

**Minutes of a Planning and Forward Development Committee Meeting of Watton Town Council held on Tuesday 20 September 2011 at 7.00 pm at the Council Chambers, Wayland Hall, Watton.**

Members Present: Councillor Blackmore – Vice Chairman Councillor Ivory  
Councillor Bunning Councillor L McCarthy  
Councillor Gilbert - Chairman Councillor J P McCarthy  
Councillor Holmes Councillor Rudling

Officers Present: J Seal - Town Clerk

Others Present: District Councillor Claire Bowes

Members of the Public Present: Twenty Two (22)

**30 DECLARATION OF INTEREST**

Councillors J P McCarthy and L McCarthy declared personal interests in Item 33 planning application 3PL/2011/0743/F as they had a close association with the applicant.

**31 CONFIRMATION OF MINUTES**

It was agreed by Members that the Minutes be signed by the Chairman as a true and correct record

**32 PLANNING RESULTS**

<b>Plan No</b>	<b>Application</b>	<b>Detail</b>	<b>WTC</b>	<b>BC</b>
3PL/2011/0791/F	P J Howcroft 186 Lovell Grdns Watton	Ground floor ext. To form new bedroom with wet room. 186 Lovell Grdns	No Objection	Approval

**33 PLANNING APPLICATIONS**

<b>Plan No</b>	<b>Application</b>	<b>Details</b>
3PL/2011/0981/F	Hopkins Homes Melton Park House Scott Lane Melton Woodbridge	Erection of 69 residential dwellings with associated open space (Revised scheme to 3PL/2010/2010/0639/F) Saham Road, Watton

The Chairman pointed out that paragraph 4.4 of the design and access statement, was incorrect as it referred to the current revised plan. A presentation by Hopkins Homes had been given to the Council on, 13 April 2010 for the original outline application, (minutes of the Planning and Forward Development Committee, Tuesday 13 April 2010).

Members of the public expressed their concerns that the plan, having been rejected by the Inspectorate, the developers seems not to have heeded the main objections that the development land was outside the settlement area and not in the Local Development Framework site specific.

The previous concerns highlighted, such as flooding problems, road safety issues and wild life issues, had not changed.

One of the main concerns of the residents that attended the meeting, was the issues of affordable housing on the site. They were very concerned that the development, could turn out to have the same problems as the Blenheim Grange site, in Carbrooke, with the developer selling to housing associations, and were fearful of the same problems as the Carbrooke site occurring.

The Chairman thanked the Public for attending the meeting and giving their views.

It was proposed by Councillor Blackmore and seconded by Councillor Ivory and

## RESOLVED

That the Council recommend refusal on the following points:-

- ≡ The land was not in the site specific document of the Local Development Framework, the amount of houses being applied to be built would, impact greatly on the already overstretched infrastructure of the town, especially the doctors and health service.
- ≡ The land was outside the settlement boundary.
- ≡ There would be a tremendous increase in traffic onto Saham Road, which would cause serious congestion coming onto the already busy and often grid locked High Street, with a devastating effect at peak hours.
- ≡ It would also have an impact on the surrounding villages of Saham and Threxton, as these small roads could be used as a rat run, to avoid congestion of the main road through the town.
- ≡ The junction of Saham Road, High Street and Harvey Street would not sustain the amount of traffic, and cause Harvey Street to be used as a rat run. Harvey Street being a one way system, quite narrow, with parked cars along one side, by the resident who live there.

Many of the houses and flats along Harvey street exit straight onto the road and the increase in traffic would be a very serious safety issue.

- ≡ The Drainage in the area of the application is very poor and often floods.

The adjacent residents often suffer flooding problems, with raw sewage in their gardens. Anglia Water are aware of the existing problems.

- ≡ The present site attracts, and is home to many species of wildlife, which would be destroyed by the proposed development.
- ≡ The increase in noise pollution to local residents would also increase with such a large development.

Cirrus Building        3 Thetford Road, Watton  
Shire Park  
Welwyn Garden City  
Herts AL7 1AB

It was proposed by Councillor Rudling and seconded by Councillor Ivory and

**RESOLVED**

That the committee recommend keeping condition 9 until the consultation had been concluded.

3PL/2011/0975/F	K Vallerine 9 Brandon Road Watton	Single storey rear extension to form conservatory 9 Brandon Road, Watton
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No objection

3PL/2011/0743/F	Shaun Mower 38c Priory road Watton	Two storey side extension, new larger conservatory and new larger garage 38c Priory road, Watton
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No Objection

3PL/2011/1016/F	Mr&Mrs I Hinchliffe 22 Malthouse Close Watton	Side first floor extension 22 Malthouse Close, Watton
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No Objection

3PL/2011/0088/D	Bennett plc	Revised access, design and development layout. Residential development – 154 dwelling Watton Former RAF Radar Site, Norwich Rd
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The Committee had no objection to the revised access, but would like the trees along Gilman's Drift to be inspected prior to any development commencing, and that the mature trees remain, and the hedge re-enforced, to give privacy to the residents of Lovell Gardens.

The Tree Officer to be contacted, to request inspection of the trees.

The Meeting ended at 8.22pm

JS