

RECORD OF CONFERENCE CALL MONDAY 23 March 2020 at 1400

Purpose : Discuss revised OPP DC / 17 / 06326 Weybread Crown Farm

Conference Call Participants:

Lavinia Hadingham : Chair MSDC

Graham Gibbs: Chair Weybread PC

Mike Nott: Parish Councillor Weybread PC

Vincent Pearce: Senior Planner MSDC

David Park: Cranswick (Applicant)

Mark Basset: Principal manager, Freeths (Agent for Cranswick)

Rules of Engagement: A discussion “without prejudice”. No decisions being taken by any party involved.

The Consultation Process and Timetable in the current national crisis.

All planning committee meetings at MSDC to the end of May have been cancelled.

The Executive of MSDC is deciding what can be determined under delegated emergency powers.

The action points below will be progressed in the next three weeks and we will have another conference call also in about three weeks time.

VP will not be making any recommendation to officers regarding this application within that timescale.

The PC members stressed the extreme difficulty and viability of engaging with the local community at this extraordinary time.

Summary of revised outline planning permission for Crown Farm.

MB outlined key changes in this revised application:

Lower density housing: 80 houses (22 p.h.) reduced from 110 (25 p.h.)

Inclusion of B1 employment land. (See 6 below)

Introduction of Village Green incorporating a children’s play area.

Affordable housing contribution of £ 230,000.

Increase in green infrastructure. Green corridor.

Overarching aim of the Proposal

The planners regard this site as an opportunity to do something exceptional, accepting a much lower density of housing than would be allowed elsewhere, a one-off type rural scheme. They would not allow a dissolution of the quality that is proposed.

This is a condition that could be written into the Outline Planning Permission.

Parish Council query on Surface Drainage

VP grateful for the local knowledge. Local detailed knowledge will be passed to the consultant and Anglian Water will be involved.

Parish Council query on site of affordable housing.

We would like the affordable housing to be in Weybread. VP will refer to the department that identifies the need. Land would need to be identified.

Parish Council query on employment land.

MB. This proposed employment land is categorically B1 only. He apologised for the error of B2 on one map. VP emphasised that B2 would never be allowed here in conjunction with residential use.

The following issues could be made a condition of the Outline Planning Permission Parish Council query on spatial relationship to the rest of the village.

The development plan proposed could be altered to transfer some houses from the front of the site elsewhere so that there was a real visible green corridor, from the front to the back of the development, establishing a more open invitation from the outside inwards and towards the community facilities.

Parish Council query on community facilities.

With regard to maintaining the site's communal facilities / community assets , the favoured option would be a management company for the development. The inclusion of Parish Council representation could be written into the Section 106 agreement. The management company would be responsible for landscaping / maintenance of the green spaces.

The PC pointed out that in respect of the childrens' play area, there were currently 18 children under 9 in the village or 5.3% of the residents.

The PC needs a development that will benefit the community as a whole. The concept of gym equipment / trail was suggested by VP.

The developers are prepared to gift the spur of green land to the rear of the site, opening the opportunity for a community development. The legal issues regarding access etc could be written into any agreement. The PC could NOT sell this land for development.

Parish Council query on footpaths.

The DC will resolve the 'dead end' footpath issues. There will be a footpath around the perimeter of the development.

Parish Council query on the buildings The Crown PH, Holme and Rose Cottage.

DP confirmed that these were assets owned by Cranswick to be sold.

The Crown Public House could therefore theoretically remain a pub if a buyer could be found.

The Parish Council stressed the importance of MSDC telling us a.s.a.p. the timetable for the progress of this revised outline planning application and the opportunities for engagement in the decision-making process.