and the rural landscape as such, as well as, protecting the green spaces within the parish.

Loss of Privacy: There are homes on Reeves Lane whose properties back on to the proposed site. This development will lead to a loss of privacy for several neighbouring homes.

Highways Issues: Traffic generation, Vehicular access, highways safety: Mill Lane is single lane with no pavement, and in some parts has little to no soft shoulder. The lane is poorly kept currently with portions in constant disrepair at its junctions with both Reeves Lane and Adders Lane. Mill Lane supports residential, agricultural, equestrian, and business traffic. The volume of traffic is already too high and the road cannot sustain it safely. This is witnessed by several residents who have submitted comments. The increased traffic load new housing would cause is unsustainable and dangerous. The entrance of the access road onto Mill Lane has poor visibility due to the brick border wall to the south and the vegetation to the north. The access entrance/exit is very near to the section of Mill Lane that is the National Speed Limit. With limited visibility at the access point and the speed at which general traffic and large farming machinery travel along the lane, the access would be a safety hazard. It is also extremely narrow in this section. An increase in use will undoubtedly increase the danger to pedestrian and equestrian traffic along the rural lane.

Artificial Light, Noise and Fumes: This development will have a negative impact/effect on the neighbouring homes, specifically noise disturbance, air quality, odour (vehicle exhaust), and artificial light pollution (street lighting & outdoor lights on the new homes). The effects of any of the listed factors should be considered. The neighbouring property to the North is both a primary living accommodation on the ground floor, and a home office. The access road of the development runs in close proximity to the home/office. Considerations to air quality and equally to noise should be made. This location is on the edge of the village and in a rural location. Artificial light can have an adverse effect on wildlife.

Capacity of physical infrastructure, drainage: King's Lynn and West Norfolk Local Plan - Site Allocations & Development Management Policies (SADMP) 29 September 2016, G.35.29 states The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

Adverse Impact on nature conservation interested & biodiversity opportunities:

12.9.4 Local Plan Review Pre-Submission Stage dated 2021 states Feltwell and Hockwold are within 1,500 metres of the Breckland Special Protection Area (SPA). Stone Curlews are sensitive to human presence, and Nightjar and Woodlark for recreational impacts. These bird populations are

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qualifying features of this SPA and protected by law. The areas around the designated SPA in the vicinity of Feltwell and Hockwold are important to the Stone Curlew population within the SPA. Great care therefore needs to be taken to ensure that no harm results to this bird population from any development in the locality, and in law the onus is on the promoters of development to demonstrate no harm, rather than harm having to be proven to resist development.

As stated previously, this location is on the edge of the village and in a rural location. Artificial light can have an adverse effect on wildlife. "It can be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside or the night sky, especially in areas with intrinsically dark landscapes. Intrinsically dark landscapes are those entirely, or largely, uninterrupted by artificial light." (<https://www.gov.uk/guidance/light-pollution#what-light-pollution-considerations-does-planning-need-to-address>)

ADDITIONALLY: The council also have questions/concerns on who will provide the street lighting and the subsequent electricity to run the street lighting? The Parish Council provide a substantial amount of the street lighting in the village and the electricity supply. The Parish Council runs on a small precept and cannot be expected to provide for new developments. There are real concerns about the maintenance or lack of that Mill Lane currently gets. The increased traffic will lead to more wear and tear. This will only add to the poor state of the lane. The council also have concerns about damage that the access and large vehicles during construction will have to the neighbouring Victorian property.

Proposed by Cllr Morgan. Seconded by Cllr Sullivan. Agreed by all present.

159. Date of Next Meeting - As the Annual Parish Assembly is taking place on Tuesday 14th March, the next meeting of the Parish Council will be held on Tuesday 11th April at 7.30pm

Distribution:

One copy to each Councillor. Copies to Mr M Storey Norfolk County Councillor, & Cllr Ryves District Councillors, Squadron Leader Geary RAF Lakenheath and one copy for the web-site.